

Hilltop Homeowners Association

2025 Annual Meeting Agenda

October 25, 2025

1. Has everyone signed in?
2. Meet the Board.
3. Looking for Board/committee members.
4. Current budget statistics.
5. Future/Current plans for improvements.
6. 2025 Annual Budget.
7. All meeting information will be available on our website at www.hilltophoa.org
8. Questions
9. Raffle

Hilltop Homeowners Association

Financial report for 2025 Annual Meeting

As of October 24, 2025

Reserve Account

(opened 2/20/2024)

Beginning Balance		\$57,563.50
Deposits	\$ 29,000.00	\$ 86,563.50
Withdrawals/payments	\$ 49,465.33	
Balance		\$ 37,098.17

Drainage Ditch

Main Checking

Beginning Balance		\$ 23,539.26
Deposits	\$ 81,487.51	
Transfer to Reserve Acct.	\$ 29,000.00	
Balance		\$ 76,026.77

Water	\$ 517.98	
T-Mobile	\$ 566.27	
TXU	\$ 547.85	
Quarterly Total	\$ 1,632.10	\$ 74,394.67

January - October

January - October

January - October

Insurance	\$ 11,675.00	
Taxes	\$ 7.56	
Quarterly Total	\$ 11,682.56	\$ 62,712.11

Changed insurance companies after paying liability insurance and was refunded \$5,318.00. Total liability and Officers and Directors insurance total is \$6,357.00

Park, Pond & Lot

Lawn Service	\$ 15,584.07	
Maintenance /Repairs	\$ 3,585.00	
Quarterly Total	\$ 19,169.07	\$ 43,543.04

Park, Pond, Lot lawn service, flower beds

Flagpole repair, Tree removal, Tree Trim/removal and clean up around pond

Purchases	\$ 705.35	
Postage	\$ 1,245.85	
Storage	\$ 1,020.00	

office supplies, Flags, pet waste bags and light bulb for flag light.

stamps and certified letters

Misc.	\$ 7,841.63	
Liens / Released	\$ 455.19	
Quarterly Total	\$ 11,268.02	\$ 32,275.02

Lawyer fees, filing taxes, website, computer security, Dallas County Records, Raffle money.

liens and releases, notary

Salary	\$ 10,410.25	\$ 21,864.77
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Part time Budget Personnel

Hilltop Homeowners Association

2026 Annual Budget

OPERATING BUDGET

INCOME	Annual Budget	Monthly Budget	Per Unit/ Per Mo
Assessments (213 Lots)	\$ 38,340.00	\$ 3,195.00	\$ 15.00
Miscellaneous Income (Billboard 2 sides)	\$ 9,600.00	\$ 800.00	\$ 3.76
TOTAL INCOME	\$ 47,940.00	\$ 3,995.00	\$ 18.76

EXPENSES

Operating Costs

Water	\$ 700.00	\$58.33	\$0.28
T-Mobile	\$ 700.00	\$58.33	\$0.28
TXU	\$ 700.00	\$58.33	\$0.28
Lawn Service	\$ 17,000.00	\$1,416.67	\$6.68
<i>Total Operating Costs</i>	\$ 19,100.00	\$1,591.67	\$7.51

Fixed Costs

Insurance	\$ 7,000.00	\$ 583.33	\$2.75
Taxes	\$ 15.00	\$ 1.25	\$0.01
<i>Fixed Costs Total</i>	\$ 7,015.00	\$ 584.58	\$2.76

Administrative Expenses

Purchases	\$ 1,000.00	\$83.33	\$0.39
Postage (Note 1)	\$ 1,500.00	\$125.00	\$0.59
Storage	\$ 1,050.00	\$87.50	\$0.41
Liens / Released	\$ 750.00	\$62.50	\$0.29
P/T Budget Personal Salary	\$ 12,480.00	\$1,040.00	\$4.91
Misc.	\$ 1,000.00	\$83.33	\$0.39
<i>Administrative Expenses Total</i>	\$ 17,780.00	\$1,481.67	\$6.99

TOTAL EXPENSES	\$ 43,895.00	\$3,657.92	\$17.25
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RESERVE BUDGET

Anticipated Reserve Balance 1/1/26	\$ 17,538.17
Anticipated Reserves from 2025 operating budget	\$ 4,045.00
<u>TOTAL RESERVE INCOME - 2026</u>	<u>\$ 21,583.17</u>
<u>Estimated Reserve Expenses - (Note 2)</u>	<u>\$ 10,000.00</u>
Anticipated Reserve Balance, 12/31/2026	\$ 11,583.17

NOTES TO OPERATING & RESERVE BUDGET EXPENSES

(Note 1) - Postage is based on stamps for monthly payment statements, Annual meeting announcement, 4 rolls extra stamps and 48 certified letters per year.

(Note 2) - Anticipated upcoming repairs, maintenance and services:
Drainage ditch repair, fence replacement, additional playground equipment/ repairs, and basketball court repairs.