

**AGENDA**

- \* Establish Quorum - 24 members (one vote per household) in attendance
- \* Review/Approve 2023 Annual Meeting Minutes
- \* Review/Approve 2023 Financials & 2024 Budget
- \* Election of new board member (3-year term) ---Need volunteer to join the ACC Committee
- \* Adjourn

**Seifert Creek Homeowners Association  
2023 Actual Results and 2024 Budget**

		\$375 Dues		1.1.23-12.31.23		\$400 Dues	
	Revenue	2023 Budget	2023 Actual	Variance	2024 Budget		
1	Assessment Income	\$ 26,625.00	\$ 27,325.00	\$ (700.00)	\$ 28,400.00		
2	Late Fee Income	\$ -	\$ 400.00	\$ (400.00)	\$ -		
3	Bank Interest	\$ -	\$ 13.91	\$ -	\$ -		
4	Legal Fee Reimbursement	\$ -	\$ 749.22	\$ (749.22)	\$ -		
<b>Total Income</b>		<b>\$ 26,625.00</b>	<b>\$ 28,488.13</b>	<b>\$ (1,849.22)</b>	<b>\$ 28,400.00</b>		

	Expenses	2023 Budget	2023 Actual	Variance	2024 Budget
1	Landscaping	\$ 14,915.00	\$ 12,845.00	\$ 2,070.00	\$ 15,700.00
2	Landscaping replacement/tree removal	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 2,000.00
3	Irrigation Maintenance & repair	\$ 600.00	\$ -	\$ 600.00	\$ 600.00
4	Signage Repairs	\$ 1,000.00	\$ 1,879.00	\$ (879.00)	\$ 1,575.28
5	Maintenance (Electrical Repair)	\$ -	\$ 225.00	\$ (225.00)	\$ -
6	Nature Trail Maintenance	\$ -	\$ -	\$ -	\$ -
7	Electricity	\$ 1,000.00	\$ 983.36	\$ 16.64	\$ 1,030.00
8	Insurance	\$ 1,300.00	\$ 1,360.00	\$ (60.00)	\$ 1,400.00
9	Garage Sale Expense	\$ 220.00	\$ -	\$ 220.00	\$ 220.00
10	Neighborhood Social Expense	\$ -	\$ -	\$ -	\$ -
11	Town Hall Rental Expense	\$ -	\$ -	\$ -	\$ -
12	Directory Expense	\$ -	\$ -	\$ -	\$ -
13	Office Supplies (Stamps, Envelopes)	\$ 500.00	\$ 551.15	\$ (51.15)	\$ 600.00
14	Taxes/State Legal Filings	\$ 160.00	\$ 160.00	\$ -	\$ 175.00
15	Holiday Decorations (incl in Land)	\$ 445.00	\$ 445.00	\$ -	\$ 445.00
16	Bank Fees	\$ 10.00	\$ -	\$ 10.00	\$ 10.00
17	Website Expense	\$ 200.00	\$ 182.54	\$ 17.46	\$ 200.00
18	Professional Fees (Attorney, CPA)	\$ 500.00	\$ 401.74	\$ 98.26	\$ 500.00
19	Advertising Expense	\$ -	\$ -	\$ -	\$ -
20	Management Company Expense	\$ 3,819.24	\$ 3,828.78	\$ (9.54)	\$ 3,922.72
21	Business Entity Report	\$ 22.00	\$ 22.00	\$ -	\$ 22.00
<b>Total Expense</b>		<b>\$ 26,691.24</b>	<b>\$ 22,883.57</b>	<b>\$ 3,807.67</b>	<b>\$ 28,400.00</b>
Excess Revenue/Expense		\$ (66.24)	\$ 5,604.56	\$ (5,656.89)	\$ -

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