

Granary Park Homeowners Association, Inc.

**OFFICIAL NOTICE OF MEETING**

The notice of meeting shall be mailed, delivered, or electronically transmitted to the members not less than fourteen (14) days but no more than forty-five (45) days prior to the meeting.

October 6, 2023

Dear Homeowner,

In accordance with the Granary Park Homeowners Association, Inc. Governing Documents, the Annual Membership Meeting and Budget Meeting of the Association shall be held each year during the month of October or November. A copy of the budget will be mailed by December 1 to each owner that includes the January 1 assessment amount and payment instructions.

The Annual Membership and Budget Meeting will be held at the Holiday Inn & Suites on: **Tuesday, October 24 at 3:00 p.m., located at 620 Wells Road, Orange Park, FL 32073**

The Budget Meeting will be held immediately following the Annual Membership Meeting.

The **Annual Membership Meeting** agenda is as follows:

- 1. CALL TO ORDER**
- 2. ESTABLISH A QUORUM**
- 3. PROOF OF NOTICE**
- 4. OLD BUSINESS**  
2022 ANNUAL MEETING MINUTES
- 5. NEW BUSINESS**
- 6. ADJOURNMENT**

The **Budget Meeting** agenda is as follows:

- 1. CALL TO ORDER**
- 2. ESTABLISH A QUORUM**
- 3. PROOF OF NOTICE**
- 4. OLD BUSINESS**  
2023 BUDGET MEETING MINUTES  
2024 BUDGET AND ASSESSMENT
- 5. NEW BUSINESS**
- 6. ADJOURNMENT**

Notice given by Shayna G. Talbert on October 6, 2023 as proof of compliance with the notice requirements for the 2023 Annual Meeting on behalf of the Board of Directors.

**Granary Park HOA**  
**Proposed Budget for the Period**  
**January 1, 2024 through December 31, 2024**

GL DESCRIPTION	CURRENT BUDGET	YTD ACTUAL AS OF 6/30/2023	PROPOSED BUDGET
<b>REVENUE</b>			
400100 Maintenance Fees (Assessments)	\$ 27,500.00	\$ 13,015.00	\$ 37,900.00
420170 Capital Contribution	\$ 18,750.00	\$ 14,875.00	\$ 25,000.00
420111 Builder Review Fee	\$ 15,000.00	\$ 16,000.00	\$ 30,000.00
420112 Application Review Fee	\$ 3,000.00	\$ 3,025.00	\$ 7,500.00
400803 Developer Deficit Funding	\$ 18,849.00	\$ -	\$ 11,600.00
<b>Total Revenue</b>	<b>\$ 83,099.00</b>	<b>\$ 46,915.00</b>	<b>\$ 112,000.00</b>
<b>ADMINISTRATIVE EXPENSES</b>			
400108 Bad Debt Expense	\$ 500.00	\$ -	\$ 2,400.00
530116 Legal Fees - General	\$ 1,000.00	\$ -	\$ 3,600.00
530100 Accounting & Tax Preparation	\$ 3,000.00	\$ -	\$ 3,000.00
540140 Annual Corporate Report	\$ 62.00	\$ -	\$ 100.00
530112 Meeting & Community	\$ 1,000.00	\$ 215.00	\$ 1,000.00
520100 CAM Services	\$ -	\$ 10,560.00	\$ 62,900.00
520119 Office Supplies	\$ 10,000.00	\$ 862.00	\$ 7,000.00
<b>Total Administrative</b>	<b>\$ 15,562.00</b>	<b>\$ 11,637.00</b>	<b>\$ 80,000.00</b>
<b>INSURANCE EXPENSES</b>			
510100 Insurance	\$ 6,000.00	\$ -	\$ 6,000.00
<b>Total Insurance</b>	<b>\$ 6,000.00</b>	<b>\$ -</b>	<b>\$ 6,000.00</b>
<b>CONTRACT EXPENSES</b>			
600000 Management Fee	\$ 59,197.00	\$ 9,900.00	\$ 24,000.00
520131 Website	\$ 2,340.00	\$ 600.00	\$ 2,000.00
<b>Total Contract</b>	<b>\$ 61,537.00</b>	<b>\$ 10,500.00</b>	<b>\$ 26,000.00</b>
<b>Total Expenses</b>	<b>\$ 83,099.00</b>	<b>\$ 22,137.00</b>	<b>\$ 112,000.00</b>
<b>Total</b>	<b>\$ 83,099.00</b>	<b>\$ 22,137.00</b>	<b>\$ 112,000.00</b>
<b>Deficit from Developer</b>	<b>\$ (18,849.00)</b>	<b>\$ -</b>	<b>\$ (14,500.00)</b>
<b>Net Income/Loss</b>	<b>\$ -</b>	<b>\$ 24,778.00</b>	<b>\$ -</b>
<b>ASSESSMENTS HOMES</b>			
<b>TOTAL:</b>	<b>\$100</b>	<b>475</b>	