

HAWKS PRAIRIE COMMUNITY ASSOCIATION
Regular Meeting of the Board of Directors
AGENDA

Wednesday, June 22, 2022

5:30 P.M. via Zoom

<i>Debbie Crews, President</i> <i>Steve Lake, Vice President</i> <i>Rhonda Ewing, Treasurer</i> <i>Cheri Wilkins, Secretary</i> <i>Steve Deshaies, Director</i> <i>Bruce Koty, Director</i> <i>Tim Delehanty, Director</i> <i>Heather Thomas, CMCA, AMS; Assoc. Mgr.</i>

- **CALL TO ORDER**
- **ROLL CALL & ESTABLISHMENT OF QUORUM**
- **APPROVAL OF BOARD MEETING MINUTES**
 - Motion to approve the May 2022 Meeting Minutes (**Attachment 1**)
- **APPROVAL OF UNANIMOUS CONSENT EMAILS**
 - Motion to ratify email approval for having an attorney give his write up for Election Buddy for a cost NTE \$700 plus WSST.
 - Motion to ratify email approval of the motion made in April 2022 minutes to read; The motion needs to state "move the entire balance from US Bank to Reserve Cash Accounts at CIT Bank".
- **COMMITTEE & BOARD REPORTS**
 - Budget & Finance Committee – Kathy Rayle*
 - Motion to accept the May 2022 Budget & Finance Report as presented. (**Attachment 2**)
 - Design Review Committee – Bruce Koty*
 - No Report attached
 - Landscape Maintenance Committee – Joe Kasper*
 - No Report attached
 - Parks and Trails Committee –*
 - No Report attached
- **OLD BUSINESS**
 - Fences
 - Columbia & Keystone
 - Mailboxes –
 - 1 box on Whitney
 - Deposit sent to vendor
 - Keys & Schematic are in. Mailbox to be installed this week
 - Trail Signage (**Attachment 3**)
 - Electronic Voting

HAWKS PRAIRIE COMMUNITY ASSOCIATION
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5:30 P.M. via Zoom

- Nisqually Land Trust
- Rules Update
 - Architectural Guidelines
 - Publishing and Distribution
- Mailbox Curb Painting
- Electronic Card Key System update – Tim
- Basketball Court Expansion Project
- US Bank CD's
 - Terms for CDARS
- Irrigation Controller Improvements
- Sidewalk Metal Frames

- **NEW BUSINESS**
 - Legal Agreement with Nisqually Temperature Loggers
 - 5 Year Reforestation Plan
 - Speedbumps in Alley
 - Trail & Beach Fire Issues
 - 335*680 – PIR Application (**Attachment 4**)

- **MANAGER'S REPORT – Heather Thomas, Vantage**
 - PIR Log – (**Attachment 5**)
 - CSAR Report (**Attachment 6 & 7**)

- **GOOD OF THE ORDER**
 - **EXECUTIVE SESSION (Attachment 8 & 9)**
 - Motion to convene to Executive Session to discuss personnel, legal matter and potential violations.
 - Motion to reconvene to open Board Meeting.
- **MOTION(S) RESULTING FROM EXECUTIVE SESSION**
- **ADJOURN**
 - Motion to adjourn the meeting.

Next Meeting – July 27, 2022 at 5:30PM

ATTACHMENT 1

Hawks Prairie Community Association
Regular Meeting of the Board of Directors
ZOOM May 25, 2022 Meeting 5:30PM

HPCA Minutes for May 25, 2022

CALL TO ORDER: At 5:31 pm by President Debbie Crews

ROLL CALL AND ESTABLISHMENT OF QUORUM: Board members present were, Debbie Crews, Steve Lake, Rhonda Ewing, Cheri Wilkins, Bruce Koty, Steve Deshaies and Tim Delehanty Also present: Heather Thomas, Vantage Community Association, and Guest Kathy Rayle from Budget and Finance Committee, Don Spencer and Matthew Carey

APPROVAL OF BOARD MEETING MINUTES:

- A motion to the Board to approve the April 2022, Meeting minutes was moved by Rhonda Ewing, seconded by Bruce Koty and passed by unanimous approval.

APPROVAL OF UNANIMOUS CONSENT EMAIL

- A motion to ratify email approval for drainage at 41st & Merriwood for \$2,410.59 plus WSST to Brightview was made by Bruce Koty and seconded by Rhonda Ewing. Passed by unanimous approval.
- Motion to ratify email approval the amendment for the joint resolution fence policy by Steve Lake, seconded by Rhonda Ewing and passed by unanimous approval.

COMMITTEE AND BOARD REPORTS:

- Budget and Finance Kathy Rayle: (Attachment 2)** Financial Statement was tabled. Rhonda Ewing is working with Michael on the reports he has provided her to review.
- NLS has completed work on 41st and Columbia that they were required to complete the work that was not done during the contract period. NLS has been paid in full. Debbie Crews will need to talk with Michael and Heather Thomas and find out how the CD's are funded so that when we can move the funds to the CIT banking accounts. Kathy Rayle will start working on the 2023 Budget and will need any CIF charges that we may be considering and any costs that may change with Brightview.
- Design Review Committee:** We have had 4 or 5 PIRS a week that we have approved
- Landscape Maintenance Committee:** Joe Kasper report attached:
 - There was a water leak that was running into the lower pond. Brightview was called and they researched the issue and were able to shut the water off, Brightview will work to find out how to repair it and if the line is needed.
- Parks and Trails Committee:** There was no meeting this month. But a lot has been completed One soccer goal was moved to Edgewater Park and they are going to paint the metal. The baseball bases are in.
-

Hawks Prairie Community Association
Regular Meeting of the Board of Directors
ZOOM May 25, 2022 Meeting 5:30PM

- Also need some fill dirt behind the home base. They are going to start working on the friends of the trail cleaning it and keeping the scotch broom done. Motion made by Tim Delehanty for The friends of the trails to be volunteers will be under the parks and trails committee. Seconded by Steve Lake, unanimous Approval

Debbie Crews motioned to bring large soccer nets from Glacier Park, and purchase new smaller soccer nets for Glacier Park at a cost of \$300.00, Steve Deshaies seconded and passed by unanimous approval.

Fences:

Columbia and Keystone. Southgate will come out and look at the fence on May 10th.

Split rail fence on 41st needs repair.

Fence on Cashmere and Logan needs to be repaired.

Dominion and 41st needs attention.

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•**OLD BUSINESS**

Mailboxes – 1 box Whitney sent deposit to vendor. Mail box ordered waiting for it to arrive and when it comes in she will schedule the install.

Trail Signage: Tim Delehanty has come up with a final comprehensive sign, Heather Thomas has sent it off to the sign company waiting for a bid for the company. Tim Delehanty will work on figuring out how to get them installed.

Electronic Voting Update: Working with a third party business called Election Buddy they had a demo to see how it works. They sent out a pricing guideline. Price starts at \$300.00 and can go as high as \$1200.00 with lots of added on support. They also provided Steve Deschais with names of other HOAs that they have worked with. Steve is working on calling some of the HOA's and also asking about how they were able to get consent. Steve has not followed up with Jubilee whether they would like to do E-voting as well but if they don't we need to get going on this for the next voting session. A lawyer that Heather has talked to stated he did not recommend Election Buddy for HOA voting. Discussion regarding consent for E-voting by each homeowner documents and verbiage.

The attorney has created a consent form for the E-voting and Debbie Crews is working on getting all the information for the new residents that are coming into the community.

Nisqually Land Trust; Eric reached out and stated that he has sent the information to the attorney, Steve and Debbie will talk to him about the gate and other issues.

Mailbox Curb Painting:: City to tape off the areas to paint and Heather will get a handyman to do the job when we get the paint, 5 gallon buckets \$105.00.

Hawks Prairie Community Association
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Electronic Card Key System Update – Tim Delehanty : Pioneer fire should be getting the quote for the key update. We should get a cost for the key for the beach to give to Nisqually land Trust. – The cost of the system would be \$5189, there would be a monthly fee for a hot spot, plus cost of plastic, and inputting the data. We need to continue to look at this and work on other projects first

Architectural Guidelines

21- Air Conditioning -See attachment - Discussed the PIR requesting putting an A/C in their window. Bruce does not feel it is necessary to change the rules at this time. We will need to update the rules add no A/C units on the front of the home, only on the side or back of the home only.

Reservation Violation Penalty; There was no discussion

Pickleball Guest Policy Violation Penalty No Discussion

Publishing and Distribution: For rules that have changed we only have to send out the pages that have been changed. Heather will check to see if it is okay to include the consent letter with the Rules Changes, or we can add the consent letter with the bill.

Mailbox curb painting- City stated that they will not come out and mark it off so we do not have to coordinate with the City., the paint is on back order we may get it by July

Basketball Court Expansion Project- Tim has recieved bids for concrete for the basketball expansion. If we change the direction of the court it will add approximately \$10,000 to the bill. R & K bid was for \$44,500 includes everything except \$36,323, Fencing is Summit Fencing \$7,990.00 Resurfacing the court \$6,575. Possibily a net to be installed between the 3rd pickleball court and basketball court for protection when both activities are in play. We will have to ask the pickleball club to stay off the courts for one week. This improvement will include concrete for 5 benches.

Motion to approve installation of Basketball court expansion was made by Cheri Wilkins not to exceed \$75,000 from the CIF fund. Discussion, Steve Lake suggested moving the amount to 80,000 as there may be costs that may change and we do not know the costs of the Net. Bruce Koty seconded, Unanimous approval.

Eagles Bluff/woodland Cove Fence Addendum -Complete and Posted

Irrigation Controller Improvements – Steve Lake was disappointed that Brightview did not have the ROI for the upgrade. If we move forward with the project it will only be for the automated controllers for the common areas. There was a concerned that the bid was only looking at Edgewater common areas not all the HPCA common areas.

New Business:

Hawks Prairie Community Association
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JCA/HPCA membership sharing- Very positive, the process is being set up to make it easier for sharing new home owners information as they move in

EPIC- Steve Deschais needs to see if there is support from the Edgewater community if we do not get a good response then we will shelve it, or move forward depending on the response. Debbie will send out an e-blast when Steve gets her something to send.

Sidewalk Metal Frame - Heather stated that the contractor wants to meet out at Edgewater to see what he needs to do the job

Pickleball Club: requests to have classes for kids in July and a camp in August. We will advertise in the newsletter and on the Website

MANAGERS REPORT - Heather Thomas, Vantage

PIR log

CSAR Report

•**GOOD OF THE ORDER:**

•**EXECUTIVE SESSION:**

Bruce Koty made a Motion to convene to Executive meeting was made by Seconded by Cheri Wilkins at 9:09 p.m., passed by unanimous approval

"Case # 2022.05 Motion to not charge the extra amount. We will waive that charge." . Tim Delehanty seconded unanimous approval

Bruce motioned to Adjourn, Tim Delehanty Seconded, passed by unanimous approval.

Adjourned at 9:39p.m.

Minutes submitted by:

Cheri Wilkins, Secretary

Date:

5/25/2022

ATTACHMENT 2



Financial Report through May 31, 2022

Available cash for HPCA is \$328,465.18

Balance Sheet

HPCA Community in total	4/30/2022	5/31/2022	May Change	YTD Change
Operating Account	\$353,090	\$328,465	(\$24,625) ¹	\$26,248
USB Money Center	\$0	\$0	\$0	\$0
Ops-CIF	\$127,662	\$129,320	\$1,658 ²	\$8,203
Reserves - GAC,FYC,Alley	\$1,139,894	\$1,156,998	\$17,104 ³	\$72,998
Accounts Receivable	\$27,463	\$22,478	(\$4,985) ⁴	(\$7,988)
Allow-Doubtful Accts.	(\$9,599)	(\$9,599)	\$0	\$0
Prepaid Insurance	\$0	\$0	\$0	\$0
TOTAL ASSETS	\$1,638,511	\$1,627,663	(\$10,848)	\$99,459
Deferred Income	\$33,375	\$31,975	(\$1,401)	\$12,776
Accounts Payable	\$1,170	\$1,170	\$0	(\$50)
TOTAL LIABILITIES	\$34,545	\$33,144	(\$1,401)	\$12,726

Notes on Balance Sheet changes

- 1 Decrease see GAC & FYC comments.
- 2 CIF funded for May.
- 3 Reserves funded for May plus interest and journal entry credited interest on a matured CD to FYC Reserves & debited Alley Reserves last month was reversed this month, plus correction on Mailbox entry.
- 4 Receivables down 19% looking great.

Financial Status

HPCA Community in Total

Income

1 Year to Date total income \$ 380,568 vs. a budget of \$ 382,390 for a total of \$ (1,822)
under budget which is -0.5% primarily due to lower interest & set up fees.

Expenses

1 Year to Date total expenses \$ 384,658 vs. a budget of \$ 390,633 for a total of \$ (5,975)
under budget which is -1.5% due to higher general, utilities & admin off-set by lower maintenance.



COST CENTER ACCOUNTING

Balance Sheet

General Area Component (HP General) - Operating

	<u>3/31/2022</u>	<u>5/31/2022</u>	<u>May Change</u>	<u>YTD Change</u>
Operating Account	\$140,121	\$104,221	(\$35,900) ¹	(\$3,787)
USB Money Center	\$0	\$0	\$0	\$0
Ops-CIF	\$127,661	\$129,319	\$1,658 ²	\$8,202
Reserves - Common Area	\$651,150	\$678,454	\$27,305 ³	\$74,475
Accounts Receivable	\$2,560	\$2,160	(\$400) ⁴	(\$350)
Allow-Doubtful Accounts	\$0	\$0	\$0	\$0
Prepaid Insurance	\$0	\$0	\$0	\$0
TOTAL ASSETS	\$921,492	\$914,155	(\$7,337)	\$78,539
Deferred Income	\$690	\$717	\$27	\$42
Accounts Payable	(\$250)	(\$250)	\$0	\$0
TOTAL LIABILITIES	\$440	\$467	\$27	\$27

Notes on Balance Sheet changes

- 1 Decrease due to higher insurance cost, payment to NLS & deposit for removal of tree grates which will be refunded we're reconsidering project.
- 2 CIF funded for May.
- 3 Reserves funded for May plus interest and correction on mailboxes entry.
- 4 Minor change.

Front Yard Component (Edgewater) - Other

	<u>3/31/2022</u>	<u>5/31/2022</u>	<u>May Change</u>	<u>YTD Change</u>
Operating Account	\$212,969	\$224,244	\$11,275 ¹	\$30,034
USB Money Center	\$0	\$0	\$0	\$0
Ops-CIF	\$1	\$1	\$0	\$0
Reserves - Front Yard	\$334,194	\$332,245	(\$1,949) ²	(\$4,306)
Reserves - Alley	\$154,551	\$146,299	(\$8,252) ²	\$2,829
Accounts Receivable	\$24,903	\$20,318	(\$4,585) ³	(\$7,638)
Allow-Doubtful Accts.	(\$9,599)	(\$9,599)	\$0	\$0
TOTAL ASSETS	\$717,019	\$713,508	(\$3,511)	\$20,918
Deferred Income	\$32,685	\$31,258	(\$1,428)	\$12,734
Accounts Payable	\$1,420	\$1,420	\$0	(\$50)
TOTAL LIABILITIES	\$34,105	\$32,677	(\$1,428)	\$12,684

Notes on Balance Sheet changes

- 1 Increase due to reimbursement from Reserves.
- 2 Reserves funded for May plus interest and journal entry credited interest on a matured CD to FYC Reserves & debited Alley Reserves last month, was reversed this month, plus correction on Mailbox entry.
- 3 Receivables down 19% looking really great.



Financial Status

General Area Component (HP General) - Operation

Income

1 Year to Date total income \$ 227,839 vs. a budget of \$ 227,845 for a total of \$ (6)
under budget which is 0.0% minor change.

Expenses

1 Year to date expenses \$ 241,770 vs. a budget of \$ 239,404 a total of \$ 2,366
over budget which is 1.0% due to slightly higher costs overall then budgeted.

Front Yard Component (Edgewater) - Other

Income

1 Year to Date total income \$ 152,729 vs. a budget of \$ 154,545 a total of \$ (1,816)
under budget which is -1.2% primarily due to lower interest & set up fees.

Expenses

1 Year to date expenses \$ 142,888 vs. a budget of \$ 151,229 a total of \$ (8,341)
under budget which is -5.5% due to lower maintenance off-set by higher general, utilities & admin.

Summary for GAC & FYC

At the end of May we have \$ 104,221 in the GAC operating account, two months expenses
in 2022 is approximately \$ 91,516 that leaves us with \$ 12,705 over, which is due to
correction on mailbox issues

In the FYC operating account, we have \$ 224,244 with two months expenses in 2022
being approximately \$ 61,785 that leaves us with \$ 162,459

The issue with NLS has been resolved and maintenance under budget.
We need to look at what we can do to further enhance the appearance
of the community.

A S S E T S

1000	OPERATIONS-CKG	104,221.24
1015	OPS-CIF	129,319.17
1020	RSRVS-CDARS	258,069.41
1040	RSRVS-GAC MMA	420,626.21
1070	ACCTS RECEIVABLE	2,160.00

	TOTAL CURRENT ASSETS	914,396.03

	TOTAL FIXED ASSETS	0.00

	TOTAL FIXED ASSETS - INTANGIBLE	0.00

	TOTAL ASSETS	914,396.03

L I A B I L I T I E S

2040	DEPOSITS PAYABLE	250.00-
2170	DEFERRED INCOME	717.00

	TOTAL CURRENT LIABILITIES	467.00

	TOTAL LONG-TERM LIABILITIES	0.00
	TOTAL LIABILITIES	467.00
		=====

O W N E R S E Q U I T Y

	TOTAL CAPITAL/OWNERS EQUITY	0.00

3350	RETAIN. EARNINGS	898,286.60
3351	PRIOR PERIOD ADJ	642.43
3352	ECA TRANSFER	15,000.00

	TOTAL RETAINED EARNINGS	913,929.03
	TOTAL OWNERS EQUITY	913,929.03
		=====
	TOTAL LIABILITIES & OWNERS EQUITY	914,396.03

NOTE: PREPARED WITHOUT AUDIT

HAWKS PRAIRIE COMMUNITY ASSN (#375)
INCOME STATEMENT FOR PERIOD ENDING: 31 May 2022

G/L 4.3

PAGE 1

.....MONTH TO DATE DATA.....ACTUAL vs BUDGET.													FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.														..CURR BUDGET TOTALS..	
May 21 May 22 Budget \$Diff %Diff														Last Ytd Curr Ytd Budget \$Diff %Diff														Annual	Remaining
INCOME																													
4010 ASSMTS - ECA GAC	9,182	8,996	8,996	0	0.0	45,912	44,981	44,980	0	0.0	107,953	62,972																	
4011 ASSMTS - JCA GAC	18,520	18,574	18,500	74	0.4	92,100	92,679	92,160	519	0.6	222,603	129,924																	
4013 SET UP - JCA	2,400	1,200	1,500	-300	-20.0	7,600	7,200	7,500	-300	-4.0	18,000	10,800																	
4014 RSRV ECA/JCA GAC	14,028	14,835	14,780	55	0.4	69,981	73,965	73,720	245	0.3	177,692	103,727																	
4015 CIF ECA/JCA GAC	1,605	1,632	1,626	6	0.4	8,007	8,137	8,110	27	0.3	19,548	11,411																	
OTHER INCOME																													
4150 INTEREST	229	413	275	138	50.1	1,260	1,119	1,375	-256	-18.6	3,300	2,181																	
TOTAL INCOME																													
45,964 45,650 45,677 -27 -0.1 224,860 228,080 227,845 235 0.1 549,096 321,016																													
GENERAL OPERATIONS																													
5090 SUPPLIES	372	472	557	85	15.3	2,460	2,390	2,785	395	14.2	6,684	4,294																	
5095 POSTAGE	453	495	0	-495	N/A	2,517	2,475	0	-2,475	N/A	0	-2,475																	
5110 COMMUNITY ENRICH	0	0	0	0	N/A	0	0	0	0	N/A	1,000	1,000																	
5180 SUBSCRIPT & DUES	0	420	0	-420	N/A	0	420	0	-420	N/A	0	-420																	
5650 OPS CONTINGENCY	0	0	226	226	100.0	0	0	1,132	1,132	100.0	2,717	2,717																	
UTILITIES																													
6030 ELECTRIC-IRRIG	825	1,387	783	-604	-77.2	4,977	5,285	3,917	-1,368	-34.9	10,401	5,116																	
6060 WATER	54	53	75	22	28.9	312	308	375	67	17.9	900	592																	
	257	1,442	1,327	-115	-8.7	1,296	2,443	1,991	-452	-22.7	44,231	41,788																	
MAINTENANCE																													
5310 RPR/MAINT	0	5,908	0	-5,908	N/A	0	5,908	0	-5,908	N/A	0	-5,908																	
5500 FENCE MAINT	0	0	0	0	N/A	0	456	0	-456	N/A	0	-456																	
5560 LANDSCAPING	9,652	19,350	10,346	-9,004	-87.0	48,458	53,617	51,732	-1,885	-3.6	124,159	70,542																	
5565 LANDSCAPE-OTH	-635	626	446	-180	-40.4	2,439	1,963	26,414	24,451	92.6	29,534	27,571																	
5600 IRRIGATION MAINT	0	769	769	-0	-0.1	193	14,141	3,845	-10,296	-267.8	9,232	-4,909																	
5610 STORM POND MAINT	0	0	0	0	N/A	0	67	3,600	3,533	98.1	3,600	3,533																	

HAWKS PRAIRIE COMMUNITY ASSN (#375)
INCOME STATEMENT FOR PERIOD ENDING: 31 May 2022

MONTH TO DATE DATA.....ACTUAL vs BUDGET.				FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.					..CURR BUDGET TOTALS..	
	May 21	May 22	Budget	\$Diff	%Diff	Last Ytd	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
5615 PARK/TRAIL MAINT	1,363	3,324	1,378	-1,946	-141.2	11,708	10,734	8,890	-1,844	-20.7	29,155	18,421
5616 TREE MAINT	0	0	0	0	N/A	0	9,567	0	-9,567	N/A	0	-9,567
5617 BACK FLOW	0	0	0	0	N/A	0	0	0	0	N/A	260	260
6240 WEBSITE MAINT	0	0	0	0	N/A	0	575	575	0	0.0	575	0
6241 VIRTUAL MTG PLAT	0	0	0	0	N/A	0	0	200	200	100.0	200	200

FEEs, INSUR & TAXES	10,379	29,976	12,939	-17,037	-131.7	62,799	97,029	95,256	-1,773	-1.9	196,715	99,686
6200 MANAGEMENT FEES	4,730	4,130	4,130	0	0.0	20,050	20,650	20,650	0	0.0	49,560	28,910
6207 NON-CONTRACT MGT	0	16	0	-16	N/A	0	556	0	-556	N/A	0	-556
6210 GOVERNMENT FEES	0	0	0	0	N/A	0	20	10	-10	-100.0	10	-10
6225 CPA FEES	0	0	0	0	N/A	0	0	0	0	N/A	2,750	2,750
6230 LEGAL FEES	600	0	475	475	100.0	4,701	3,341	2,375	-966	-40.7	5,700	2,359
6235 RESERVE STUDY	0	0	0	0	N/A	0	1,110	0	-1,110	N/A	1,090	-20
6250 INSURANCE-CORP	22,470	28,162	25,000	-3,162	-12.7	22,470	28,462	25,000	-3,462	-13.9	25,000	-3,462
6265 INCOME TAXES	0	0	0	0	N/A	200	525	500	-25	-5.0	500	-25
6270 OTHER TAXES	0	0	0	0	N/A	4,826	212	7,500	7,288	97.2	15,000	14,788

OTHER EXPENSES	27,800	32,308	29,605	-2,703	-9.1	52,247	54,877	56,035	1,158	2.1	99,610	44,733
6305 CAP IMPRV FUND	0	0	1,626	1,626	100.0	2,633	0	8,110	8,110	100.0	19,548	19,548
6306 RPL FUND-GAC	0	0	14,780	14,780	100.0	0	0	73,720	73,720	100.0	177,691	177,691

NET EXPENSES	39,315	65,167	61,135	-4,032	-6.6	124,264	159,940	239,404	79,464	33.2	549,096	389,156
=====												
NET OPERATING INCOME	6,650	-19,517	-15,458	-4,060	26.3	100,596	68,140	-11,559	79,699	689.5	0	-68,140

HAWKS PRAIRIE COMMUNITY ASSN (#375)
INCOME STATEMENT FOR PERIOD ENDING: 31 May 2022

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G/L 4.3

MONTH TO DATE DATA.....ACTUAL vs BUDGET.			FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.				..CURR BUDGET TOTALS..	
	May 21	May 22	Budget	\$Diff %Diff	Last Ytd	Curr Ytd	Budget	\$Diff %Diff	Annual	.Remaining
RESERVE EXPENSES										
6627 MISC FENCE RRSRV	7,315	0	0	0 N/A	13,750	0	0	0 N/A	0	0
6645 TREE RRSRV	0	0	0	0 N/A	34,343	0	0	0 N/A	0	0
6650 COURTS RRSRV	0	0	0	0 N/A	1,627	0	0	0 N/A	0	0
6660 PARK EQUIP RRSRV	0	0	0	0 N/A	3,276	0	0	0 N/A	0	0
6665 MAILBOX RRSRV	0	-12,395	0	12,395 N/A	3,770	-10,600	0	10,600 N/A	0	10,600
TOTAL EXPENSES	46,630	52,773	61,135	8,362 13.7	181,032	149,341	239,404	90,063 37.6	549,096	399,755
NET EARNINGS/LOSS	-665	-7,123	-15,458	8,335 53.9	43,829	78,740	-11,559	90,298 781.2	0	-78,740

A S S E T S

1000	OPS-CHECKING	224,243.94
1015	OPS-CIF	0.82
1020	RRSRVS-FYC	104,431.95
1030	RRSRVS-ALLEY	146,299.02
1040	RRSRVS-CDS/FYC	227,812.63
1070	ACCTS RECEIVABLE	20,318.25
1075	CR-DBTFUL ACCTS	9,598.58-

TOTAL CURRENT ASSETS		713,508.03

TOTAL FIXED ASSETS		0.00

TOTAL FIXED ASSETS - INTANGIBLE		0.00
TOTAL ASSETS		713,508.03

L I A B I L I T I E S

2085	TR FUNDS PAYABLE	1,419.76
2170	DEFERRED INCOME	31,257.72

	TOTAL CURRENT LIABILITIES	32,677.48

	TOTAL LONG-TERM LIABILITIES	0.00

	TOTAL LIABILITIES	32,677.48
		=====

O W N E R S E Q U I T Y

	TOTAL CAPITAL/OWNERS EQUITY	0.00

3350	RETAIN. EARNINGS	710,008.53
3351	PRIOR PRD ADJ	14,177.98-
3352	HPCA TRANSFER	15,000.00-

	TOTAL RETAINED EARNINGS	680,830.55

	TOTAL OWNERS EQUITY	680,830.55
		=====
	TOTAL LIABILITIES & OWNERS EQUITY	713,508.03

NOTE: PREPARED WITHOUT AUDIT

HPCA/EDGEWATER COMMUNITY ASSN (#335)
INCOME STATEMENT FOR PERIOD ENDING: 31 May 2022

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G/L 4.3

MONTH TO DATE DATA.....		ACTUAL vs BUDGET.		FISCAL YEAR TO DATE DATA.....		ACTUAL vs BUDGET.			..CURR BUDGET TOTALS..	
	May 21	May 22	Budget	\$Diff	%Diff		Last Ytd	Curr Ytd	Budget	\$Diff	%Diff		Annual	.Remaining
INCOME														
4010 ASSMTS-LG LOTS	11,440	11,440	11,440	0	0.0		57,200	55,994	57,200	-1,206	-2.1		137,280	81,286
4011 ASSMTS-SML LOTS	13,479	13,479	13,478	0	0.0		67,392	67,393	67,392	0	0.0		161,741	94,349
4014 SET-UP - EAC	1,600	1,600	1,500	100	6.7		4,600	3,800	5,500	-1,700	-30.9		13,000	9,200
4015 ASSMTS-GAC ASSMT	14,364	14,364	29,538	-15,174	-51.4		71,820	71,820	147,150	-75,330	-51.2		355,428	283,608
4016 ASSMTS-HPCA TRNS	-14,364	-14,364	-29,538	15,174	51.4		-71,820	-71,820	-147,150	75,330	51.2		-355,428	-283,608
4018 ASSMT FYC RSRVS	1,596	1,596	1,596	0	0.0		7,980	7,980	7,980	0	0.0		19,152	11,172
4019 ASSMT ALLEY RSRV	562	562	562	-1	-0.1		2,808	2,808	2,808	-1	-0.0		6,739	3,932
4050 COLLECTION CHGS	1,356	388	1,000	-612	-61.2		4,520	3,587	5,000	-1,413	-28.3		12,000	8,413
4060 VIOLATION CHGS	645	800	1,250	-450	-36.0		1,986	5,170	6,250	-1,080	-17.3		15,000	9,830
4080 LATE CHARGES	0	1,365	208	1,157	556.3		829	5,810	1,040	4,770	458.7		2,500	-3,310
OTHER INCOME														
4150 INTEREST	823	56	275	-219	-79.6		2,916	188	1,375	-1,187	-86.4		3,300	3,112
TOTAL INCOME	31,500	31,285	31,309	-24	-0.1		150,231	152,729	154,545	-1,816	-1.2		370,712	217,983
GENERAL OPERATIONS														
5080 PASS THRU EXP	2,220	910	917	7	0.8		3,770	7,090	4,585	-2,505	-54.6		11,000	3,910
5090 SUPPLIES	281	581	773	192	24.8		3,218	2,905	3,865	960	24.8		9,284	6,379
5095 POSTAGE	-30	128	0	-128	N/A		798	640	0	-640	N/A		0	-640
5150 BANK SERVICE CHG	0	0	0	0	N/A		-10	30	0	-30	N/A		0	-30
5310 MISC MAINTENANCE	0	0	0	0	N/A		476	0	0	0	N/A		0	0
5650 OPS CONTINGENCY	0	0	97	97	100.0		0	900	485	-415	-85.6		1,163	263
UTILITIES														
6030 ELECTRIC	0	35	0	-35	N/A		-10	35	0	-35	N/A		0	-35
6060 WATER-LARGE LOTS	91	513	472	-41	-8.7		461	868	708	-160	-22.7		15,727	14,859
6061 WATER-ALLEY LOTS	223	1,250	1,149	-101	-8.8		1,123	2,117	1,725	-392	-22.7		38,311	36,194
	314	1,798	1,621	-177	-10.9		1,573	3,021	2,433	-588	-24.2		54,038	51,017

HPCA/EDGEWATER COMMUNITY ASSN (#3335)
INCOME STATEMENT FOR PERIOD ENDING: 31 May 2022

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G/L 4.3

MONTH TO DATE DATA.....		ACTUAL vs BUDGET.		FISCAL YEAR TO DATE DATA.....		ACTUAL vs BUDGET.			..CURR BUDGET TOTALS..		
	May 21	May 22	Budget	\$Diff	%Diff		Last Ytd	Curr Ytd	Budget	\$Diff	%Diff		Annual	Remaining	
MAINTENANCE															
5560 LANDSCAPE-LRG	6,486	13,104	7,054	-6,050	-85.8		32,564	34,266	35,270	1,004	2.9		84,648	50,382	
5561 LANDSCAPE-SML	5,714	11,443	6,113	-5,330	-87.2		28,689	29,781	30,565	784	2.6		73,356	43,575	
5565 LANDSCAPE-OTH	1,347	0	0	0	N/A		1,347	4,750	34,516	29,766	86.2		34,516	29,766	
5566 NONBUDGTBODAPPRV	0	0	0	0	N/A		0	19,278	0	-19,278	N/A		0	-19,278	
5600 IRRIGATION-LRG	0	525	525	0	0.0		193	2,098	2,623	525	20.0		6,295	4,197	
5601 IRRIGATION-SML	0	455	455	0	0.0		0	1,819	2,274	455	20.0		5,457	3,638	
5617 BACKFLOW TESTING	0	0	0	0	N/A		0	0	0	0	N/A		4,415	4,415	
	13,547	25,526	14,146	-11,380	-80.4		62,792	91,991	105,248	13,256	12.6		208,687	116,696	
FEES, INSUR & TAXES															
6200 MANAGEMENT FEES	5,040	4,425	4,425	0	0.0		21,510	22,125	22,125	0	0.0		53,100	30,975	
6207 NON-CONTRACT MGMT	0	0	0	0	N/A		0	3,368	0	-3,368	N/A		0	-3,368	
6225 CPA FEES	0	0	0	0	N/A		0	0	0	0	N/A		2,750	2,750	
6230 LEGAL FEES	50	0	200	200	100.0		951	0	200	200	100.0		1,200	1,200	
6231 LEGAL-COLLECTION	1,810	0	300	300	100.0		3,911	30	1,500	1,470	98.0		3,600	3,570	
	6,900	4,425	4,925	500	10.2		26,372	25,523	23,825	-1,698	-7.1		60,650	35,127	
OTHER EXPENSES															
6305 RP FND-FYC/ALLEY	0	0	2,158	2,158	100.0		0	0	10,788	10,788	100.0		25,890	25,890	
NET EXPENSES	23,232	33,368	24,637	-8,731	-35.4		98,989	132,100	151,229	19,129	12.7		370,712	238,612	
NET OPERATING INCOME	8,269	-2,083	6,672	-8,755	131.2		51,242	20,629	3,316	17,312	522.0		0	-20,629	
RESERVE EXPENSES															
6630 MAILBOX RESERVES	0	0	0	0	N/A		0	12,395	0	-12,395	N/A		0	-12,395	
TOTAL EXPENSES	23,232	33,368	24,637	-8,731	-35.4		98,989	144,495	151,229	6,734	4.5		370,712	226,217	
NET EARNINGS/LOSS	8,269	-2,083	6,672	-8,755	131.2		51,242	8,234	3,316	4,918	148.3		0	-8,234	