

Annual Meeting November 3, 2023


CROWN POINTE



04.27.2021

- Call to Order
- Election of a New Board Members
- Amendment Voting (if quorum is present)
- 2023 Finance Report
- 2024 Budget
- Questions (Time Permitting)



Crown Pointe HOA 2023 Finance Report

AS OF OCT 31 2023

Summary

Cash Assets

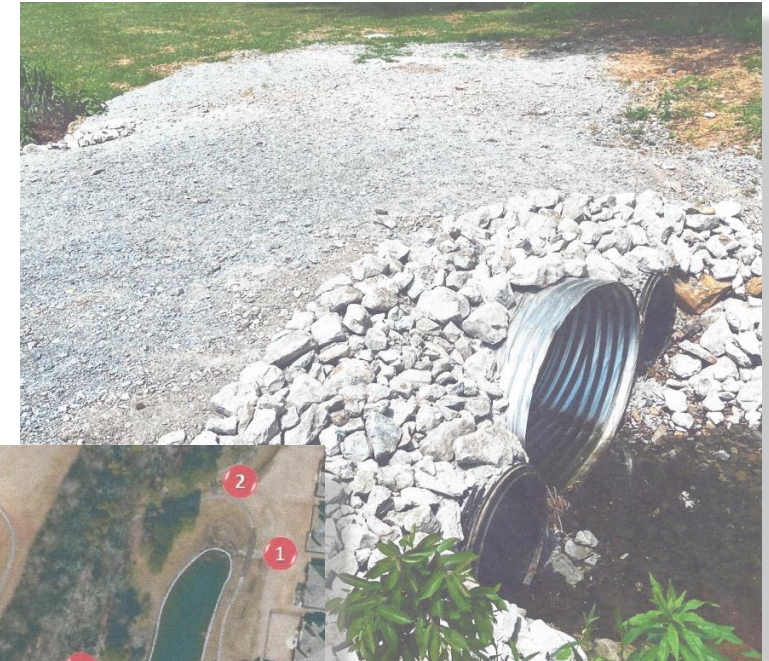
a. 2023 Beginning Balance	\$128,534.83
b. 2023 Accounts Receivable	\$1,000.00
b. 2023 Income	\$92,588.36
c. 2023 Net Assets (a + b = c)	\$185,625.13
d. Total Expenses	\$81,522.50
e. Cash On-Hand (c - d = e)	\$140,600.69

Expenses

Common Area Maintenance	\$45,586.30
Club House	\$11,451.52
Pool Care	\$4,862.32
Insurance	\$2,878.00
Utilities	\$9,418.76
Capital Projects	\$45.34
Pond Maintenance	\$3,860.00
General Business Expenses	\$231.80
Professional Fees	\$3085.00
Meeting General Expenses	\$103.46
Total Expenses	\$81,522.5

Capital Projects Completed

Project	Estimated Cost
Creek Mowing	\$2,275
Common Area 04-2 Culvert Bridge and Dirt Mound Leveling	\$10,590 (\$4,410 under budget)
Clubhouse Patio Surface (non-slip finish)	\$10,000



Project	Estimated Cost
Sprinkler repairs	\$345
Clubhouse surveillance privacy cabinet	\$400

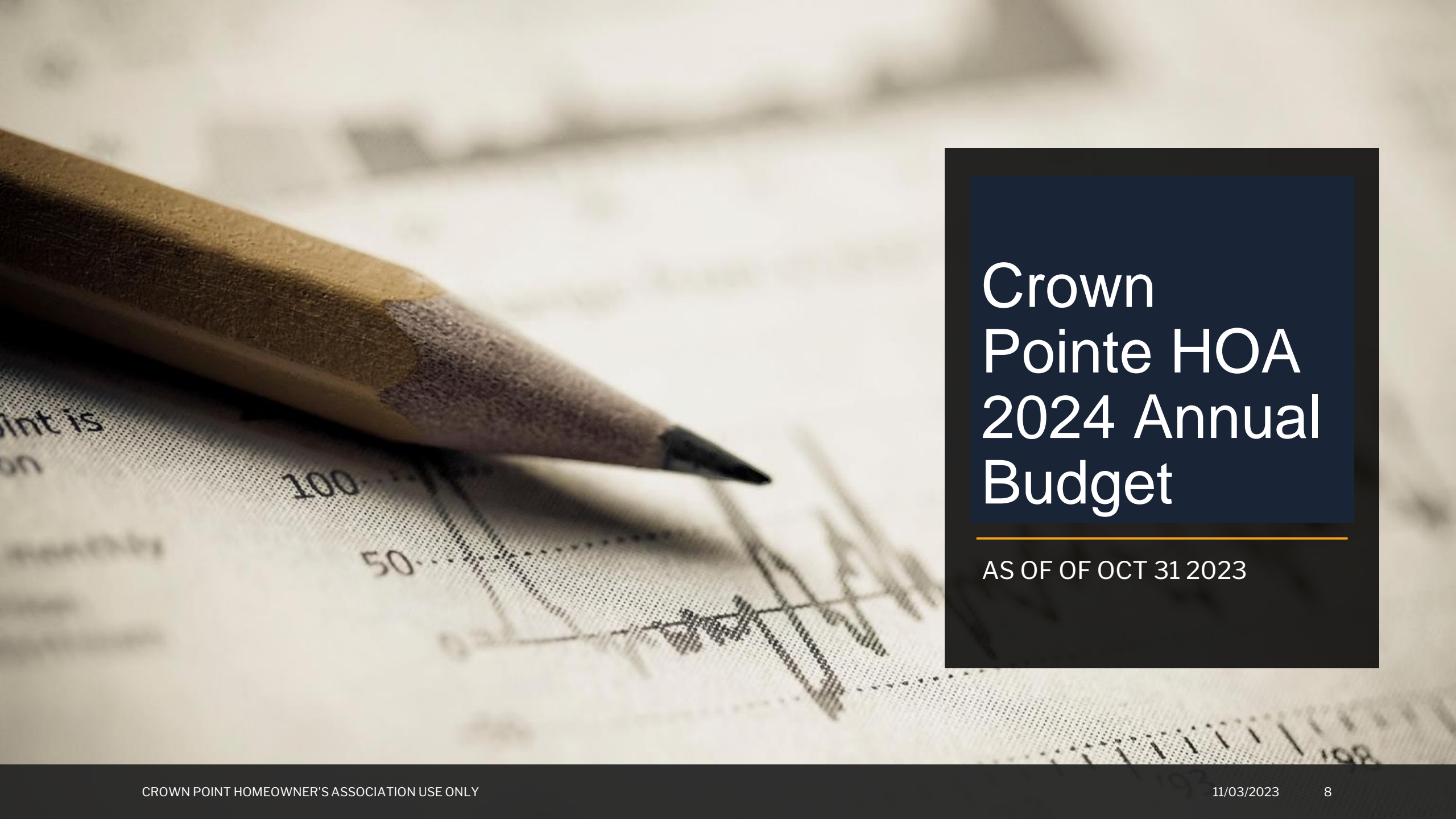
2024 Capital Projects

Project	Estimated Cost
Bridge repair and replacement	\$38,137.20
Clubhouse Painting	\$4,000.00
Common Area 13 Remediate Drainage	\$15,000.00
Walking Trail Remediation CA 04	\$4,000.00
Clubhouse AV (monitor/TV)	\$2,000.00

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Crown Pointe HOA 2024 Annual Budget

AS OF OCT 31 2023

Summary

GOALS

- Protect & increase the value of our community and our homes
- Live within our means without increasing the HOA assessment

DISCLAIMER

- This is a budget, based upon known and anticipated expenses
- Actual expenses will be different based upon the realities we encounter throughout the year

Cash Assets

a. 2024 Beginning Balance (as of 25 Oct 2023)	\$140,600.69
b. 2023 Income	\$138,000.00
c. 2023 Net Assets (a + b = c)	\$278,600.69

Projected Expenses

d. Direct Expenses	\$117,946.00
e. Business Expenses	\$7,000.00
f. Total Expenses (d + e = f)	\$124,946.00

End of Year Projection

g. Net Cash Assets (c - f = g)	\$153,654.69
h. Short Term Management Reserve	\$10,000.00
i. Long Term Capital Project Set Aside	\$60,000.00
j. Projected Year End Cash On Hand (g - h - i = j)	\$83,654.69



No vehicle may be left upon any portion of the Community, except in a garage or other area designated by the Board, for a period longer than forty-eight (48) hours if it is unlicensed or if it is in a condition such that it is incapable of being operated upon the public highways. After such forty-eight (48) hour period, such vehicle shall be considered a nuisance and may be removed from the Community.