



Spyglass Hill Association Newsletter October 2018

Board Elections



News from the President – Dan Easa

News from the President – Dan Easa

The Fall Homeowners' meeting will be October 28th at 7:00 p.m. at the club house. The agenda is attached. One of things we will discuss further is the realignment of the board positions I briefed you on. If we decide to vote on anything it won't be until the Spring meeting but we can discuss it further at the meeting. Basically the situation is that few if any homeowners attend our functions anymore yet at least 50 % of the respondents to my email want us to continue holding the events. A somewhat unusual situation.

Thanks to all those who responded to my email with opinions and ideas on how to increase attendance. They were all very good ideas and those ideas and others should be tried before we stop the events altogether. Still it does not seem feasible to continue to have a board member dedicated to the events. So for the time being the preferred solution is to continue to have the events but combine that task with an existing board position, probably the Secretary position. At the same time we need to look ahead and either come up with ways to improve attendance or failing that - eliminate the events. It does not make a lot sense to continue planning events that hardly anyone attends.

Among other business we will be voting on a method to vastly improve the timeliness of getting information to the homeowners. We talked about this before at length so there is not a lot more to say now. We are proposing via a vote to stop holding information for publication twice a year and instead send out the information as we have it. This should greatly improve the timeliness of the news.

It is also Spyglass election time again. As we do every fall meeting, we will be holding elections for board members. This year it is the President, Secretary, and Recreation Center. As you know, Mark Kotlarz has decided not to run again for Recreation Center, so this two-year position will be open. Mark has done a simply wonderful job and we all owe him our thanks. Please consider volunteering for this position. Basically it involves overseeing the club house and being the central point of contact for Metro Pools who handles all the pool activities. Also as a board member you would have a vote and a say in how our development is run. Remember, even if a position is not open, any homeowner can run for any of these three positions. If you cannot make the meeting, you can use the ballot supplied in this email. If you would like more information about any position, please contact me.

At the last Homeowners' Meeting two items were brought up for discussion:

- dead trees in the common area
- bushes at the corners that may possibly be obstructing the vision of drivers.

We hope to have an update on these two concerns at the meeting.

Other Items:

We have ordered a new sign for the front of the club house to make it easier for EMS and party attendees to locate.

We believe we are close to having available funds to repave the club house parking lot. If all goes as planned, we are looking to possibly getting it done next year.

We filed several liens last year and there is a possibility of several more next year.

I hope to see you all at the meeting. Please try to read the enclosed 2019 budget prior to the meeting as we will be seeking approval.

Remember you can contact me about anything at any time.

Dan Easa
440 238-3487
President.Spyglass@PiTech.US

Hope to see you at the next homeowner's meeting on October 23rd at 7:00 PM at the clubhouse.

Meeting Agenda

Opening

Welcome

Reports

President's Report - Dan Easa
Secretary's Report - Bonnie Bailey
Vice President's Report – Dave Del Rio
Treasurer's Report - Dan Gavala
2019 Budget Presentation for Approval
Clubhouse and Pool Report - Mark Kotlarz
Social Chairperson – Laurie Friedrich

Old Business

Status of Dead Trees Clean-up
Status of Bushes intersections

New Business

Board Members Election:
President
Secretary
Clubhouse and Pool
Newsletter Discussion and Vote

Open floor discussion of any items

Closing

Adjournment



Vice President News – Dave Del Rio

I would like to remind residents to have their lamp post lights on now that it gets darker sooner. Please shovel your walkways this winter season for those residents that walk and take their dogs with them on a regular basis. Reminder to keep your car doors locked when not parked inside garage.

Currently we are receiving bids for the removal of falling trees and brush clearing in our green space areas. Once the bids have been received, we will determine what, if any, steps will be taken. Have a safe and happy holiday season!



Recreation Center News – Mark Kotlarz

I have decided not to run again for my position on the board. I want to thank all the residents that helped out and made some great suggestions. Please consider helping our development by getting involved in some fashion.

Thank you.



Treasurer's Report – Dan Gavala

Past Due Invoices

Past Due Invoices

As of 10/12/18 the following number of homeowners have past due invoices:

- 2 owe for 2018
- 7 are on payment plans
- 2 have liens placed and owe for 4 years or more
- 2 owe for more than 4 years (liens to be placed)

If you have not paid your dues, you will not be able to get a pool pass or rent the Recreation center. We accept payment plans. Just e-mail me your proposed plan at dang56@aol.com

The Financial Statements have been prepared through September 30, 2018 and are included in the newsletter.

Also included are the budget for 2019 and the 4 year Capital Improvement schedule plan. If you have any questions please bring it up at the next homeowners meeting.

Have a Great Holiday Season!

Rentals of the Recreation Center – Brad & Kelly Esarove

If you need to reserve a date for rental of the Spyglass Hill Association Recreation Center, please contact Brad & Kelly Esarove at 440-846-8703 or send an e-mail to bradandkelly@spyglasshomeowners.com to request a reservation. We will return your call as soon as possible.

The cost for rental is as follows:

| | |
|-----------------------------|---------|
| Monday thru Thursday | \$55.00 |
| Friday, Saturday and Sunday | \$75.00 |

*When reserving the room, we require a refundable \$100.00 security deposit check to hold your date. A cleaning deposit check in the amount of \$50.00 has been added to the rental program. When you pick up the keys for your event, you will then pay the rental amount (\$55.00 or \$75.00). The \$100.00 security deposit will be returned or destroyed as long as the rules and regulations are followed. The cleaning deposit will be returned if the room is in its proper condition and cleaned according to the checklist. Please remember to read the rental rules carefully when using the room.

There are changes to the Recreation Center rental policy. A total of three checks are required for rental and the checks need to be made out to: **Spyglass Hill Association.*



Secretary's Meeting Highlights – Bonnie Bailey

May Homeowners' Meeting Highlights:

Dan Easa welcomed homeowners and began the meeting. He acknowledged our previous treasurer, Lori Crow, and thanked her for all she did.

Political signs are not permitted - HOA does not endorse any candidate and no voting signs can be on common areas. If you see any signs on common land, please remove and dispose of the sign. ITEM to be added to ballot for October meeting and set for a vote to change the newsletter from bi-annual to as needed. When the HOA began, the only way to communicate was to save up news and send it out four times a year. Email list reaches all but approx. 35-40 households. Better to send news out as it comes in then to hold it for months and release it twice yearly.

HO asked if it would go on the website as well? Dan Gavala responded that it was better to get the news out as it comes in. HO asked what about sending once a month. Dan E said this would not eliminate the newsletter but change its delivery timeframe. HO suggested to link old emails of newsletters on website. Dan Easa agreed that would be a good idea and would need to talk with the web master about making that happen. He summarized that it appears to be a good idea and supported by those in attendance.

HO-Tom from Buccaneer Creek sub HOA President, asked if some of their homeowners are not on the email list, what should they do? Dan E responded to Tom, they should send a quick email to Dan to add them to the list. HO-asked if there could be a link on the website to sign up for emails?

Dave Del Rio welcomed everyone. He reported that tree(s) on long boat circle will be removed. The fence around pool was fixed following storm last fall. Grass will be cut on Mondays, if rain day then it will be cut on Tuesday. Fertilizing will be done soon on common areas, watch for signs. Mulch to be done next week. The landscape contract is up for renewal and we will be adding some areas to the contract.

HO said that North Star area needs to be on the contract to be taken care of. This HO has been maintaining the front entrance area for several years. There is currently a hole from the new fire hydrant. Concern about it getting filled in. The may be the city's responsibility. Dave thanked the resident for making it look nice and offered to reimburse the HO for expenses of maintaining the island entrance.

HO stated that the common area on Tradewinds and Compass Point has a couple trees that came down in the wooded area. Grass should be cut there also. Dave apologized for landscaping company's shortcomings. He explained that they have had a lot of issues with turnover within the landscape company.

HO shared that W130th from the sewer area to Long Boat is a mess, a lot of trash, litter, and dead trees. Can someone clean this? Dan E. said we will need to contact the landscape company to create a special contract for this work.

HO said bushes in tree lawns at corners of the streets are getting large and blocking the view of the street. They should be trimmed or removed. Some continued debate ensued regarding who planted the shrubs and who is responsible for their removal. Dave and Dan E will follow up.

DAN Gavala went over the financial report. The HOA is in great shape financially. Well planned future expenses. No dues increase coming.

If you have an issue, please email the board when it arises. No need to wait for a meeting to bring up issues.

Mark Kotlarz shared that Metro will be the pool service company again this year. The exterior of the clubhouse will be painted this month along with the fencing around pool.

Dave said the break-ins are way down. He also reminded homeowners that there is no loitering around the tennis courts. If you see people loitering or using tennis courts for purposes other than playing tennis, please contact him.

Reminder to lock your cars. If you see something unusual say something.

For the next Board Meeting, we will discuss how to handle lamp post not lit.

HO remainderd everyone to clean out your dryer vent. The vent that goes out of the house. This is a fire hazard.

HO suggested HOA ask the city to build a bike lane down W.130th to the parkway. HOA not responsible for land outside of Spyglass and suggested the HO contact the city representative to address that proposal.

Laurie Friedrich shared that the Pool opening cookout was scheduled for Saturday of Memorial Day weekend. All are welcome. HOA will provide food. There will be the Bike parade for 4th of July.

Any suggestions for future events are welcome.

Homeowners meeting ended at approx. 9:15 p.m.

Thank you Laurie Friedrich for taking the minutes for the meeting.

If you would like to add your name to our e-mail list, please e-mail Dan Easa at president@spyglasshomeowners.com or Bonnie Bailey at secretary.spyglasshill@yahoo.com.

***PLEASE JOIN US AT THE OCTOBER 28, 2018 HOMEOWNERS' MEETING
7:00 p.m. at the Recreation Center***



Social News – Laurie Friedrich

No report.

Any suggestions, please e-mail me at laurie.friedrich36@gmail.com or call/text me at 440-590-2589.



We would like to thank the generous Homeowners' Association for the support of the Swim Team! It goes to support our Electric Eels. We had an outstanding season with 98 swimmers and we came in **THIRD PLACE** at **CHAMPS!**

Congratulations to all of our swimmers!

Ballot for Election of Officers

FORMAL VOTE BY MAIL: (1 VOTE PER FAMILY)

HOMEOWNER NAME(S) _____

ADDRESS: _____

President:
Dan Easa _____

Secretary:
Bonnie Bailey _____

Recreation Center:
Open _____

Return to:

Spyglass Hill
P.O. Box 360183
Strongsville, OH 44136

Or e-mail your absentee vote to dave_delrio@yahoo.com October 28, 2018 by 6:00 p.m. or respond to the e-mail that you received the newsletter.

You may also present your ballot to Board Members Dave DelRio, Dan Gavala, or Mark Kotlarz by October 28, 2018 by 6:00 p.m.

Date 10/12/18

SPYGLASS HILL HOMEOWNERS ASSOCIATION

| | | <u>Beg Bal.</u> <u>8/31/2018</u> | <u>Interest</u> | <u>Cash in</u> | <u>Cash out</u> | <u>End Bal.</u> <u>8/31/2018</u> |
|---------|----------------------|-------------------------------------|-----------------|-----------------|---------------------|-------------------------------------|
| US BANK | Capital Improvements | \$45,154.56 | \$2.96 | \$0.00 | \$0.00 | \$45,157.52 |
| US BANK | Operating Account | \$61,468.50 | \$0.51 | \$675.00 | (\$4,967.25) | \$57,176.76 |
| | Totals | <u>\$106,623.06</u> | <u>\$3.47</u> | <u>\$675.00</u> | <u>(\$4,967.25)</u> | <u>\$102,334.28</u> |

| SPYGLASS HILL HOMEOWNERS ASSOCIATION | | | | | | |
|--------------------------------------|--------------------------------------|------------|------------|-------------|-------------|-------------|
| Capital Improvements 4 Year Plan | | | | | | |
| All numbers are estimates | | | | | | |
| Item | Description | Cost | 2018 | 2019 | 2020 | 2021 |
| # | Beg Balance | | \$ 52,411 | \$ 75,159 | \$ 15,159 | \$ 27,159 |
| | | | | | | |
| | | | | | | |
| 1 | Fence/Gate Repair/Paint Fence | \$ 3,069 | \$ (3,069) | | | |
| 2 | Paint Bldg Exterior | \$ 3,015 | \$ (3,015) | | | |
| 3 | Gutters | \$ 1,168 | \$ (1,168) | | | |
| 4 | Parking Lot Concrete (Spring 2019) | \$ 80,000 | | \$ (80,000) | | |
| 5 | Tree Removals | \$ 5,000 | | \$ (5,000) | | |
| 6 | New Furnace/Heat Pump | \$ 10,000 | | | \$ (10,000) | |
| 7 | Mulch W 130th | \$ 3,000 | | | \$ (3,000) | |
| 8 | Internal Pool Concrete) | \$ 30,000 | | | | \$ (30,000) |
| | | | | | | |
| | Total | \$ 135,252 | | | | |
| | | | | | | |
| | Capital Improvements Transfer-in Dec | | \$ 30,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 |
| | | | | | | |
| | Ending Balance Year End | | \$ 75,159 | \$ 15,159 | \$ 27,159 | \$ 22,159 |

Spyglass Hill Homeowners Association
Income Statement
For the Period Ending Sep 30, 2018

| REVENUE | Fav (Unfav) | | | Fav (Unfav) | | |
|---|-------------------|-------------------|-----------------|-------------------|-------------------|-------------------|
| | MTD Actual | MTD Budget | MTD Variance | YTD Actual | YTD Budget | YTD Variance |
| Annual Dues | \$ - | \$ 672 | \$ (672) | \$ 101,098 | \$ 102,144 | \$ (1,046) |
| Interest | 3 | 3 | 0 | 35 | 27 | 8 |
| Back Dues | - | 250 | (250) | 1,286 | 2,250 | (964) |
| Rents Received | 675 | 250 | 425 | 1,725 | 2,250 | (525) |
| Deliquent Fees | - | 60 | (60) | 310 | 540 | (230) |
| Class B/Other (13) | - | - | - | 4,191 | 6,800 | (2,609) |
| TOTAL REVENUE | \$ 678 | \$ 1,235 | \$ (557) | \$ 108,645 | \$ 114,011 | \$ (5,367) |
| Capital transfer | 0 | 0 | - | 7,284 | - | 7,284 |
| TOTAL REVENUE (after capital transfer) | \$ 678 | \$ 1,235 | \$ (557) | \$ 115,929 | \$ 114,011 | \$ 1,918 |
| EXPENSES | | | | | | |
| Bank fees | \$ - | \$ - | \$ - | \$ 14 | \$ - | \$ (14) |
| Social expenses | - | 50 | 50 | 318 | 450 | 132 |
| Landscaping/Grounds | 2,881 | 4,500 | 1,619 | 18,981 | 21,000 | 2,019 |
| Unexpected Expenses - Landsc | - | 675 | 675 | 2,040 | 3,150 | 1,110 |
| Administrative Expenses | 493 | 110 | (383) | 2,923 | 1,750 | (1,173) |
| Pool | - | 500 | 500 | 35,311 | 35,500 | 189 |
| Unexpected Expenses - Pool | - | 25 | 25 | 2,565 | 1,775 | (790) |
| Recreation Center/Misc Repairs | 125 | 150 | 25 | 1,125 | 1,350 | 225 |
| Property Tax & Corp. Tax | - | - | - | 903 | 900 | (3) |
| Utilities | 1,469 | 600 | (869) | 10,438 | 8,600 | (1,838) |
| Insurance | - | - | - | 5,254 | 4,000 | (1,254) |
| Swim Team Support | - | - | - | 100 | 100 | - |
| TOTAL EXPENSES | \$ 4,967 | \$ 6,610 | \$ 1,643 | \$ 79,972 | \$ 78,575 | \$ (1,397) |
| Less Capital Improvements | \$ - | \$ - | \$ - | \$ 7,284 | - | \$ (7,284) |
| NET INCOME | \$ (4,289) | \$ (5,375) | \$ 1,086 | \$ 28,673 | \$ 35,436 | \$ (6,763) |

Spyglass Hill Homeowners Association
Balance Sheet
For the Period Ending Sep 30, 2018

| | |
|--|--------------------------|
| Operating Cash | \$ 57,177 |
| Capital Improvements Account-Cash | \$ 45,158 |
| Clubhouse Renovations/Heater (at cost) | \$ 319,153 |
| Total Assets | <u><u>\$ 421,487</u></u> |
| Net Equity | <u><u>\$ 421,487</u></u> |

Statement of Operating Cash Flows
For the Period Ending Sep 30, 2018

| | |
|-----------------------------------|-------------------------|
| Net Income | \$ 28,673 |
| Purchase of Fixed Assets | - |
| Increase in Capital Account | (29) |
| Cash used in Investing Activities | (29) |
| Increase in Cash | 28,644 |
| Cash Jan 1, 2018 (beginning year) | 28,533 |
| Operating Cash - Sep 3, 2018 | <u><u>\$ 57,177</u></u> |

| | |
|---|-------------------------|
| | Capital Account |
| Balance Beginning of year - Jan 1, 2018 | 52,413 |
| Deposits | - |
| Interest Earned | 29 |
| Withdrawals/Transfers to Operations | (7,284) |
| Balance Period Ending Sep 30, 2018 | <u><u>\$ 45,158</u></u> |

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For the Period Ending Sep 30, 2018

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Spyglass Hill Homeowners Association
Income Statement
For the Period January 1, 2019 - December 31, 2019

| Revenues | BUDGET 2019 | | | | | | | | | | | | YTD 2019 |
|-------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | JAN 2019 | FEB 2019 | MAR 2019 | APR 2019 | MAY 2019 | JUN 2019 | JUL 2019 | AUG 2019 | SEP 2019 | OCT 2019 | NOV 2019 | DEC 2019 | |
| Homeowners Dues Planned (310) | 60,144 | 8,064 | 24,192 | 4,032 | 1,880 | 1,880 | 1,008 | 672 | 672 | 672 | 672 | 672 | 104,160 |
| Interest | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 24 |
| Back Dues | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 1,200 |
| Rents Received | 150 | 150 | 150 | 150 | 200 | 200 | 200 | 200 | 150 | 150 | 150 | 150 | 2,000 |
| Delinquent Fees | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 720 |
| Social | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Class B/Other (13) @ \$340 | 0 | 0 | 0 | 0 | 0 | 4,420 | 0 | 0 | 0 | 0 | 0 | 0 | 4,420 |

| | | | | | | | | | | | | | |
|--|--------|-------|--------|-------|-------|-------|-------|-------|-----|-----|-----|-----|----------|
| TOTAL REVENUE | 60,456 | 8,376 | 24,504 | 4,344 | 2,042 | 6,462 | 1,370 | 1,034 | 984 | 984 | 984 | 984 | 112,524 |
| Capital Transfer | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (25,000) |
| TOTAL REVENUE (after capital transfer) | 60,456 | 8,376 | 24,504 | 4,344 | 2,042 | 6,462 | 1,370 | 1,034 | 984 | 984 | 984 | 984 | 87,524 |

Expenses

| | | | | | | | | | | | | | |
|---------------------------------|-------|-------|-------|--------|-------|--------|-------|-------|-------|-------|-------|-------|--------|
| Bank fees | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Social expenses | 0 | 0 | 0 | 0 | 250 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 250 |
| Landscaping/Grounds | 1,500 | 1,500 | 2,000 | 1,500 | 2,000 | 4,500 | 1,500 | 2,000 | 4,500 | 2,000 | 1,500 | 1,500 | 26,000 |
| Unexpected Expenses - Landsc 5% | 75 | 75 | 100 | 75 | 100 | 225 | 75 | 100 | 225 | 100 | 75 | 75 | 1,300 |
| Administrative/Legal Expenses | 150 | 700 | 150 | 150 | 150 | 150 | 330 | 150 | 200 | 200 | 280 | 280 | 2,710 |
| Pool Expenses | 0 | 2,000 | 0 | 14,000 | 2,000 | 10,000 | 5,500 | 500 | 500 | 500 | 500 | 500 | 36,000 |
| Unexpected Exp. - Pool 5% | 0 | 100 | 0 | 700 | 100 | 500 | 275 | 25 | 25 | 25 | 25 | 25 | 1,800 |
| Recreation Center/Misc. Repairs | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 2,400 |
| Property Tax & Corp. Tax | 950 | 400 | 400 | 400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 950 |
| Utilities | 400 | 400 | 400 | 400 | 400 | 2,000 | 2,000 | 1,000 | 1,000 | 700 | 700 | 600 | 11,000 |
| Insurance | 0 | 0 | 0 | 0 | 0 | 4,400 | 0 | 0 | 0 | 0 | 0 | 0 | 4,400 |
| Swim Team Support | 0 | 0 | 0 | 0 | 0 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 100 |

Total Expenses

| | | | | | | | | | | | | | |
|----------------|-------|-------|-------|--------|-------|--------|-------|-------|-------|-------|-------|-------|--------|
| Total Expenses | 3,275 | 4,975 | 2,850 | 17,025 | 5,200 | 22,075 | 9,880 | 4,975 | 6,600 | 3,725 | 3,150 | 3,180 | 86,910 |
|----------------|-------|-------|-------|--------|-------|--------|-------|-------|-------|-------|-------|-------|--------|

Less Clubhouse Renovations

| | | | | | | | | | | | | | |
|------------|--------|-------|--------|----------|---------|----------|---------|---------|---------|---------|---------|----------|-----|
| Net Income | 57,181 | 3,401 | 21,654 | (12,681) | (3,158) | (15,613) | (8,510) | (3,941) | (5,616) | (2,741) | (2,166) | (27,196) | 614 |
|------------|--------|-------|--------|----------|---------|----------|---------|---------|---------|---------|---------|----------|-----|

Spyglass Hill Homeowners Association
 Income Statement
 For the Period January 1, 2019 - December 31, 2019

| BUDGET 2019 | | JAN 2019 | FEB 2019 | MAR 2019 | APR 2019 | MAY 2019 | JUN 2019 | JUL 2019 | AUG 2019 | SEP 2019 | OCT 2019 | NOV 2019 | DEC 2019 | YTD 2019 |
|--|--------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Revenues | | | | | | | | | | | | | | |
| Homeowners Dues Planned (310) | 60,144 | 8,084 | 24,192 | 4,032 | 1,680 | 1,680 | 1,008 | 672 | 672 | 672 | 672 | 672 | 672 | 104,160 |
| Interest | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 24 |
| Back Dues | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 1,200 |
| Rents Received | 150 | 150 | 150 | 150 | 200 | 200 | 200 | 200 | 150 | 150 | 150 | 150 | 150 | 2,000 |
| Delinquent Fees | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 720 |
| Social | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Class B/Other (13) @ \$340 | 0 | 0 | 0 | 0 | 0 | 4,420 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,420 |
| TOTAL REVENUE | 60,456 | 8,376 | 24,504 | 4,344 | 2,042 | 6,482 | 1,370 | 1,034 | 984 | 984 | 984 | 984 | 984 | 112,524 |
| Capital Transfer | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (25,000) | (25,000) |
| TOTAL REVENUE (after capital transfer) | 60,456 | 8,376 | 24,504 | 4,344 | 2,042 | 6,482 | 1,370 | 1,034 | 984 | 984 | 984 | 984 | 984 | 87,524 |

| Expenses | | | | | | | | | | | | | | |
|---------------------------------|--------|-------|--------|----------|---------|----------|---------|---------|---------|---------|---------|---------|---------|--------|
| Bank fees | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Social expenses | 0 | 0 | 0 | 0 | 250 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 250 |
| Landscapeing/Grounds | 1,500 | 1,500 | 2,000 | 1,500 | 2,000 | 4,500 | 1,500 | 2,000 | 4,500 | 2,000 | 2,000 | 1,500 | 1,500 | 26,000 |
| Unexpended Expenses - Landsc 5% | 75 | 75 | 100 | 75 | 100 | 225 | 75 | 100 | 225 | 100 | 100 | 75 | 75 | 1,300 |
| Administrative/Legal Expenses | 150 | 700 | 150 | 150 | 150 | 150 | 330 | 150 | 150 | 150 | 200 | 150 | 280 | 2,710 |
| Pool Expenses | 0 | 2,000 | 0 | 14,000 | 2,000 | 10,000 | 5,500 | 500 | 500 | 500 | 500 | 500 | 500 | 36,000 |
| Unexpended Exp. - Pool 5% | 0 | 100 | 0 | 700 | 100 | 900 | 275 | 25 | 25 | 25 | 25 | 25 | 25 | 1,800 |
| Recreation Center/misc Repairs | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 2,400 |
| Property Tax & Corp. Tax | 950 | 0 | 0 | 400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 950 |
| Utilities | 400 | 400 | 400 | 400 | 400 | 2,000 | 2,000 | 2,000 | 1,000 | 1,000 | 700 | 700 | 600 | 11,000 |
| Insurance | 0 | 0 | 0 | 0 | 0 | 4,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,400 |
| Swim Team Support | 0 | 0 | 0 | 0 | 0 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 |
| Total Expenses | 3,275 | 4,975 | 2,950 | 17,025 | 5,200 | 22,075 | 9,880 | 4,975 | 6,600 | 3,725 | 3,150 | 3,150 | 3,150 | 86,910 |
| Less Clubhouse Renovations | | | | | | | | | | | | | | 0 |
| Net Income | 57,181 | 3,401 | 21,554 | (12,681) | (3,158) | (15,613) | (8,510) | (3,941) | (5,616) | (2,741) | (2,165) | (2,165) | (2,165) | 614 |