

Hansen Park Monthly Meeting

Meeting Agenda

Jan 9, 2024

7:00 P.M. Zoom Meeting

Type of Meeting: Hansen Park homeowners Association monthly meeting

Meeting Facilitator: President Aaron Beasley

- I. Call to order**
- II. Roll call**
- III. Approval of minutes**
- IV. Visitors - 3 minutes only**, this time is provided to allow citizens the opportunity to bring items to the attention of the HOA board or to express an opinion on an issue. Its purpose is not to provide a venue for debate or for the posing of questions with the expectation of an immediate response. Some questions required consideration by the Council over time, and after a deliberative process with input from a number of different sources; some questions are best directed to the staff members who have access to specific information. Residents' comments will normally be limited to three minutes each by the board president. Those with lengthy messages are invited to summarize their comments and/or submit written information for consideration by the board outside of formal meeting.
- V. Consent agenda / None**

All items listed under the consent agenda are routine by this HOA and will be enacted by roll call votes as one motion (in the form listed below). There will be no separate discussion of these items. If further discussion is desired by board members or the public, the item may be removed from the consent agenda to the regular agenda and considered separately.
- VI. Committee reports:** *Committee reports, due to the long meeting, please keep your reports under 5 minutes.*

Joan Lewis - Vice President

Antoinette Fite - Secretary

Shelly Clark – Treasurer

Aaron Beasley – Landscaping

Josh – ACC

Marty – CCR's

Tom Hall - Pond Report

Rachel Moore - Special Events

Welcoming Committee Report - Kristin Crockett

Communications Report - Thom Moore

Security committee - Kevin Lane

All reports will be no longer than five minutes.

- I. Unfinished / Old business: None
- II. New Business: Setting goals for 2024 - procedures for budgeting, cameras for HOA, city land on 10 and Steptoe / city streets, budgeting for dues and reserve fund.
- III.

New rules for monthly meetings

1. Committee reports will be no longer than five minutes, if you need more time than that, put it under agenda item.
2. If you want to put something on the agenda for the meeting must be to me by Friday.
3. If any committee member needs to address another member, must come through the Pres. first or the vice president. This is so we have no one's feelings getting hurt.
4. All financial reports should be turned in by Friday. This way I can give it to all members with the agenda.
5. I will try to get the agenda to you by Friday, so you have the weekend to read and study it.

Thank you, Pres. Aaron Beasley

1:54 PM
01/04/24
Cash Basis

Hansen Park Homeowners Association

Profit & Loss

December 2023

	Dec 23	Dec 22	\$ Change
Ordinary Income/Expense			
Income			
HOA Dues Income	1,610.00	431.71	1,178.29
Title Co Transfer Fees	150.00	150.00	0.00
Total Income	1,760.00	581.71	1,178.29
Expense			
Depreciation Expense	0.00	5,489.72	-5,489.72
Bank Service Charges	0.00	-20.00	20.00
Dues/Subscriptions	45.00	0.00	45.00
HOA Relations & Promotion Events	0.00	17.66	-17.66
Total HOA Relations & Promotion	0.00	17.66	-17.66
Infrastructure Repairs	0.00	100,371.43	-100,371.43
Landscaping			
Groundskeeper - Contract	9,797.13	9,797.13	0.00
Groundskeeper - Add'l	89.00	70.00	19.00
Playground Maintenance & Design	0.00	98,814.99	-98,814.99
Pond Expense	1,237.55	0.00	1,237.55
Total Landscaping	11,123.68	108,682.12	-97,558.44
Postage Expense	66.00	-2.79	68.79
Professional Fees			
Monthly Bookkeeping Service	500.00	500.00	0.00
Total Professional Fees	500.00	500.00	0.00
Utilities			
Gas and Electric	397.20	206.05	191.15
Total Utilities	397.20	206.05	191.15
Federal Taxes	-2.03	0.00	-2.03
Website Maintenance	30.98	802.01	-771.03
Total Expense	12,160.83	216,046.20	-203,885.37
Net Ordinary Income	-10,400.83	-215,464.49	205,063.66
Other Income/Expense			
Other Income			
5 Yr Reserve Dues	10,380.00	10,288.00	92.00
MMK Interest Income	44.77	14.18	30.59
Total Other Income	10,424.77	10,302.18	122.59
Other Expense			
Reserve Expenses	0.00	-199,186.42	199,186.42
Total Other Expense	0.00	-199,186.42	199,186.42
Net Other Income	10,424.77	209,488.60	-199,063.83
Net Income	23.94	-5,975.89	5,999.83

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01/04/24

Cash Basis

Hansen Park Homeowners Association

Profit & Loss Budget vs. Actual

January through December 2023

	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
HOA Dues Income	187,992.15	188,916.00	-923.85	99.5%
Title Co Transfer Fees	1,425.00			
Late Payment & Lien Fees	204.50			
Returned Check Fee	-599.00			
Total Income	189,022.65	188,916.00	106.65	100.1%
Expense				
Bank Service Charges	28.26	50.00	-21.74	56.5%
Business License & Fees	20.00	25.00	-5.00	80.0%
Dues/Subscriptions	475.45			
HOA Relations & Promotion				
Events	2,949.47	3,000.00	-50.53	98.3%
Welcome Committee	75.00	250.00	-175.00	30.0%
Total HOA Relations & Promotion	3,024.47	3,250.00	-225.53	93.1%
Infrastructure Repairs	0.00	1,500.00	-1,500.00	0.0%
Landscaping				
Groundskeeper - Contract	117,565.56	116,500.00	1,065.56	100.9%
Groundskeeper - Add'l	8,706.28	9,000.00	-293.72	96.7%
Playground Maintenance & Design	0.00	1,500.00	-1,500.00	0.0%
Pond Expense	4,015.84	6,000.00	-1,984.16	66.9%
Snow Removal	0.00	1,000.00	-1,000.00	0.0%
Trees Maintenance Program	15,130.52	15,000.00	130.52	100.9%
Total Landscaping	145,418.20	149,000.00	-3,581.80	97.6%
Liability Insurance	3,646.00	3,600.00	46.00	101.3%
Meeting Expenses	0.00	200.00	-200.00	0.0%
Office Supplies	199.91	400.00	-200.09	50.0%
Postage Expense	936.21	1,000.00	-63.79	93.6%
Printing and Reproduction	725.19	800.00	-74.81	90.6%
Professional Fees				
Monthly Bookkeeping Service	6,000.00	7,200.00	-1,200.00	83.3%
Annual Audit	3,500.00	1,800.00	1,700.00	194.4%
Yearly Tax Preparation	375.00	400.00	-25.00	93.8%
Reserve Study	801.00	1,051.00	-250.00	76.2%
Legal Fees	2,668.00	3,000.00	-332.00	88.9%
Total Professional Fees	13,344.00	13,451.00	-107.00	99.2%
Property Taxes	779.79	1,100.00	-320.21	70.9%
Utilities				
Gas and Electric	2,560.21	3,000.00	-439.79	85.3%
Irrigation Assessments	11,063.78	11,000.00	63.78	100.6%
Total Utilities	13,623.99	14,000.00	-376.01	97.3%
Federal Taxes	-0.03	190.00	-190.03	-0.0%
Website Maintenance	341.84	350.00	-8.16	97.7%
Total Expense	182,563.28	188,916.00	-6,352.72	96.6%
Net Ordinary Income	6,459.37	0.00	6,459.37	100.0%
Other Income/Expense				
Other Income				
5 Yr Reserve Dues	103,633.00			
MMK Interest Income	367.06			
Total Other Income	104,000.06			
Other Expense				
Reserve Expenses	15,478.88			
Total Other Expense	15,478.88			
Net Other Income	88,521.18			
Net Income	94,980.55	0.00	94,980.55	100.0%

1:53 PM

Hansen Park Homeowners Association

01/04/24

Balance Sheet

Cash Basis

As of December 31, 2023

	Dec 31, 23	Dec 31, 22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Hapo	154,831.37	104,831.37	50,000.00
Community First Bank	14,251.98	8,571.48	5,680.50
Money Market (Reserve)	111,627.15	72,132.11	39,495.04
Total Checking/Savings	280,710.50	185,534.96	95,175.54
Accounts Receivable			
Accounts Receivable	-6,434.37	-6,307.41	-126.96
Total Accounts Receivable	-6,434.37	-6,307.41	-126.96
Total Current Assets	274,276.13	179,227.55	95,048.58
Other Assets			
Accumulated Depreciation	-5,489.72	-5,489.72	0.00
Total Other Assets	-5,489.72	-5,489.72	0.00
TOTAL ASSETS	268,786.41	173,737.83	95,048.58
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Credit Cards			
Card Service - 3309	30.98	24.04	6.94
Card Services - 3317	155.00	93.91	61.09
Total Credit Cards	185.98	117.95	68.03
Total Current Liabilities	185.98	117.95	68.03
Total Liabilities	185.98	117.95	68.03
Equity			
Retained Earnings	173,619.88	283,297.35	-109,677.47
Net Income	94,980.55	-109,677.47	204,658.02
Total Equity	268,600.43	173,619.88	94,980.55
TOTAL LIABILITIES & EQUITY	268,786.41	173,737.83	95,048.58

Treasurer Report Summary

Account balances

Operations											
January	February	March	April	May	June	July	August	September	October	November	December
\$ 68,015.59	\$ 110,420.72	\$ 129,471.84	\$ 113,120.15	\$ 102,956.72	\$ 88,003.08	\$ 72,293.72	\$ 72,041.05	\$ 56,856.37	\$ 42,971.43	\$ 23,311.39	\$ 8,571.48

Reserves

Hapo CU - CD	\$ 100,803.97	\$ 100,803.97	\$ 150,803.97	\$ 151,388.85	\$ 151,388.85	\$ 151,388.85	\$ 153,091.08	\$ 153,091.08	\$ 153,091.08	\$ 153,091.08	\$ 104,831.37
Community First Bank - Money Market	\$ 106,525.00	\$ 126,838.00	\$ 89,561.26	\$ 98,982.86	\$ 99,361.69	\$ 100,552.59	\$ 102,683.01	\$ 92,559.33	\$ 92,363.01	\$ 97,388.90	\$ 72,132.11
Sub total reserves	\$ 207,328.97	\$ 227,641.97	\$ 240,365.23	\$ 250,371.71	\$ 250,750.54	\$ 251,941.44	\$ 255,774.09	\$ 245,650.41	\$ 245,454.09	\$ 250,479.98	\$ 176,963.48
Total Bank Accounts	\$ 275,344.56	\$ 338,062.69	\$ 369,837.07	\$ 363,491.86	\$ 353,707.26	\$ 339,944.52	\$ 328,067.81	\$ 317,671.46	\$ 302,310.46	\$ 293,451.41	\$ 277,004.85
	\$ 275,344.56	\$ 338,062.69	\$ 369,837.07	\$ 363,491.86	\$ 353,707.26	\$ 339,944.52	\$ 328,067.81	\$ 317,671.46	\$ 302,310.46	\$ 293,451.41	\$ 277,004.85

Income and Expense Summary

Dues Income - Operations	\$ 75,253.75	\$ 129,560.00	\$ 160,426.45	\$ 172,477.45	\$ 178,048.17	\$ 180,987.54	\$ 183,014.78	\$ 182,802.65	\$ 186,572.18	\$ 186,623.65	\$ 187,262.65	\$ 189,022.65
YTD Expenses	\$ 12,966.84	\$ 24,345.19	\$ 36,520.23	\$ 65,147.42	\$ 80,530.96	\$ 97,692.36	\$ 115,554.66	\$ 118,562.72	\$ 136,524.38	\$ 148,859.83	\$ 170,388.32	\$ 182,563.28
(Over)/Under	\$ 62,286.91	\$ 105,214.81	\$ 123,906.22	\$ 107,330.03	\$ 97,517.21	\$ 83,295.18	\$ 67,460.12	\$ 64,239.93	\$ 50,047.80	\$ 37,763.82	\$ 16,874.33	\$ 6,459.37

Budget analysis

Budgeted Expenses 2023	\$ 188,916.00	\$ 188,916.00	\$ 188,916.00	\$ 188,916.00	\$ 188,916.00	\$ 188,916.00	\$ 188,916.00	\$ 188,916.00	\$ 188,916.00	\$ 188,916.00	\$ 188,916.00	\$ 188,916.00
Actual Expenses YTD	\$ 12,966.84	\$ 24,345.19	\$ 36,520.23	\$ 65,147.42	\$ 80,530.96	\$ 97,692.36	\$ 115,554.66	\$ 118,562.72	\$ 136,524.38	\$ 148,859.83	\$ 170,388.32	\$ 182,563.28
Amount (over)/under budget	\$ 175,949.16	\$ 164,570.81	\$ 152,395.77	\$ 123,768.58	\$ 108,385.04	\$ 91,223.64	\$ 73,361.34	\$ 70,353.28	\$ 52,391.62	\$ 40,056.17	\$ 18,527.68	\$ 6,352.72

Reserves Collection

2019 MM Balance & YE Transfers	\$ 72,442.86	\$ 72,442.86	\$ 72,442.86	\$ 72,442.86	\$ 72,442.86	\$ 72,442.86	\$ 72,442.86	\$ 72,442.86	\$ 72,442.86	\$ 72,442.86	\$ 72,442.86	\$ 72,442.86
2020 Reserves Income	\$ 91,692.58	\$ 91,692.58	\$ 91,692.58	\$ 91,692.58	\$ 91,692.58	\$ 91,692.58	\$ 91,692.58	\$ 91,692.58	\$ 91,692.58	\$ 91,692.58	\$ 91,692.58	\$ 91,692.58
2021 Reserves Income	\$ 101,761.36	\$ 101,761.36	\$ 101,761.36	\$ 101,761.36	\$ 101,761.36	\$ 101,761.36	\$ 101,761.36	\$ 101,761.36	\$ 101,761.36	\$ 101,761.36	\$ 101,761.36	\$ 101,761.36
2022 Reserves Income	\$ (93,412.05)	\$ (93,412.05)	\$ (93,412.05)	\$ (93,412.05)	\$ (93,412.05)	\$ (93,412.05)	\$ (93,412.05)	\$ (93,412.05)	\$ (93,412.05)	\$ (93,412.05)	\$ (93,412.05)	\$ (93,412.05)
2023 YTD Reserves Income	\$ 37,811.00	\$ 58,075.00	\$ 70,455.02	\$ 77,050.52	\$ 80,188.30	\$ 81,350.30	\$ 82,948.52	\$ 85,687.52	\$ 90,077.52	\$ 93,253.00	\$ 93,253.00	\$ 103,633.00
2023 Interest	\$ 21.43	\$ 55.43	\$ 78.67	\$ 104.77	\$ 133.60	\$ 162.50	\$ 196.92	\$ 225.74	\$ 252.42	\$ 284.31	\$ 322.29	\$ 367.06
2023 Reserves Expense	\$ 1,500.06	\$ 1,500.06	\$ 1,500.06	\$ 1,500.06	\$ 1,500.06	\$ 1,500.06	\$ 1,500.06	\$ 1,500.06	\$ 1,500.06	\$ 1,500.06	\$ 1,500.06	\$ 1,500.06
YTD Reserves Income	\$ 208,817.12	\$ 229,115.12	\$ 241,518.38	\$ 248,139.98	\$ 251,306.59	\$ 252,697.49	\$ 254,130.13	\$ 242,919.13	\$ 244,141.81	\$ 247,367.70	\$ 250,581.16	\$ 261,005.93

Dues Collection statistics:

Households dues & reserves due	193	108	84	63	28	29	28	23	20	13	11	7
Households reserves only due	98	120	130	132	136	131	126	125	122	100	79	37
Households over 90 days	24	130	84	63	28	29	28	23	20	13	11	7
Households over \$1000 due	9	8	7	7	5	6	6	5	5	6	6	6
Households with a payment plan	13	13	16	18	18	18	18	15	15	13	11	11

Notes: