



The Pines

AT KIMBALL BRIDGE

April 19th, 2022 – 7:00PM

Google Meet

AGENDA

Roll Call

Secretary's Report: Annette

Treasurer: Ken – Budget / Dues Update Update

Correspondence: Annette/Pam – Facebook / Website Update

Covenants: Standards Document Update

Covenant Violations: Update

Social: Spring Fling Update

Landscape: Matt – Update

Government: Pam – Update

New Business: 2022 Graduation Poster / Kimball Bridge Fence Update / Mailboxes Update

Upcoming Meeting(s): May 17th, 2022, June Annual HOA Meeting???

Adjournment

4/19/2022 The Pines H.O.A. Board Meeting Minutes via Google Meet

Present: Manny, Pam, Ken, Annette, Matt

Juan announced that he is moving in 2 weeks, the Board would like to thank him for his service on the Pines HOA Board.

The meeting was called to order and a quorum was present.

Secretary's report: Minutes approved.

Treasurer's report: The financial report/budget was presented and reviewed. 2022 dues: 104 paid and 26 outstanding. Late dues notices will be mailed out this weekend.

TEAM REPORTS:

Communication – FB community page, there is a request from a homeowner to be contacted regarding the KBR fence project. Pam will contact the homeowner.

Covenant Violations – Grass heights, trailer in driveway, golf cart, cover on car. Letters to be sent out.

Covenants – The standards document has been completed.

Detention Pond – No report.

Government – No report.

Landscape – The new trees are looking good and the spring flowers will be planted soon. Now that the trees are in and settled, we can change the lighting around them. Reach out to the lighting installer to come out, review everything and then will go over it at next meeting.

Social – With the Pollen blast and cooler temperatures right now we will tentatively plan on May. Reach out to Around the World food truck to see what their schedule looks like.

New Business –

Kimball Bridge Fence update.

Pinehigh Drive – a speedhump has a section that has come loose.

Graduation banner – Deadline to get names in is May 5. Post on FB Group & HOA page.

Need to update the website with the 3 mailbox designs with the new company.

Annual HOA meeting – Contact Ocee about reserving the Pavilion like we did for 2021's meeting.

June 12th, 4 pm – 6 pm but reserve the Pavilion from 3 pm – 7 pm for set up and if the meeting goes over.

Meeting Schedule/Board: May 17th.

Adjourned.

In US Dollars

The Pines at Kimball Bridge Homeowners Association
2022 Budget and Cash Flow Statement



	2022 Full Year Budget	Jan 2022 Actual	Feb 2022 Actual	Mar 2022 Actual	Apr 2022 Actual	May 2022 Actual	Jun 2022 Actual	Jul 2022 Actual	Aug 2022 Actual	Sep 2022 Actual	Oct 2022 Actual	Nov 2022 Actual	Dec 2022 Actual	2022 YTD Actual	% Of Budget	2022 Budget Remaining
Revenue																
Total Beginning Cash Flow	31,994	26,714	26,681	24,135	20,223	0	0	0	0	0	0	0	0			
Operating Expenses																
Electricity	1,500	87	74	66	0	0	0	0	0	0	0	0	0	227	15%	1,273
Water	800	21	3,125	19	0	0	0	0	0	0	0	0	0	3,165	396%	(2,365)
Monthly Landscaping (Entrances)	12,000	594	610	610	630	0	0	0	0	0	0	0	0	2,444	20%	9,556
Insurance	1,500	0	0	1,489	0	0	0	0	0	0	0	0	0	1,489	99%	11
PO Box Annual Rental	150	0	0	138	0	0	0	0	0	0	0	0	0	138	92%	12
Office Expenses (Dues Notices/Supplies/Notar)	1,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	1,800
Corporate Registration	30	30	0	0	0	0	0	0	0	0	0	0	0	30	100%	0
Website	127	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	127
Total Fixed Expenses	17,907	732	3,809	2,322	630	0	0	0	0	0	0	0	0	7,493	42%	10,414
Projects																
Welcoming Committee	125	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	125
Social Activities	1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	1,500
Banner/Flags/Miscellaneous	350	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	350
Yard of the Month	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	200
Covenants/Legal/Essments	1,500	894	284	0	0	0	0	0	0	0	0	0	0	1,178	79%	322
Sprinkler System Repair/Installation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	0
Website Upgrade	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	0
Electrical Work/Island Lights	2,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	2,200
Detention Pond Maintenance	900	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	900
Seasonal Flowers and Mulch	4,125	0	0	2,700	0	0	0	0	0	0	0	0	0	2,700	65%	1,425
Bullitin Board Repair/Replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	0
Land Survey	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	0
Sign Repair/Replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	0
New Landscaping Pinehigh Entrance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	0
Storage Unit	900	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	0
Total Projects/Variable Expenses	11,800	894	284	2,700	0	0	0	0	0	0	0	0	0	3,878	33%	7,922
Total Expenditures	29,707	1,626	4,093	5,022	630	0	0	0	0	0	0	0	0	11,371	38%	18,336
Total Ending Cash Flow	2,287	25,088	22,588	19,113	19,593	0	0	0	0	0	0	0	0			