# HOA Annual Meeting Agenda, February 5, 2024

Greetings and Board Member/ Committee introductions

Financial Report

Reports on repairs made and/or needed.

Reports on Deed Restrictions and resident requests

Old Business

New Business

A Word to the Wise:
Neighborhood safety

Meeting adjourned

# Wilderness Trails HOA
## Balance Sheet
### As of December 31, 2023

| | Dec 31, 23 |
|---|---|
| **ASSETS** | |
| **Current Assets** | |
| **Checking/Savings** | |
| 101 · Comerica Bank | 18,481.78 |
| 102 · Comerica Bank - Savings | 97,124.13 |
| **Total Checking/Savings** | 115,605.91 |
| **Accounts Receivable** | |
| 1200 · Accounts Receivable | 19,639.91 |
| **Total Accounts Receivable** | 19,639.91 |
| **Other Current Assets** | |
| 1499 · Undeposited Funds | 265.00 |
| **Total Other Current Assets** | 265.00 |
| **Total Current Assets** | 135,510.82 |
| **TOTAL ASSETS** | **135,510.82** |
| **LIABILITIES & EQUITY** | |
| **Equity** | |
| 250 · Homeowners' Equity | -38,591.89 |
| 3900 · Retained Earnings | 188,025.83 |
| Net Income | -13,923.12 |
| **Total Equity** | 135,510.82 |
| **TOTAL LIABILITIES & EQUITY** | **135,510.82** |

# Wilderness Trails HOA
## Profit & Loss Prev Year Comparison
### January through December 2023

| | Jan - Dec 23 | Jan - Dec 22 | $ Change | % Change |
|---|---|---|---|---|
| **Income** | | | | |
| 300 · Dues | 126,964.81 | 125,093.06 | 1,871.75 | 1.5% |
| 302 · Income - Park Rental | 175.00 | 105.00 | 70.00 | 66.7% |
| 305 · Interest | 6,572.95 | 1,285.10 | 5,287.85 | 411.5% |
| **Total Income** | 133,712.76 | 126,483.16 | 7,229.60 | 5.7% |
| **Expense** | | | | |
| 500 · Accounting | 6,000.00 | 6,000.00 | 0.00 | 0.0% |
| 505 · Bank Charges | 39.00 | 26.00 | 13.00 | 50.0% |
| 508 · Contract Services | 800.00 | 725.00 | 75.00 | 10.3% |
| 510 · Insurance | 14,086.00 | 17,167.00 | -3,081.00 | -18.0% |
| 520 · Lawn Service | 20,580.09 | 28,299.08 | -7,718.99 | -27.3% |
| 525 · Legal | 3,647.64 | 3,076.46 | 571.18 | 18.6% |
| 530 · Deed Restriction | 920.00 | 300.00 | 620.00 | 206.7% |
| 535 · Miscellaneous | 807.42 | 274.75 | 532.67 | 193.9% |
| 540 · Office Supplies | 390.52 | 406.24 | -15.72 | -3.9% |
| 545 · Postage | 1,220.12 | 977.94 | 242.18 | 24.8% |
| 550 · Pool Contract | 43,588.79 | 45,563.74 | -1,974.95 | -4.3% |
| 560 · Pool Repair & Maintenance | 270.00 | 488.22 | -218.22 | -44.7% |
| 565 · Repairs - General | 23,418.31 | 7,234.25 | 16,184.06 | 223.7% |
| 567 · Applewood Projects | 1,964.00 | 1,790.00 | 174.00 | 9.7% |
| 570 · Taxes - Property & Other | 0.00 | 87.18 | -87.18 | -100.0% |
| 575 · Telephone | 2,616.11 | 1,937.19 | 678.92 | 35.1% |
| 580 · Utilities - Electric | 11,143.89 | 9,118.92 | 2,024.97 | 22.2% |
| 580.50 · Utilities - Water | 14,117.66 | 8,745.48 | 5,372.18 | 61.4% |
| 585 · Recreation Committee | 788.06 | 1,135.38 | -347.32 | -30.6% |
| 66900 · Reconciliation Discrepancies | 0.51 | 0.00 | 0.51 | 100.0% |
| **Total Expense** | 146,398.12 | 133,352.83 | 13,045.29 | 9.8% |
| **Net Income** | **-12,685.36** | **-6,869.67** | **-5,815.69** | **-84.7%** |