

2021 Annual Meeting Agenda

October 30, 2021

1. Has everyone signed in?
2. Meet the Board.
3. Looking for Board/committee members.
4. Current budget statistics.
5. Future/Current plans for improvements.
6. 2022 Annual Budget.
7. All meeting information will be available on our website at www.hilltophoa.org
8. Questions

Hilltop Homeowners

Annual Meeting Report January 1, 2021 - October 29, 2021

Beginning Balance			\$66,624.02	
Deposits	\$ 52,232.13	\$	118,856.15	
Water	\$ 500.60			Jan - October
T-Mobile	\$ 534.93			Jan - October
TXU	\$ 377.95			Jan - October
Total	\$ 1,413.48	\$	117,442.67	
Insurance	\$ 4,616.95			Liability, Officers and Directors
Taxes	\$ 2,870.18			Park, Pond & Lot
Total	\$ 7,487.13	\$	109,955.54	
Lawn Service	\$ 14,610.00			Park, Pond lawn service and clean up
Maintaince	\$ 7,512.86			Pond cleanup, Ridgeside cleanup.front entry replacement lights and instalation, billboard repair, flower bed repair
Total	\$ 22,122.86	\$	87,832.68	
Purchases	\$ 2,527.01			office supplies, Pet waste cans, garbage cans, garbage bags, Website domain name renewal, computer security renewal, cell phone, Flags
Postage	\$ 1,018.10			Postage, Certified mail
Storage	\$ -			
Misc.	\$ 15,487.72			Walkway, Pet waste station instalation, Lawyer fees
Liens / Released	\$ 388.45			12 liens/releases + notary
Total	\$ 19,421.28	\$	68,411.40	
Salary	\$ 8,760.00			Part time Budget Personnel
Total Expenses	\$ 59,204.75			

Hilltop Homeowners Association

2022 Annual Budget

OPPERATING BUDGET

INCOME	Annual Budget	Monthly Budget	Per Unit/ Per Mo
Assessments (213 Lots)	\$ 38,340.00	\$ 3,195.00	\$ 15.00
Miscellaneous Income (Billboard 2 sides)	\$ 6,200.00	\$ -	-
TOTAL INCOME	\$ 44,540.00	\$ 3,711.67	\$ 15.00

EXPENSES

Operating Costs

Water	\$ 600.00	\$50.00	\$0.24
T-Mobile	\$ 670.00	\$55.83	\$0.26
TXU	\$ 450.00	\$37.50	\$0.18
Lawn Service	\$ 14,400.00	\$1,200.00	\$5.66
Maintaince	\$ 1,000.00	\$83.33	\$0.39
<i>Total Operating Costs</i>	\$ 17,120.00	\$1,426.67	\$6.73

Fixed Costs

Insurance	\$ 4,800.00	\$ 400.00	\$1.89
Taxes	\$ 3,250.00	\$ 270.83	\$1.28
<i>Fixed Costs Total</i>	\$ 8,050.00	\$ 670.83	\$3.16

Administrative Expenses

Purchases	\$ 1,000.00	\$83.33	\$0.39
Postage (Note 1)	\$ 1,200.00	\$100.00	\$0.47
Storage	\$ 660.00	\$55.00	\$0.26
Liens / Released	\$ 450.00	\$37.50	\$0.18
P/T Budget Personal Salary	\$ 11,520.00	\$960.00	\$4.53
Misc.	\$ 1,300.00	\$108.33	\$0.51
<i>Administrative Expenses Total</i>	\$ 16,130.00	\$1,344.17	\$6.34

TOTAL EXPENSES	\$ 41,300.00	\$3,441.67	\$16.23
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RESERVE BUDGET

Anticipated Reserve Balance 1/1/22	\$ 60,000.00
Anticipated Reserves from 2022 operating budget	\$ 3,240.00
<u>TOTAL RESERVE INCOME - 2022</u>	<u>\$ 63,240.00</u>
<u>Estimated Reserve Expenses - (Note 2)</u>	<u>\$ 24,000.00</u>
Anticipated Reserve Balance, 12/31/2022	\$ 39,240.00

NOTES TO OPERATING & RESERVE BUDGET EXPENSES

(Note 1) - Postage is based on stamps for monthly payment statements, Annual meeting announcement, 2 rolls extra stamps and 48 certified letters per year.

(Note 2) - Anticipated upcoming repairs and services: retaining wall repair, drainage ditch repair, fence replacement, Lawyers fees for collection services.