
Virtual Board of Directors Meeting

Thursday, November 7th, 2024, at 6:00p.m.

Microsoft Teams

Meeting ID: 217 330 796 982

Passcode: SYZb85

Dial in by phone

[+1 323-433-2148](tel:+13234332148), [733649662#](tel:+13234332148) United States

Phone conference ID: 733 649 662#

HARDIN VILLAGE

Homeowners Association

Agenda

- Establish Board Quorum
 - Call Meeting to Order
 - Introduction of the Board of Directors
 - Christopher Vock, President
 - Cody Cunningham, Vice President
 - Sarah Meux, Secretary
 - Introduction of Essex Association Management, L.P. Representatives
 - Cinnamon Anderson, Sr. Association Manager
 - Kennedy Middlebrooks, Assistant Association Manager
 - Sarah Adames, Account Manager
 - Financial Review
 - September 2024 Balance Sheet & Income Statement Summary
 - Review and Approve 2025 Proposed Budget
 - An official statement will be mailed to all homeowners
 - Community & Board Updates
 - Old Business
 - New Business
 - Adjourn Open Session
 - Homeowner Q & A
 - Executive Session
 - Adjourn Executive Session
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September 2024 Balance Sheet

Balance Sheet Report Hardin Village Homeowners Association, Inc.

As of September 30, 2024

	<u>Balance Sep 30, 2024</u>	<u>Balance Aug 31, 2024</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - First Citizen Bank Operating Account	27,259.84	31,246.40	(3,986.56)
1011 - First Citizen-RSV Account	1,628.01	1,627.61	0.40
Total Assets	28,887.85	32,874.01	(3,986.16)
Receivables			
1400 - Accounts Receivable	4,815.93	4,695.93	120.00
Total Receivables	4,815.93	4,695.93	120.00
Total Assets	33,703.78	37,569.94	(3,866.16)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	151.84	425.62	(273.78)
2050 - Prepaid Assessments	1,966.60	1,771.60	195.00
Total Liabilities	2,118.44	2,197.22	(78.78)
Total Liabilities	2,118.44	2,197.22	(78.78)
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	12,022.63	12,022.63	0.00
Total Equity	12,022.63	12,022.63	0.00
Total Owners' Equity	12,022.63	12,022.63	0.00
Net Income / (Loss)	19,562.71	23,350.09	(3,787.38)
Total Liabilities and Equity	33,703.78	37,569.94	(3,866.16)

September 2024 Income Statement

Income Statement Report
Hardin Village Homeowners Association, Inc.
Consolidated
September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Income								
4100 - Assessments	0.00	0.00	0.00	59,097.60	59,097.60	0.00	59,097.60	0.00
4200 - Late/NSF Fee	75.00	0.00	75.00	825.00	350.00	475.00	350.00	(475.00)
4250 - Collection Fee Charge	45.00	0.00	45.00	525.00	210.00	315.00	210.00	(315.00)
4350 - Violation Fine Charge	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
4410 - Demand Letter Income	0.00	0.00	0.00	75.00	45.00	30.00	45.00	(30.00)
4500 - Interest Income	1.61	2.00	(0.39)	20.37	14.00	6.37	18.00	(2.37)
4801 - CAP Fees	300.00	0.00	300.00	1,200.00	600.00	600.00	600.00	(600.00)
Total Income	421.61	2.00	419.61	61,842.97	60,316.60	1,526.37	60,320.60	(1,522.37)
Total Income	421.61	2.00	419.61	61,842.97	60,316.60	1,526.37	60,320.60	(1,522.37)
Expense								
General & Administrative								
5100 - Administrative Expenses	75.00	75.00	0.00	2,369.95	675.00	1,694.95	900.00	(1,469.95)
5101 - Postage	103.34	46.00	57.34	764.17	413.00	351.17	550.00	(214.17)
5104 - Printing and Reproduction	3.50	17.00	(13.50)	50.60	150.00	(99.40)	200.00	149.40
5105 - Website Expense	0.00	25.00	(25.00)	335.90	425.00	(89.10)	500.00	164.10
5106 - Homeowner Functions	0.00	50.00	(50.00)	0.00	350.00	(350.00)	500.00	500.00
5109 - Licenses, Permits, & Fees	0.00	0.00	0.00	0.00	0.00	0.00	225.00	225.00
5110 - Professional Management	650.00	650.00	0.00	5,850.00	5,850.00	0.00	7,800.00	1,950.00
5120 - Collection Fees Billed Back	45.00	0.00	45.00	600.00	210.00	390.00	210.00	(390.00)
5121 - Property Inspections	72.95	75.00	(2.05)	1,444.51	675.00	769.51	900.00	(544.51)
5170 - Bank Fees	0.00	1.00	(1.00)	0.00	8.00	(8.00)	10.00	10.00
5176 - Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00
5181 - Tax Preparation	0.00	32.00	(32.00)	485.00	331.00	154.00	425.00	(60.00)
Total General & Administrative	949.79	971.00	(21.21)	11,900.13	9,087.00	2,813.13	12,470.00	569.87

September 2024 Income Statement

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Consolidated
September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Taxes								
5201 - Property Taxes	0.00	59.00	(59.00)	0.00	536.00	(536.00)	715.00	715.00
Total Taxes	0.00	59.00	(59.00)	0.00	536.00	(536.00)	715.00	715.00
Insurance								
5310 - General Liability	0.00	308.00	(308.00)	2,248.15	2,775.00	(526.85)	3,700.00	1,451.85
5320 - Directors & Officers Liability	0.00	0.00	0.00	1,205.00	1,205.00	0.00	1,205.00	0.00
Total Insurance	0.00	308.00	(308.00)	3,453.15	3,980.00	(526.85)	4,905.00	1,451.85
Utilities								
6010 - Electric	180.36	83.00	97.36	1,608.67	750.00	858.67	1,000.00	(608.67)
6020 - Water/Sewer	715.95	333.00	382.95	3,200.95	3,000.00	200.95	4,000.00	799.05
Total Utilities	896.31	416.00	480.31	4,809.62	3,750.00	1,059.62	5,000.00	190.38
Infrastructure & Maintenance								
6261 - Grounds Porter	0.00	250.00	(250.00)	0.00	2,250.00	(2,250.00)	3,000.00	3,000.00
6264 - Holiday Decoration	0.00	0.00	0.00	1,446.67	0.00	1,446.67	2,000.00	553.33
6290 - Common Area Maintenance	0.00	83.00	(83.00)	0.00	750.00	(750.00)	1,000.00	1,000.00
Total Infrastructure & Maintenance	0.00	333.00	(333.00)	1,446.67	3,000.00	(1,553.33)	6,000.00	4,553.33
Landscaping								
6400 - Landscaping (Contract Services)	2,089.68	2,090.00	(0.32)	18,807.12	18,810.00	(2.88)	25,080.00	6,272.88
6402 - Landscape Maint & Imprv-Non Contract	0.00	166.00	(166.00)	0.00	833.00	(833.00)	1,000.00	1,000.00
6500 - Irrigation	273.21	215.00	58.21	1,863.57	1,286.00	577.57	1,500.00	(363.57)
Total Landscaping	2,362.89	2,471.00	(108.11)	20,670.69	20,929.00	(258.31)	27,580.00	6,909.31
Reserves								
6001 - Reserve Contributions	0.00	0.00	0.00	0.00	0.00	0.00	1,625.30	1,625.30
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	1,625.30	1,625.30

September 2024 Income Statement

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Consolidated
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	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contingency								
8000 - Contingency	0.00	0.00	0.00	0.00	0.00	0.00	2,025.30	2,025.30
Total Contingency	0.00	0.00	0.00	0.00	0.00	0.00	2,025.30	2,025.30
Total Expense	4,208.99	4,558.00	(349.01)	42,280.26	41,282.00	998.26	60,320.60	18,040.34
Net Income / (Loss)	(3,787.38)	(4,556.00)	768.62	19,562.71	19,034.60	528.11	0.00	(19,562.71)

Approve 2025 Budget

**Budget Summary Report
Hardin Village Homeowners Association, Inc.
2025 Proposed Budget**

	2025 Budget
Income	
4100 - Assessments	59,097.60
4200 - Late/NSF Fee	350.00
4250 - Collection Fee Charge	210.00
4300 - Misc Income	0.00
4350 - Violation Fine Charge	0.00
4410 - Demand Letter Income	45.00
4500 - Interest Income	18.00
4801 - CAP Fees	600.00
Total Income	60,320.60
Total Hardin Village Homeowners Association Income	60,320.60
General & Administrative	
5100 - Administrative Expenses	2,655.00
5101 - Postage	725.00
5104 - Printing and Reproduction	150.00
5105 - Website Expense	500.00
5106 - Homeowner Functions	200.00
5109 - Licenses, Permits, & Fees	225.00
5110 - Professional Management	7,800.00
5120 - Collection Fees Billed Back	210.00
5121 - Property Inspections	1,320.00
5170 - Bank Fees	10.00
5176 - Legal Fees	250.00
5177 - Legal Fees Billed Back	0.00
5181 - Tax Preparation	485.00
5185 - Reserve Study	2,000.00
Total General & Administrative	16,530.00
Taxes	
5201 - Property Taxes	144.00
Total Taxes	144.00
Insurance	
5310 - General Liability	2,150.00
5320 - Directors & Officers Liability	1,250.00
Total Insurance	3,400.00
Utilities	
6010 - Electric	2,160.00
6020 - Water/Sewer	4,000.00
Total Utilities	6,160.00
Infrastructure & Maintenance	
6261 - Grounds Porter	0.00
6264 - Holiday Decoration	2,500.00
6290 - Common Area Maintenance	1,000.00
Total Infrastructure & Maintenance	3,500.00
Landscaping	
6400 - Landscaping (Contract Services)	25,080.00
6402 - Landscape Maint & Imprv-Non Contract	1,000.00

**Budget Summary Report
Hardin Village Homeowners Association, Inc.
2025 Proposed Budget**

	2025 Budget
Landscaping	
6500 - Irrigation	1,720.00
Total Landscaping	27,800.00
Reserves	
6001 - Reserve Contributions	1,625.30
Total Reserves	1,625.30
Contingency	
8000 - Contingency	1,161.30
Total Contingency	1,161.30
Total Hardin Village Homeowners Association Expense	60,320.60
Total Association Net Income / (Loss)	(0.00)



Board & Community Updates

- Flags for all 2024-2025 holidays
- Holiday Décor to be installed mid-November
- Irrigation Repairs

<https://www.hardinvillagehoa.com>



**MODIFICATION
REQUEST FORMS
MAY NOW BE
SUBMITTED
ONLINE/ACC**



**INCOME
STATEMENTS AND
BALANCE SHEETS**



**GOVERNING
DOCUMENTS**



**CALL CENTER 9AM-
5PM**



**IMPORTANT
PHONE NUMBERS**



**VOLUNTEER
FORMS**



**EMAIL & TEXT
MESSAGE
UPDATES: SIGN UP
NOW!**



HARDIN VILLAGE
Homeowners Association



ADJOURN OPEN MEETING



Q & A



Adjourn Executive Session
