

# *HP* HANSEN PARK

## Home Owners Association Meeting Minutes

November 14, 2023

I. **Call to Order:** Aaron Beasley called the meeting to order at 7:00 pm via Zoom.

II. **Roll Call:**

- Board Members: Aaron Beasley, Joan Lewis, Shelley Clark, Tom Hall, Tracy Dey, Thom Moore, Marty Zizzi, Joshua Bam, Rachel Moore, Antoinette Fite

III. **Approval of Minutes:**

The 10/10/23 minutes were presented. Aaron called for approval of the minutes. Everyone said "aye". The minutes were approved.

IV. **Visitors:**

V. **Consent Agenda:** None

VI. **Committee Reports:**

**V.P.:** Joan has been comparing the MailChimp database to the Haberling database in order to find any owners who haven't provided an e-mail address yet. She also plans to talk to Kristen to ask about the form that she gives to new homeowners.

**Secretary:** No report.

**Treasurer:** Full financial reports included in meeting packet. Checking: \$42,971.43. CDs: \$153,091.08. Money Market: \$97,388.90. We have \$37,763.82 left to spend this year (expecting two more bills from Sergio).

Households owing dues & reserves: 13. Households owing reserves only: 100. Over 90 days: 13. Over \$1000 due: 6. Households on a payment plan: 13. No more statements going out this year.

Marty would like to see a report showing a current fiscal standpoint. Are we on the track, getting worse, steady...etc.? Shelley provided a quick verbal report of where we were last year compared to now: Past due was at 20 vs the current 13; Owing reserves only was at 113 vs 100 now; Owing over \$1000 was at 5 vs 6 now; Payment plans were at 19 vs 13 now. She will also prepare a report to share.

Once she receives the fee amount assessed to the house on 3<sup>rd</sup>, she'll start the lien process with the attorney.

**Landscaping:** Aaron spoke with Sergio regarding the items from the Artistic estimate (concrete issues, ground cover, etc.). They also discussed ordering more bags for the doggie stations. Shelley would like him to bill us separately for these items. Shelley also asked about a random bush/shrub on 4th Ave. It's either between Montana and Joliet or Joliet and Georgia. It's kind of up

against the fence and it just looks really out of place and she's wondering if it should be there.

**CCR:** Sent out 5 letters since last meeting. All very routine (trash cans, RVs). Things are quiet.

**Pond:** Rendon Landscaping will touch up the shore rock probably tomorrow. There is enough money left in the budget to buy the chemicals for next year. Tom stated that next year his license will run out. He will retest to renew but he is getting older and ready to retire, so we need to decide what we will do in the future. One option is to ask Sergio to get licensed then he can have his workers do the work if he holds the license and oversees the work. His employees won't have to be licensed. Tom will prepare an estimate of what labor might cost us if we decide to pay someone to do the pond care. Tom will also train whoever takes over.

**Events:** No more events are scheduled for the rest of the year aside from the holiday dinner at Rachel's house. **Please don't attend if you're feeling sick.** Everyone please bring a dish. The dinner will be on December 12th at 7:30 PM. We'll have a zoom board meeting first at 7 and then head over.

**Communications:** Still working on updates to the website when time allows (adding in the local schools and attractions etc.). As a cyber security specialist Tom wanted to share some info on Juice Jacking. Juice Jacking is a way hackers can get into your electronic devices and steal information or introduce malware. This occurs when you charge your device in a public USB charging bank. These charging banks are found in hotels, airports, coffee shops, etc. Always use an electrical outlet and your power adapter/cable. Antoinette added that people should think of those charging banks as public computers. If you plug your USB cable into one of those, whoever runs that computer will have access to your device.

**ACC:** Joshua sent a list of projects that he would like to see get approved.

**Security:** No report.

## VII. Unfinished Business

- A. **ACC Color Palette:** This was sent to board members on 10/23/2023 for review. Joan states that some colors are too dark to be used as a main color. They might work as a trim color though. She would like to go view the swatches in person. Josh will set up a day/time (hopefully this Saturday) that he and Joan can visit one of the Sherwin Williams stores to view the swatches. Shelley and Joan would like to remove the chartreuse color. Aaron suggests that we approve the palette just to have something in place and then amend it after swatches are reviewed. Marty moved to accept the colors now and then formalize the palette next month. After some discussion, it was decided to amend the palette first, then vote to approve it.

**VIII. New Business**

**A. Landscaping:** Aaron reports that Hansen Park Storage has raised the rate again. It has gone from \$70 to \$89 per month. He would like to see the community come together and build a storage unit. Another suggestion is to buy one from Tuff Shed or someplace. Aaron will check into the cost of buying one. Shelley will check to see if there's a discount if we pay the storage unit yearly instead of monthly.

**Roundtable**

Joan: Moved to approve the April minutes. Shelley seconded. Motion approved. Still hopeful that David Dey will accept the Landscaping position.

Shelley: Dues for the mailbox at the UPS store has gone up to \$430.45. If we get a shed with an address, then the post office can assign one of the locked mailboxes to us and mail can be sent there. Shelley will ask the post office if we actually need the shed/address or if a box could be assigned to us as a business.

Shelley: Haberling is going virtual. There will be no more office/storefront space. We can continue working with them or find someone else. Shelley likes their service and would like to stay with them. Any questions or concerns regarding this change can go to Shelley and she will contact them for answers.

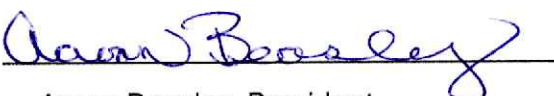
Shelley: There aren't enough stamps to send out the January mailing. When the new budget kicks in, she will buy stamps. If anyone has anything to include in the January mailing, please contact her soon. All items need to be ready for mailing by the end of December.

Rachel: The parade was a big hit. Maybe we should consider having the BBQ catered. Food costs keep going up. Aaron suggests checking URM vs Costco. Budget for 2024 is \$3500 (it went up by \$500). Discussion on signs. The times for the BBQ need to be removed. There should be no dates on the signs.

**Adjournment**

Marty moved, Shelley seconded, members approved and Aaron adjourned the meeting at 8:17pm.

Submitted and signed:   
Antoinette Fite, Secretary

Approved and signed:   
Aaron Beasley, President

# HANSEN PARK HOMEOWNERS' ASSOCIATION

## FINANCIAL REPORTING FOR THE MONTH OF: OCT. 2023

- Balance Sheet - Previous Yr. Comparison
  - Profit & Loss Budget vs Actual YTD
  - Profit & Loss for the Month
-

1:49 PM  
 11/01/23  
 Cash Basis

**Hansen Park Homeowners Association**  
**Balance Sheet**  
 As of October 31, 2023

	<u>Oct 31, 23</u>	<u>Oct 31, 22</u>	<u>\$ Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
Hapo	153,091.08	103,091.08	50,000.00
Community First Bank	42,971.43	26,256.46	16,714.97
Money Market (Reserve)	97,388.90	58,934.19	38,454.71
<b>Total Checking/Savings</b>	<u>293,451.41</u>	<u>188,281.73</u>	<u>105,169.68</u>
<b>Accounts Receivable</b>			
Accounts Receivable	-3,334.35	-2,898.91	-437.44
<b>Total Accounts Receivable</b>	<u>-3,334.35</u>	<u>-2,898.91</u>	<u>-437.44</u>
<b>Total Current Assets</b>	<u>290,117.06</u>	<u>185,384.82</u>	<u>104,732.24</u>
<b>Other Assets</b>			
Accumulated Depreciation	-5,489.72	0.00	-5,489.72
<b>Total Other Assets</b>	<u>-5,489.72</u>	<u>0.00</u>	<u>-5,489.72</u>
<b>TOTAL ASSETS</b>	<u><u>284,627.34</u></u>	<u><u>185,384.82</u></u>	<u><u>99,242.52</u></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Credit Cards</b>			
Card Service - 3309	30.98	0.00	30.98
Card Services - 3317	70.00	0.00	70.00
<b>Total Credit Cards</b>	<u>100.98</u>	<u>0.00</u>	<u>100.98</u>
<b>Total Current Liabilities</b>	<u>100.98</u>	<u>0.00</u>	<u>100.98</u>
<b>Total Liabilities</b>	<u>100.98</u>	<u>0.00</u>	<u>100.98</u>
<b>Equity</b>			
Retained Earnings	171,879.59	283,297.35	-111,417.76
Net Income	112,646.77	-97,912.53	210,559.30
<b>Total Equity</b>	<u>284,526.36</u>	<u>185,384.82</u>	<u>99,141.54</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>284,627.34</u></u>	<u><u>185,384.82</u></u>	<u><u>99,242.52</u></u>

**Hansen Park Homeowners Association**  
**Profit & Loss Budget vs. Actual**  
**January through October 2023**

	Jan - Oct 23	Budget	\$ Over Bud...	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
HOA Dues Income	185,918.15	188,918.00	-3,097.85	98.4%
Title Co Transfer Fees	1,200.00			
Late Payment & Lien Fees	204.50			
Returned Check Fee	-589.00			
<b>Total Income</b>	<b>186,623.65</b>	<b>188,918.00</b>	<b>-2,292.35</b>	<b>98.8%</b>
<b>Expense</b>				
Bank Service Charges	0.00	50.00	-50.00	0.0%
Business License & Fees	20.00	25.00	-5.00	80.0%
<b>HOA Relations &amp; Promotion</b>				
Events	2,733.99	3,000.00	-266.41	91.1%
Welcome Committee	75.00	250.00	-175.00	30.0%
<b>Total HOA Relations &amp; Promotion</b>	<b>2,808.99</b>	<b>3,250.00</b>	<b>-441.41</b>	<b>86.4%</b>
Infrastructure Repairs	0.00	1,500.00	-1,500.00	0.0%
<b>Landscaping</b>				
Groundskeeper - Contract	88,174.17	116,500.00	-28,325.83	75.7%
Groundskeeper - Add'l	8,547.28	9,000.00	-452.72	95.0%
Playground Maintenance & Design	0.00	1,500.00	-1,500.00	0.0%
Pond Expense	2,328.98	6,000.00	-3,673.02	38.8%
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%
<b>Total Landscaping</b>	<b>114,178.95</b>	<b>149,000.00</b>	<b>-34,821.05</b>	<b>76.6%</b>
Liability Insurance	3,646.00	3,600.00	46.00	101.3%
Meeting Expenses	0.00	200.00	-200.00	0.0%
Office Supplies	171.85	400.00	-228.35	42.9%
Postage Expense	1,408.39	1,000.00	408.39	140.8%
Printing and Reproduction	186.01	600.00	-610.89	23.6%
<b>Professional Fees</b>				
Monthly Bookkeeping Service	5,000.00	7,200.00	-2,200.00	69.4%
Annual Audit	0.00	1,800.00	-1,800.00	0.0%
Yearly Tax Preparation	3,875.00	400.00	3,475.00	968.8%
Reserve Study	801.00	1,051.00	-250.00	76.2%
Legal Fees	2,688.00	3,000.00	-332.00	88.0%
<b>Total Professional Fees</b>	<b>12,344.00</b>	<b>13,451.00</b>	<b>-1,107.00</b>	<b>91.8%</b>
Property Taxes	779.79	1,100.00	-320.21	70.9%
<b>Utilities</b>				
Gas and Electric	1,968.79	3,000.00	-1,030.21	65.7%
Irrigation Assessments	11,063.78	11,000.00	63.78	100.6%
<b>Total Utilities</b>	<b>13,033.57</b>	<b>14,000.00</b>	<b>-966.43</b>	<b>93.1%</b>
Federal Taxes	2.00	190.00	-188.00	1.1%
Website Maintenance	279.88	350.00	-70.12	80.0%
<b>Total Expense</b>	<b>148,859.83</b>	<b>188,918.00</b>	<b>-40,068.17</b>	<b>78.8%</b>
<b>Net Ordinary Income</b>	<b>37,763.82</b>	<b>0.00</b>	<b>37,763.82</b>	<b>100.0%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
5 Yr Reserve Dues	90,077.52			
MMK Interest Income	284.31			
<b>Total Other Income</b>	<b>90,361.83</b>			
<b>Other Expense</b>				
Reserve Expenses	15,478.88			
<b>Total Other Expense</b>	<b>15,478.88</b>			
<b>Net Other Income</b>	<b>74,882.95</b>			
<b>Net Income</b>	<b>112,646.77</b>	<b>0.00</b>	<b>112,646.77</b>	<b>100.0%</b>

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 Cash Basis

Hansen Park Homeowners Association  
**Profit & Loss**  
 October 2023

	Oct 23	Oct 22	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
HOA Dues Income	375.50	455.56	-80.06
Title Co Transfer Fees	75.00	150.00	-75.00
<b>Total Income</b>	450.50	605.56	-155.06
<b>Expense</b>			
HOA Relations & Promotion			
Events	1,877.58	0.00	1,877.58
<b>Total HOA Relations &amp; Promotion</b>	1,877.58	0.00	1,877.58
Landscaping			
Groundskeeper - Contract	9,797.13	19,585.25	-9,788.12
Groundskeeper - Add'l	70.00	70.00	0.00
Playground Maintenance & Design	0.00	662.46	-662.46
<b>Total Landscaping</b>	9,867.13	20,317.71	-10,450.58
Postage Expense	0.00	-7.94	7.94
Printing and Reproduction	45.83	0.00	45.83
Professional Fees			
Monthly Bookkeeping Service	500.00	500.00	0.00
<b>Total Professional Fees</b>	500.00	500.00	0.00
Utilities			
Gas and Electric	0.00	411.12	-411.12
<b>Total Utilities</b>	0.00	411.12	-411.12
Website Maintenance	30.88	23.50	7.48
<b>Total Expense</b>	12,321.32	21,244.39	-8,923.07
<b>Net Ordinary Income</b>	-11,870.82	-20,638.83	8,768.01
<b>Other Income/Expense</b>			
<b>Other Income</b>			
5 Yr Reserve Dues	2,994.00	976.00	2,018.00
MMK Interest Income	31.89	7.43	24.46
<b>Total Other Income</b>	3,025.89	983.43	2,042.46
<b>Net Other Income</b>	3,025.89	983.43	2,042.46
<b>Net Income</b>	-8,844.93	-19,655.40	10,810.47

Treasurer Report Summary

<u>Account balances</u>	January	February	March	April	May	June	July	August	September	October	November	December
<u>Operations</u>												
Community First Bank - checking	\$ 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		
<u>Reserves</u>												
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		
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	\$ 92,539.33	\$ 92,363.01	\$ 97,388.90		
Sub total reserves	\$ 207,328.97	\$ 227,641.97	\$ 240,365.23	\$ 250,371.71	\$ 250,750.54	\$ 251,941.44	\$ 255,774.09	\$ 245,630.41	\$ 245,454.09	\$ 250,479.98	\$ -	\$ -
<b>Total Bank Accounts</b>	<b>\$ 275,344.56</b>	<b>\$ 338,062.69</b>	<b>\$ 369,837.07</b>	<b>\$ 363,491.86</b>	<b>\$ 353,707.26</b>	<b>\$ 339,944.52</b>	<b>\$ 328,067.81</b>	<b>\$ 317,671.46</b>	<b>\$ 302,310.46</b>	<b>\$ 293,451.41</b>	<b>\$ -</b>	<b>\$ -</b>
<u>Income and Expense Summary</u>												
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		
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		
(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	\$ -	\$ -
<u>Budget analysis</u>												
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		
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	\$ -	\$ -
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	\$ -	\$ -
<u>Reserves Collection</u>												
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		
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		
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		
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)		
2023 YTD Reserves Income	\$ 37,811.00	\$ 58,075.00	\$ 70,455.02	\$ 77,050.52	\$ 80,388.30	\$ 81,350.30	\$ 82,948.52	\$ 85,687.52	\$ 86,883.52	\$ 90,077.52		
2023 Interest	\$ 21.43	\$ 55.43	\$ 78.67	\$ 104.77	\$ 133.60	\$ 162.50	\$ 196.92	\$ 225.74	\$ 252.42	\$ 284.31		
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		
YTD Reserves Income	\$ 208,817.12	\$ 229,115.12	\$ 241,518.38	\$ 248,139.98	\$ 251,306.59	\$ 252,497.49	\$ 254,130.13	\$ 242,919.13	\$ 244,141.81	\$ 247,367.70	\$ -	\$ -
<u>Dues Collection statistics:</u>												
Households dues & reserves due	193	108	84	63	28	29	28	23	20	13		
Households reserves only due	98	120	130	132	136	131	126	125	122	100		
Households over 90 days	24	130	84	63	28	29	28	23	20	13		
Households over \$1000 due	9	8	7	7	5	6	6	5	5	6		
Households with a payment plan	13	13	16	18	18	18	18	15	15	13		

Notes:

One Unled home has paid off. Will be removing lien. Waiting to make sure check clears.  
Last quarter statements will be mailed October 4th.



Treasurer Report Summary

<u>Account balances</u>	January	February	March	April	May	June	July	August	September	October	November	December
<u>Operations</u>												
Community First Bank - checking	\$ 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		
<u>Reserves</u>												
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		
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	\$ 92,539.33	\$ 92,363.01	\$ 97,388.90		
Sub total reserves	\$ 207,328.97	\$ 227,641.97	\$ 240,365.23	\$ 250,371.71	\$ 250,750.54	\$ 251,941.44	\$ 255,774.09	\$ 245,630.41	\$ 245,454.09	\$ 250,479.98	\$ -	\$ -
<b>Total Bank Accounts</b>	<b>\$ 275,344.56</b>	<b>\$ 338,062.69</b>	<b>\$ 369,837.07</b>	<b>\$ 363,491.86</b>	<b>\$ 353,707.26</b>	<b>\$ 339,944.52</b>	<b>\$ 328,067.81</b>	<b>\$ 317,671.46</b>	<b>\$ 302,310.46</b>	<b>\$ 293,451.41</b>	<b>\$ -</b>	<b>\$ -</b>

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		
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		
(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	\$ -	\$ -

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		
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	\$ -	\$ -
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	\$ -	\$ -

Reserves Collection

2019 MIM 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		
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		
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		
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)		
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	\$ 86,883.52	\$ 90,077.52		
2023 Interest	\$ 21.43	\$ 55.43	\$ 78.67	\$ 104.77	\$ 133.60	\$ 162.50	\$ 196.92	\$ 225.74	\$ 252.42	\$ 284.31		
2023 Reserves Expense	\$ 1,500.06	\$ 1,500.06	\$ 1,500.06	\$ 1,500.06	\$ 1,500.06	\$ 1,500.06	\$ 1,500.06	\$ 15,478.88	\$ 15,478.88	\$ 15,478.88		
YTD Reserves Income	\$ 208,817.12	\$ 229,115.12	\$ 241,518.38	\$ 248,139.98	\$ 251,306.59	\$ 252,497.49	\$ 254,130.13	\$ 242,919.13	\$ 244,141.81	\$ 247,367.70	\$ -	\$ -

Dues Collection statistics:

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

Notes:

One Liened home has paid off. Will be removing lien. Waiting to make sure check clears.  
Last quarter statements will be mailed October 4th.