

HIGH RIDGE VILLAGE HOA
2541 N. Reston Terrace - Hernando FL 34442
Phone: 352-746-6770 Ext. 105
Email: k.jones@villagesservices.net (Kristina Jones, CAM)

October 22, 2024

FIRST NOTICE OF ANNUAL MEETING & CANDIDATE NOMINATIONS

Meeting Date: Saturday, January 11, 2025

Meeting Time: 10:30 A.M.

Location: **CENTRAL RIDGE LIBRARY –**
425 W Roosevelt Beverly Hills, FL 34465

NOTICE IS HEREBY GIVEN of the Annual Meeting of the Membership. The purpose of the meeting is to **elect five (5) Directors to serve their 1-year term on the Board of Directors for the High Ridge Village HOA**, from January 2025 to January 2026 in addition to any business as may be lawfully presented to the Membership.

All Directors serve on a volunteer basis, without compensation. If you are interested in serving on the Board of Directors, please complete and return the enclosed Notice of Intent to be a Candidate Form prior to December 5, 2024.

Only the names of Unit Owners who submit their written request will be on the Ballot. The second notice of the Annual meeting and proxy/ballot will be mailed out approximately three weeks prior to the **January 11, 2025 Annual Meeting**.

HIGH RIDGE VILLAGE HOA

INTENT TO RUN FORM

There are five (5) open positions on the Board of Directors, each term is one (1) year. If anyone wishes to submit their name for candidacy for the Board of Directors of High Ridge Village HOA, please complete this form and return it to:

High Ridge Village HOA
2541 N. Reston Terrace
Hernando, FL 34442
Email: k.jones@villagesservices.net

You may also submit the names of other persons you would like to nominate as candidates. You MUST receive approval from your choices, in writing, before submitting their names for consideration.

I am submitting my name for consideration as a member of the Board of Directors:

Name: _____

High Ridge Village HOA Address: _____

I wish to nominate the following Owner to run for the Board of Directors:

Name: _____

High Ridge Village HOA Address: _____

REASONS WHY I WANT TO SERVE ON THE BOARD:

THIS INTENT TO RUN FORM MUST BE RETURN AND RECEIVED BY VSC NO LATER THAN December 5, 2024.

Signature

Date

High Ridge Village Homeowners' Association, Inc.

2535 N Reston Terr
Hernando, FL 34442

2025 ANNUAL ASSESSMENT

Community Manager: 352.746.6770
Accounting Office: 352.746.1855
Associationqueens@yahoo.com

Account #: [Redacted]
Property Address: [Redacted]

Due Date: **JANUARY 1, 2025**

[Redacted]
Beverly Hills FL 34465

Amount Due: \$240.00

PAYMENTS CANNOT BE TAKEN OVER THE PHONE. Payments can be made by mailing or hand delivering a check or money order to the address above (a drop box is available in the parking lot for after hours) OR by visiting <https://comwebportal.com/login> to make a payment by direct bank account withdrawal, debit card or credit card (charges may apply).

Payments not received by the due date will be subject to late fees and/or interest as set out in your Community documents and will be subject to collection costs. Please be advised that any payments made will be applied first to any interest accrued, late fees, administrative and postage fees, and any costs and attorney fees incurred in collection, and then to the delinquent assessment per FL Statute 720.3085(3)(b). Year-end Financial Statements will be available after March 31, 2025 by emailing or calling to request a copy.

Date	Payments	Check #/Description	Code	Amount	Balance
9/30/2024		Balance Forward			\$0.00
		2025 Annual Assessment			
		Annual Assmt.	A1 - ASSESSMENT	\$240.00	\$240.00

Please remit this portion with your payment

Make Check Payable To:
High Ridge Village Homeowners' Association, Inc.

Remit Payment To:
2535 N Reston Terr
Hernando, FL 34442

ACCOUNT INFORMATION:

Property Address: [Redacted]

Account #: [Redacted]

Owner Name: [Redacted]

Due Date: **JANUARY 1, 2025**

Amount Due: \$240.00

Payments CANNOT be taken over the phone. Payments can be made by mailing or hand delivering a check or money order to the address above (a drop box is available in the parking lot for after hours) OR by visiting <https://comwebportal.com/login> to make a payment by direct bank account withdrawal, debit card or credit card (charges may apply). **PLEASE INCLUDE YOUR ACCOUNT# ON YOUR PAYMENT**

High Ridge Village HOA
Budget Worksheet 2025

Account Description	2024 Actual	Actual As of	Anticipated	Expected Bal	2025
	Budget	6.30.24	Exps to YE	at 12.31.24	Proposed Budget
Revenue					
50500 Assessments from Members	\$ 33,200.00	\$ 16,600.02	\$ 16,600.02	\$ 33,200.04	\$ 39,840.00
51000 Finance Charges - Income	\$ -	\$ 1,371.52	\$ 300.00	\$ 1,671.52	\$ -
51100 Interest Income	\$ -	\$ 755.39	\$ 720.00	\$ 1,475.39	\$ -
Total Revenue	\$ 33,200.00	\$ 18,726.93	\$ 17,620.02	\$ 36,346.95	\$ 39,840.00
					166 units x \$240
Expenses					
Grounds Repairs & Maintenance					
67500 Irrigation Maintenance	\$ 700.00	\$ 1,777.00		\$ 1,777.00	\$ 500.00
69000 Lawn Cutting Maintenance	\$ 5,940.00	\$ 2,970.00	\$ 2,970.00	\$ 5,940.00	\$ 5,940.00
69100 Landscape Replacement	\$ 700.00	\$ -		\$ -	\$ 500.00
69999 Misc Repairs & Maintenance	\$ 700.00	\$ 380.00		\$ 380.00	\$ 700.00
Utilities					
64500 Irrigation Water	\$ 720.00	\$ 226.45	\$ 300.00	\$ 526.45	\$ 600.00
65000 Electric - Street Lights & Signage	\$ 7,800.00	\$ 4,221.23	\$ 4,206.00	\$ 8,427.23	\$ 8,400.00
General & Administrative					
60100 Bank Charges/NSF Fees	\$ -	\$ (10.00)	\$ -	\$ -	\$ -
60500 Insurance	\$ 1,680.00	\$ 804.87	\$ 840.00	\$ 1,644.87	\$ 1,840.00
61000 Accounting & Tax Prep	\$ 250.00	\$ 300.00	\$ -	\$ 300.00	\$ 300.00
64000 Property Management	\$ 14,684.00	\$ 7,341.84	\$ 7,341.84	\$ 14,683.68	\$ 16,200.00
65500 Legal & Collection Costs	\$ 1,500.00	\$ -		\$ -	\$ 1,500.00
67000 Office Supplies & Postage	\$ 1,500.00	\$ 1,007.00	\$ 800.00	\$ 1,807.00	\$ 1,678.00
70000 Licenses & Corporate Filings	\$ 62.00	\$ 61.25	\$ -	\$ 61.25	\$ 62.00
80000 Bad Debt Expense	\$ 500.00	\$ 776.50	\$ -	\$ 776.50	\$ 720.00
Web Site					\$ 900.00
Reserve Funding					
81000 Reserves Funding	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 36,736.00	\$ 19,856.14	\$ 16,457.84	\$ 36,323.98	\$ 39,840.00

NET REVENUE OVER/(UNDER) EXPENSES \$ (3,536.00) \$ (1,129.21) \$ 1,162.18 \$ 22.97 \$ -

Handwritten signature

10/16/24