

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%