September 20, 2025

Pinhook Bend Homeowner's Association, Inc. Annual Meeting

Meeting:

- Reviewed the 2024-2025 finances see attached
- Reviewed 2025-2026 proposed budget
    - No objections to proposed budget see attachment.
- Counted ballots for board election:
    - President Chris Bittner
    - Vice President Sherry Norton
    - Secretary Rhonda Mohr
    - Treasurer Heather Shaw
    - Board At Large Caleb Somers
    - Board At Large Craig Duncan
    - Board At Large Melanie Bibee

    - Alternate Ezekiel Snyder
    - Alternate Wilma Trewitt

The vote was unanimous, and all members were certified 9.19.25. 17 total ballots were received.

A motion was made by Craig Duncan to close the meeting, and it was seconded by Wilma Trewitt

Meeting was closed.

Chris Bittner
Pinkhood Bend HOA, President

[illegible] Rep

10/20
MEETING

FINANCIAL STATEMENT
SEPTEMBER 2024 TO SEPTEMBER 2025

TOTAL AMOUNT RECEIVED FROM DUES(35 lots@$484.00)			$16,940.00
INTEREST			27.13
SNYDER			121.00
PENALTY INTEREST AND PAST DUES			49.00
REMOTE			-27.80
TOTAL RECEIPTS			17,109.33
CHECKBOOK BALANCE ON SEPT 1,2024			3708.34
		TOTAL	$20,817.67

FIXED EXPENSES			
	UTILITIES	4200.27	
	PROPERTY TAXES	71.00	
	STATE TAX	20.00	
	INSURANCE	1549.00	
	TRACTOR NOTE	3328.08	
	TOTAL	9168.35	-9168.35
ADMINISTRATIVE COSTS			
	BANK SERVICE CHARGE	41.00	
	OFFICE SUPPLIES	104.20	
	LEGAL EXPENSE	17.00	
	TOTAL	162.20	-162.20

BALANCE AVAILABLE FOR MAINTENANCE $11,487.12

FINANCIAL STATEMENT PAGE(2)

BALANCE AVAILABLE FOR MAINTENANCE		$11,487.12
EXPENSES OF MAJOR PROJECTS		
WATER SYSTEM		
TREE REMOVAL AT WELL HOUSE #1	650.00	
REPLACEMENT UV BULBS AND PARTS IN BOTH WELL HOUSES	490.14	
BEN CALFEE LABOR FOR ABOVE WORK PLUS REPLACE WELL PUMP IN WELL #1	2014.84	
WATER TESTS ON 2 WELL SYSTEMS BY ETOWAH UTILITIES	25.00	
TOTAL	- 3179.98	
ROADS		
3 LOADS OF GRAVEL	2200.00	
JEFF MOHR EXCAVATION	518.00	
TRAVIS WEBB ROAD EXCAVATION	2600.00	
TOTAL	-5318.00	
COMMON AREA MOWING	- 968.00	
TOTAL EXPENSES FOR PROJECTS		- $9465.98
CHECKBOOK BOOK BALANCE FOR SEPTEMBER 1,2025		$2021.14

PROPOSED BUDGET 2026
SEPTEMBER 2025 TO SEPTEMBER 2026

BALANCE BROUGHT FORWARD			$2021.14
CASH FLOW FROM DUES (35 LOTS@484.00)			16,940.00
SNYDER DUES			121.00
		TOTAL	$19,082.14
FIXED EXPENSES			
UTILITIES	4200.00		
PROPERTY TAX	71.00		
STATE TAX	20.00		
INSURANCE	1549.00		
TOTAL	-5840.00		-5840.00
ADMINISTRATIVE COSTS			
OFFICE SUPPLIES	105.00		
BANK SERVICE CHARGES	41.00		
TOTAL	-146.00		-146.00
BALANCE AVAILABLE FOR MAINTENANCE			$13,096.00
PROPOSED EXPENSES FOR MAJOR PROJECTS			
WATER SYSTEM	3500.00		
FRONT GATE	500.00		
ROADS/GRAVEL	6500.00		
COMMON AREA MOWING	968.00		
TOTAL	11,468.00		-11,468.00
ESTIMATED CHECKBOOK BALANCE ON SEPTEMBER 1,2026			$1628.14