

High Ridge Village Homeowners Association

2541 N. Reston Terrace, Hernando, Fl. 34442

Phone: 352-746-6770

October 16, 2024 5:00 PM

Budget Agenda

- I. Call to Order
- II. Introductions, Roll Call and Certifying Quorum
- III. Proof of Notice
- IV. Approve November 2, 2024 Budget Minutes
- V. Approve and discuss the 2025 Budget
- VI. Adjournment

***According to the new law passed July 1, 2024, the Association must inform all homeowners that the Association Documents are available by either hard copy or digitally on the Association website: www.highridgevillage.org.

The documents available are as follows: Articles of Incorporation, including any amendments, the By-Laws including any amendments, the Declaration of Covenants, Conditions, Restrictions and Easements including any amendment.

For further details please read Florida Statutes 720.303(15).***

HIGH RIDGE VILLAGE HOMEOWNERS ASSOCIATION, INC
2541 N RESTON TERRACE, HERNANDO FL 34442
PHONE: 352-746-6770

WWW.HIGHRIDGEVILLAGE.ORG

September 30, 2024

To All High Ridge Village Home Owners:

ASSOCIATION WEBSITE: Posting of upcoming events, Agendas, HOA Docs. Forms: ie ARC Request form. You also have the capability to pay your Assessments online with the payment link located on website.

FALL CLEANING

It's that time again, time to start to take steps to return things to order. As you are aware, all owners are obligated to conform to the High Ridge Village Homeowner's Association Articles of Incorporation, Bylaws and Covenants and Restrictions, and all amendments that have been made to these documents. These documents are a legal, recorded document and they will be enforced by the Board of Directors and Villages Services (management company). We would like to highlight the most common violations in the community to bring them to your attention.

To help us in our effort to preserve the appearance of the community, we asking for your cooperation by taking the time to check your property for any non-compliance issues, including but not limited to cleaning **mailboxes, gutters, driveways, fences (both sides) vinyl on side of home. Trimming or manicuring of bushes, scrubs, weeds in flower beds and trees. No vehicles are permitted to be parked in grass at any time. No Commercial vehicles permitted.** We will start enforcing them again, starting with inspections beginning on **November 1, 2024.**

Required Enclosure - All garbage and trash containers, oil tanks, bottle gas tanks, water tanks, water softeners, wood piles, and other similar items, structures, equipment, apparatus or installations shall be placed under the surface or within walled or fenced or landscaped areas so as not to be visible from the public streets, street rights or neighboring lots.

Recreational Equipment – No recreational equipment, including but not limited to swing sets, sandboxes, basketball poles/hoops and trampolines cannot be placed in the front yard. They are permitted to be placed in the backyard, as long as they are not unsightly and overly offensive to neighbors.

Lot Upkeep and Maintenance – All homeowners shall keep and maintain their lots, together with the exterior of all buildings, structures, and improvements. No lot shall be used as a dumping ground for rubbish. All owners shall maintain their mailboxes, roofs, gutters, downspouts, exterior building surfaces, lighting fixtures, shrubs and other vegetation, walks, driveways and other paved areas.

Rentals – ALL prospective renters or lease participants **MUST be APPROVED** by the Association. If you are Renting/Leasing your home, please contact your CAM to make sure proper information has been received.

Yard Sales – Are permitted with BOD Approval.

If you have any questions or concerns, please feel free to contact Villages Services at 352-746-6770, Ext. 105.

Sincerely,

The Board of Directors of High Ridge Village Homeowners Association

We have also enclosed an Information Sheet for you to fill out, to help keep our records current.

High Ridge Village HOA
Budget Worksheet 2025

Account Description	2024 Actual	Actual As of	Anticipated	Expected Bal	2025	166 units x \$240
	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	
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						
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	\$ -	