

Greenway Parc Two at Surprise Homeowners Association

September 2024 Homeowner Packet



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Community Manager

Ashley Henle

Greenway Parc at Surprise II
Monday, Sept. 9, 2024 – Board Meeting
Zoom
Meeting ID: 830 7968 9425
Passcode: 174023
5:30 PM

AGENDA

- 1. Call to Order by President**
- 2. Establish a Quorum**
- 3. Treasurer’s Report**
 - a. Review & Approve July 2024 Financials and Aug 2024 if available**
- 4. Old Business**
 - None**
- 5. New Business**
 - a. Budget**
 - b. Board Seats**
 - c. New Landscape Company**
- 6. Open Forum (3 Minutes per owner)**
- 7. Next Meeting – TBD**
- 8. Adjournment of Meeting**

Greenway Parc at Surprise Two Community Association
Balance Sheet
7/31/2024

	Operating	Reserve	Total
Assets			
<u>Operating Cash</u>			
1010 - FCB Operating 7054	\$108,669.23		\$108,669.23
1012 - Operating ICS 7273	\$80,272.67		\$80,272.67
1080 - Debit Card 6032	\$2,500.09		\$2,500.09
<u>Total Operating Cash</u>	\$191,441.99		\$191,441.99
 <u>Reserve Cash</u>			
1270 - FCB Reserve 3575		\$91,591.74	\$91,591.74
1271 - FCB Reserve ICS 7775		\$75,080.66	\$75,080.66
<u>Total Reserve Cash</u>	\$0.00	\$166,672.40	\$166,672.40
 <i>Assets Total</i>	 \$191,441.99	 \$166,672.40	 \$358,114.39
 Liabilities & Equity			
<u>Liabilities</u>			
3310 - Prepaid Assessments (Unearned Income)	\$23,166.41		\$23,166.41
<u>Total Liabilities</u>	\$23,166.41		\$23,166.41
 <u>Retained Earnings</u>	 \$139,561.78	 \$149,062.43	 \$288,624.21
 <u>Net Income</u>	 \$28,713.80	 \$17,609.97	 \$46,323.77
 <i>Liabilities and Equity Total</i>	 \$191,441.99	 \$166,672.40	 \$358,114.39

Greenway Parc at Surprise Two Community Association
Income Statement - Operating
7/1/2024 - 7/31/2024

7/1/2024 - 7/31/2024

1/1/2024 - 7/31/2024

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Operating Income</u>							
6310 - Assessment Income	\$18,238.97	\$19,180.00	(\$941.03)	\$135,452.52	\$134,260.00	\$1,192.52	\$230,160.00
6315 - Working Capital	\$0.00	\$0.00	\$0.00	\$974.00	\$0.00	\$974.00	\$0.00
6340 - Late Fee Income	\$258.65	\$0.00	\$258.65	\$3,919.10	\$0.00	\$3,919.10	\$0.00
6350 - Legal Fees Reimbursement	\$0.00	\$0.00	\$0.00	\$980.00	\$0.00	\$980.00	\$0.00
6351 - ARS Collection Fees	\$0.00	\$0.00	\$0.00	\$483.04	\$0.00	\$483.04	\$0.00
6357 - NSF Check Fee	\$0.00	\$0.00	\$0.00	\$60.00	\$0.00	\$60.00	\$0.00
6370 - Owner Collection Costs	\$239.00	\$0.00	\$239.00	\$3,595.83	\$0.00	\$3,595.83	\$0.00
6375 - Violation/Fine Income	\$0.00	\$0.00	\$0.00	\$47.56	\$0.00	\$47.56	\$0.00
6510 - Transfer Fees	\$0.00	\$0.00	\$0.00	\$1,750.00	\$0.00	\$1,750.00	\$0.00
6910 - Interest Income	\$21.72	\$0.00	\$21.72	\$147.15	\$0.00	\$147.15	\$0.00
6990 - Reserve Income Allocation	(\$2,500.00)	(\$2,500.00)	\$0.00	(\$17,500.00)	(\$17,500.00)	\$0.00	(\$30,000.00)
Total Operating Income	\$16,258.34	\$16,680.00	(\$421.66)	\$129,909.20	\$116,760.00	\$13,149.20	\$200,160.00
Total Income	\$16,258.34	\$16,680.00	(\$421.66)	\$129,909.20	\$116,760.00	\$13,149.20	\$200,160.00
Expense							
<u>General & Administrative</u>							
7015 - Web Hosting	\$299.33	\$362.00	\$62.67	\$912.45	\$1,088.00	\$175.55	\$1,450.00
7020 - Accounting Fees/Tax Prep	\$0.00	\$0.00	\$0.00	\$295.00	\$900.00	\$605.00	\$900.00
7140 - Audit/Compilation	\$0.00	\$0.00	\$0.00	\$595.00	\$565.00	(\$30.00)	\$565.00
7160 - Legal Fees	\$245.00	\$250.00	\$5.00	\$490.00	\$1,750.00	\$1,260.00	\$3,000.00
7161 - ARS Collection Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$250.00
7165 - Collection Fees	\$390.00	\$550.00	\$160.00	\$5,265.00	\$3,850.00	(\$1,415.00)	\$6,600.00
7260 - Postage & Mail	\$303.66	\$275.00	(\$28.66)	\$3,542.45	\$1,925.00	(\$1,617.45)	\$3,300.00
7280 - Insurance	\$0.00	\$0.00	\$0.00	\$4,903.00	\$4,650.00	(\$253.00)	\$4,650.00
7296 - Enhanced Compliance	\$0.00	\$50.00	\$50.00	\$0.00	\$350.00	\$350.00	\$600.00
7357 - NSF Fee	\$20.00	\$0.00	(\$20.00)	\$30.00	\$0.00	(\$30.00)	\$0.00
7400 - Copies & Envelopes	\$67.60	\$160.00	\$92.40	\$1,125.89	\$1,200.00	\$74.11	\$2,000.00
7420 - Property Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,550.00
7430 - Income Tax	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00
7450 - Other Taxes, Permits & Fees	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00
7455 - Mass Mailing	\$0.00	\$0.00	\$0.00	\$428.50	\$275.00	(\$153.50)	\$275.00
7460 - Meeting Expense	\$0.00	\$15.00	\$15.00	\$0.00	\$60.00	\$60.00	\$100.00
7470 - Social Expense	\$0.00	\$0.00	\$0.00	\$516.36	\$250.00	(\$266.36)	\$750.00
7890 - Misc. General Administrative	\$208.00	\$300.00	\$92.00	\$1,476.00	\$2,100.00	\$624.00	\$3,600.00
7895 - Billing Statements	\$515.10	\$500.00	(\$15.10)	\$5,106.90	\$3,500.00	(\$1,606.90)	\$6,000.00
Total General & Administrative	\$2,048.69	\$2,462.00	\$413.31	\$24,836.55	\$22,863.00	(\$1,973.55)	\$35,740.00
<u>Site Improvement</u>							
8545 - Signage	\$0.00	\$0.00	\$0.00	\$1,013.06	\$0.00	(\$1,013.06)	\$0.00
Total Site Improvement	\$0.00	\$0.00	\$0.00	\$1,013.06	\$0.00	(\$1,013.06)	\$0.00
<u>Utilities</u>							
8910 - Electricity	\$150.48	\$130.00	(\$20.48)	\$1,000.47	\$1,007.00	\$6.53	\$1,691.00
8920 - Water & Sewer	\$1,554.79	\$650.00	(\$904.79)	\$3,416.59	\$5,050.00	\$1,633.41	\$14,700.00
Total Utilities	\$1,705.27	\$780.00	(\$925.27)	\$4,417.06	\$6,057.00	\$1,639.94	\$16,391.00

Greenway Parc at Surprise Two Community Association
Income Statement - Operating
7/1/2024 - 7/31/2024

7/1/2024 - 7/31/2024

1/1/2024 - 7/31/2024

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Maintenance</u>							
9005 - Plants/Shrubs/Flowers	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$2,000.00
9010 - Tree Maintenance	\$1,320.00	\$0.00	(\$1,320.00)	\$1,645.00	\$10,000.00	\$8,355.00	\$14,508.00
9015 - Sprinkler/Irrigation Repair	\$0.00	\$300.00	\$300.00	\$480.00	\$1,800.00	\$1,320.00	\$3,000.00
9020 - Grounds Maintenance	\$0.00	\$300.00	\$300.00	\$10.83	\$2,300.00	\$2,289.17	\$3,700.00
9026 - Overseeding	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00
9029 - Pest Control	\$0.00	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$250.00
9040 - Storm Damage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00
9044 - Tree Removal	\$0.00	\$600.00	\$600.00	\$0.00	\$1,800.00	\$1,800.00	\$3,000.00
9110 - Gen. Maint. & Repair	\$0.00	\$0.00	\$0.00	\$469.96	\$0.00	(\$469.96)	\$0.00
9115 - Painting	\$0.00	\$0.00	\$0.00	\$0.00	\$741.00	\$741.00	\$741.00
9116 - Backflow Test	\$0.00	\$0.00	\$0.00	\$125.00	\$150.00	\$25.00	\$150.00
9145 - Fence/Wall Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00
9165 - Drywell Maintenance	\$0.00	\$0.00	\$0.00	\$2,750.00	\$0.00	(\$2,750.00)	\$0.00
9235 - Playground Repair/Maint.	\$0.00	\$500.00	\$500.00	\$340.00	\$3,500.00	\$3,160.00	\$5,000.00
Total Maintenance	\$1,320.00	\$1,750.00	\$430.00	\$5,820.79	\$23,991.00	\$18,170.21	\$38,349.00
<u>Contract Service Expense</u>							
7010 - Management Fees	\$1,591.00	\$1,591.00	\$0.00	\$11,137.00	\$11,137.00	\$0.00	\$19,092.00
9610 - Lawn Maint. & Landscaping	\$7,314.42	\$7,315.00	\$0.58	\$51,200.94	\$51,205.00	\$4.06	\$87,780.00
9750 - Pest Control/Extermination	\$0.00	\$180.00	\$180.00	\$1,600.00	\$1,260.00	(\$340.00)	\$2,160.00
9770 - Playground Maintenance	\$500.00	\$162.00	(\$338.00)	\$1,170.00	\$486.00	(\$684.00)	\$648.00
Total Contract Service Expense	\$9,405.42	\$9,248.00	(\$157.42)	\$65,107.94	\$64,088.00	(\$1,019.94)	\$109,680.00
Total Expense	\$14,479.38	\$14,240.00	(\$239.38)	\$101,195.40	\$116,999.00	\$15,803.60	\$200,160.00
Operating Net Income	\$1,778.96	\$2,440.00	(\$661.04)	\$28,713.80	(\$239.00)	\$28,952.80	\$0.00

Greenway Parc at Surprise Two Community Association
Income Statement - Reserve
7/1/2024 - 7/31/2024

Accounts	7/1/2024 - 7/31/2024			1/1/2024 - 7/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Reserve Income</u>							
6911 - Reserve Interest	\$19.73	\$0.00	\$19.73	\$109.97	\$0.00	\$109.97	\$0.00
6925 - Reserve Contribution	\$2,500.00	\$0.00	\$2,500.00	\$17,500.00	\$0.00	\$17,500.00	\$0.00
Total Reserve Income	\$2,519.73	\$0.00	\$2,519.73	\$17,609.97	\$0.00	\$17,609.97	\$0.00
Total Income	\$2,519.73	\$0.00	\$2,519.73	\$17,609.97	\$0.00	\$17,609.97	\$0.00
Expense							
Total Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Net Income	\$2,519.73	\$0.00	\$2,519.73	\$17,609.97	\$0.00	\$17,609.97	\$0.00