

SUTTERS LANDING HOMEOWNERS
ASSOCIATION, INC.

Budget Meeting
September 14, 2022 @ 6:00pm
Watson Realty Corp
4516 NW 23rd Ave
Gainesville, FL 32606

AGENDA

1. CALLING OF THE ROLL
2. PROOF OF NOTICE OF MEETING - Sign out 8/31/2022
3. READING AND DISPOSAL OF ANY UNAPPROVED MINUTES 7-13-2022
4. REPORTS OF OFFICERS
5. FINANCIALS- 7/1/22- 8/31/22
 - a. Profit & loss vs actual/ Balance sheet
6. COMPLETED BUSINES
 - a. Eddie continues to lawn service.
 - b. Solitude Lake continues to monitor lakes
 - c. Lawn fertilized monthly by Sky-Frog.
 - d. Insurance renewed
7. UNFINISHED BUSINESS
 - a. 3 homeowners at attorney –
8. NEW BUSINESS
 - a. 2023 Budget
 - b. Documents 2023
9. ADJOURNMENT - Next meeting 10/1/2022 - Annual

**Sutters Landing Homeowners Association
Board Meeting Minutes
July 13, 2022**

Called to Order 6:03pm – Russ Stritz, President

In Attendance: Board Members: Russ Stritz, Richard Durgin, Nancy Totten, Greg Forcey, Drew Dutterer, Miriam Hemphill and Joel Grandshaw.

Association Management CAM'S Susan Reitnauer

Quorum met with 7 board members.

Sign was put out on 07/08/2022

Reading and Disposal of 04/13/2022 Budget Meeting Minutes: Motion to approve from Drew Dutterer. Richard Durgin 2nd. All in favor – None opposed. Motion carried.

Correction from last meeting minutes.

Rentals – Lots - 18,27,28,32,60,75,80. Corrected. Lot 87 removed as it not a rental as reported in the last meeting minutes.

Officers Reports: No reports from officers.

Management Reports/ Financial Reports: Susan Reitnauer – Profit and Loss – Financials looking good. Had to change banks. PNC no longer supports any HOA. Banking with Ameris Bank. No service charges and free checks to start.

Insurance renewal August 1. Insurance vendor has changed. Was Bankers Insurance is changing to different vendor. Fran working on numbers. \$20,783 in reserve \$26,879 in operating.

Two homeowners sent to attorney for non-payment and has not responded. Also report lot 106 to attorney. Listed as homestead.

Motion to approve - Miriam Hemphill. Richard Durgin 2nd. All in favor – None opposed. Motion carried.

Completed Business:

Unfinished Business:

New Business: Tree pile on side of road between ponds. Alligator sign to be installed at each pond. Lot 10 Report to Codes Enforcement for yard. Lot 9 reported to Property Appraiser for Homestead issue. Has already reported to codes for trash in front of house. Lot 79 Painting exterior request form submitted. Multiple colors provided. Susan to reach out to homeowner. Mosquito issue, Russ Stritz to contact GRU. Lot 80 has a trailer parked in yard. Lot 27 front yard is dirt. Management to reach out to owner. Also, tree needs to be removed before it falls on entrance fence. Lot 8 verify if home is occupied. Someone keeps turning off breaker for south pond. Richard Durgin suggests purchasing and installing trail cameras. May be a legal issue since there is no signs about video surveillance and we may not be able enforce. Joel Grandshaw suggests installing locks on breaker boxes. Review at next meeting. Drew Dutterer motioned to purchase and install locks Joel Grandshaw 2nd the motion. Susan to purchase locks and keys.

Lot 52 Parking on yard.

Services going up. Ponds, Lawn, Utilities to be discussed at budget meeting.

Renew and update Sutters Landing documents. Committee needs to be formed. Estimate of cost needed. Will need to be send out package or deliver to homeowners. Need 80% homeowners to accept and sign new Covenants and By-laws. Need to budget for.

Next meeting in September 14, 2022 Budget meeting.

Meeting adjourned 7:35pm, Greg Forcey motioned to adjourn, Richard Durgin 2nd.

Submitted by
Joel Grandshaw

Sutters Landing Homeowners Association, Inc.
Profit & Loss Budget vs. Actual
January through August 2022

	<u>Jan - Aug 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Association Dues	39,104.00	40,232.00	-1,128.00	97.2%
Interest Income	2.53			
Late Fees	375.00			
Total Income	<u>39,481.53</u>	<u>40,232.00</u>	<u>-750.47</u>	<u>98.14%</u>
Gross Profit	39,481.53	40,232.00	-750.47	98.14%
Expense				
Attorney Fee's	0.00	0.00	0.00	0.0%
bank fees	33.00			
Filing Fees	61.25	62.00	-0.75	98.79%
Grounds & Maintenance	0.00	0.00	0.00	0.0%
Insurance Expense	1,403.52	2,300.00	-896.48	61.02%
Landscaping and Groundskeeping				
Irrigation Maintenance	0.00	250.00	-250.00	0.0%
Lawn Improvements/Replacements	960.00	1,000.00	-40.00	96.0%
Lawn Maint	8,452.94	13,125.00	-4,672.06	64.4%
Pond Maint	1,648.00	3,000.00	-1,352.00	54.93%
Total Landscaping and Groundskeeping	<u>11,060.94</u>	<u>17,375.00</u>	<u>-6,314.06</u>	<u>63.66%</u>
Legal fees	0.00	500.00	-500.00	0.0%
Management Fees	5,200.00	7,800.00	-2,600.00	66.67%
Office Admin/Supplies	0.00	300.00	-300.00	0.0%
Pressure washing entrance	0.00	400.00	-400.00	0.0%
Professional Fees	335.00	340.00	-5.00	98.53%
Repairs and Maintenance	7,000.00	3,200.00	3,800.00	218.75%
transfer to reserves	1,479.00	1,479.00	0.00	100.0%
Trees	0.00	500.00	-500.00	0.0%
Utilities	5,615.41	5,876.00	-260.59	95.57%
website hosting	0.00	100.00	-100.00	0.0%
Total Expense	<u>32,188.12</u>	<u>40,232.00</u>	<u>-8,043.88</u>	<u>80.01%</u>
Net Ordinary Income	<u>7,293.41</u>	<u>0.00</u>	<u>7,293.41</u>	<u>100.0%</u>
Net Income	<u>7,293.41</u>	<u>0.00</u>	<u>7,293.41</u>	<u>100.0%</u>

11:15 AM
09/12/22
Cash Basis

Sutters Landing Homeowners Association, Inc.
Balance Sheet
As of August 31, 2022

	<u>Aug 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Ameris Operating	17,200.16
Ameris Reserve	22,261.44
Total Checking/Savings	<u>39,461.60</u>
Accounts Receivable	
Accounts Receivable	-102.00
Total Accounts Receivable	<u>-102.00</u>
Total Current Assets	<u>39,359.60</u>
TOTAL ASSETS	<u><u>39,359.60</u></u>
LIABILITIES & EQUITY	
Equity	
Fund Balance - Operating	3,326.33
Fund Balance - Reserve	22,273.91
Retained Earnings	6,465.95
Net Income	7,293.41
Total Equity	<u>39,359.60</u>
TOTAL LIABILITIES & EQUITY	<u><u>39,359.60</u></u>

SUTTERS LANDING HOMEOWNERS ASSN., INC.

BUDGET MEETING

September 14, 2022 @ 6:00pm

Location: Watson Realty Corp.
4516 NW 23rd Ave.
Gainesville, FL 32606

August 31, 2022

To: Sutters Landing Homeowners

From: Board of Directors and Association Managers

Re: 2023 Budget

Dear Homeowner

Please see enclosed 2023 proposed budget. The association fees will be increasing if voted by the board of directors to \$394 due to the increase in GRU utilities, insurance, and over all general maintenance.

In 2023 Sutters Landing Declaration of Covenants, Conditions and Restrictions need to be updated. The preservation cost for the documents which could cost approximately \$7,000 will not come from your HOA fee that is on the 2023 proposed budget it will come out of the General reserve account.

Any questions please contact: Fran Pollard or Susan Reitnauer

Thank you for your cooperation!

Sincerely,

Association Management

c/o Watson Realty Corp. – ATTN: Fran or Susan
4516 NW 23rd Avenue, Gainesville, FL 32606 (352) 224-2122 (352) 224-2111 Fax: (352) 371-3520
Email: franpollard@watsonrealtycorp.com

Sutters Landing Homeowners Association, Inc.
2023 Proposed Budget

	2022 Approved	2023 Proposed
REVENUE		
ASSOCIATION FEES (107 lots @ \$394/lot annually)	40,232	42,158
EXPENSES		107 lots @\$394/Lot
REPAIRS & MAINTENANCE EXPENSE		
MAINTENANCE & REPAIRS & FENCING	3,200	3,200
LAWN MAINTENANCE CONTRACT	13,125	14,000
LAWN IMPROVE/REPLACEMENTS	1,000	1,000
IRRIGATION MAINTENANCE	250	250
GENERAL MAINTENANCE/POND AREAS	3,000	3,000
TREE MAINTENANCE	500	500
PRESSURE WASHING	400	400
OPERATING EXPENSES		
ELECTRICITY	5,500	6,500
WATER	376	394
GEN & ADMIN. EXPENSE		
MANAGEMENT	7,800	7,800
ACCOUNTING FEES	340	340
OFFICE EXPENSE	300	400
LEGAL FEES	500	500
WEB	100	100
BANK CHARGES	0	50
FIXED EXPENSES		
FILING FEES	62	62
INSURANCE	2,300	2,300
TOTAL EXPENSES	\$38,753	\$40,796
RESERVE ALLOCATIONS		
GENERAL RESERVES	1479	1362
TOTAL RESERVE CONTRIBUTION	\$1,479	\$1,362
TOTAL EXPENSES AND RESERVES		
107 Homes @ \$394 = \$42,158	\$40,232	\$42,158