

**Baynard Park, POA**  
 2022 Annual Homeowners Meeting  
 December 1<sup>st</sup>, 2022 5:00 PM  
**Management Report**

**ACCOMPLISHMENTS FOR 2022**

- New management company as of 3/1
- New security company, Securitas, as of 3/1
- SOX project for pond #7 in progress
- Renewed contracts for landscaping and lagoon maintenance
- Extensive irrigation repairs completed around the ponds and at the entrance
- Installed a new reader at the gate and upgraded to NeDap tags which are superior to the previous RFID tags
- Work with local law enforcement for community patrol access; speed limit signs installed
- Alligator signs installed at the entrance and each pond within the community
- Launched TekWave to simplify guest passes at the gate
- Installed lines for irrigation behind the guardhouse in anticipation of updated landscaping
- Common area trees were trimmed away from street lights/signs

**PROJECTS UNDER CONSIDERATION 2023**

- Address lagoon erosion through continuation of the SOX program
- Updating/cleaning signage throughout the community
- Common area/islands landscape updates

**FINANCIALS**

- Cash Position as of 10/31/2022

- Accounts Receivable
  - 12 owners owe \$1k+

| <u>Bank</u>       |                           |                   |
|-------------------|---------------------------|-------------------|
| 10100             | Operating Checking - AAB  | 154,260.59        |
| 10103             | Gate House- CSB           | 32,872.04         |
| 10201             | Replacement Reserve - ICS | 446,545.02        |
| 10202             | Title Transfer - AAB      | 26,317.05         |
| 10200             | Replacement Reserve - AAB | 311,966.03        |
| 10300             | Insurance Reserve- AAB    | 5,753.27          |
| <u>Total Bank</u> |                           | <u>977,714.00</u> |

| <u>Accounts Receivable</u>       |                       |                  |
|----------------------------------|-----------------------|------------------|
| 11100                            | A/R Association Fees  | 23,395.07        |
| 11101                            | A/R Late Fees         | 1,807.67         |
| 11102                            | A/R Legal Fees        | 224.75           |
| 11103                            | A/R Owner Fines       | 2,600.55         |
| 11104                            | A/R Owner Maintenance | 500.00           |
| 11109                            | A/R Misc              | 460.00           |
| <u>Total Accounts Receivable</u> |                       | <u>28,988.04</u> |

- Status of 2022 Operating Budget
  - Several items underbudgeted for 2022 (Janitorial, Security, Insurance, Irrigation Repairs) but due to excess income (Title Transfer Fees and Gate Income, still expected to finish the year in line with the budget.
- 2023 Budget/Dues
  - Sent with Annual Meeting Packet w/ no increase in dues