



Grove Pointe HOA

Annual Meeting 2020

Grove Pointe Property Owners' Association

PROFIT AND LOSS

January - September, 2020

	TOTAL
▶ Income	\$147,686.38
GROSS PROFIT	\$147,686.38
▶ Expenses	\$109,133.97
NET OPERATING INCOME	\$38,552.41
NET INCOME	\$38,552.41

Grove Pointe Property Owners' Association

PROFIT AND LOSS - HOA ACCT

January - September, 2020

	TOTAL
▶ Income	\$117,791.38
GROSS PROFIT	\$117,791.38
▶ Expenses	\$94,433.34
NET OPERATING INCOME	\$23,358.04
NET INCOME	\$23,358.04

Grove Pointe Property Owners' Association

PROFIT AND LOSS - POOL ACCT

January - September, 2020

	TOTAL
▶ Income	\$29,895.00
GROSS PROFIT	\$29,895.00
▶ Expenses	\$14,700.63
NET OPERATING INCOME	\$15,194.37
NET INCOME	\$15,194.37

Grove Pointe Property Owners' Association

PROFIT AND LOSS

January - September, 2020

	TOTAL
Income	
HOA Dues	117,791.38
POOL Dues	24,850.00
Pool Insurance Claims	5,045.00
Total Income	\$147,686.38
GROSS PROFIT	\$147,686.38
Expenses	
Awards	290.40
Cleaning Supplies	225.23
Improvements	9,354.70
Insurance	1,597.00
Landscaping and Groundskeeping	33,793.03
Legal Fees	100.00
Mesquito Spraying	1,325.00
Office Equipment	335.75
Office Expense	11.70
Office Supplies	85.15
Park Equipment	106.87
Park Maintenance	2,393.52
Parking Decals	454.93
Pool Expense	1,229.35
Pool Improvements	194.18
Pool Loan Payment	5,147.10
Pool Repairs and Maintenance	5,300.00
Professional Fees	1,926.25
Property Management - HOA	10,926.99
Property Management - Pool	2,830.00
Repairs and Maintenance	23,093.51
Taxes and Fees	30.00
Utilities	8,383.31
Total Expenses	\$109,133.97
NET OPERATING INCOME	\$38,552.41
NET INCOME	\$38,552.41

Grove Pointe Property Owners' Association

PROFIT AND LOSS - HOA ACCT

January - September, 2020

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Income	
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Landscaping and Groundskeeping	33,793.03
Legal Fees	100.00
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Office Equipment	335.75
Office Expense	11.70
Office Supplies	85.15
Park Equipment	106.87
Park Maintenance	2,393.52
Parking Decals	454.93
Professional Fees	1,926.25
Property Management - HOA	10,926.99
Repairs and Maintenance	23,093.51
Taxes and Fees	30.00
Utilities	8,383.31
Total Expenses	\$94,433.34
NET OPERATING INCOME	\$23,358.04
NET INCOME	\$23,358.04

Grove Pointe Property Owners' Association

PROFIT AND LOSS - POOL ACCT

January - September, 2020

	TOTAL
Income	
POOL Dues	24,850.00
Pool Insurance Claims	5,045.00
Total Income	\$29,895.00
GROSS PROFIT	\$29,895.00
Expenses	
Pool Expense	1,229.35
Pool Improvements	194.18
Pool Loan Payment	5,147.10
Pool Repairs and Maintenance	5,300.00
Property Management - Pool	2,830.00
Total Expenses	\$14,700.63
NET OPERATING INCOME	\$15,194.37
NET INCOME	\$15,194.37

Grove Pointe Property Owners' Association

PROFIT AND LOSS - 2019

January - December 2019

	TOTAL
Income	
HOA Dues	110,652.13
Other Income	618.20
POOL Dues	33,695.00
Uncategorized Income {28}	0.00
Total Income	\$144,965.33
GROSS PROFIT	\$144,965.33
Expenses	
Awards	350.00
CBC Loan Payoff	0.00
correction - do not include	-240.00
Depreciation Expense	12,951.13
Improvements	0.00
Insurance	4,062.00
Interest Expense	1,250.19
Landscaping and Groundskeeping	36,100.07
Legal Fees	5,311.75
Mesquito Spraying	2,070.00
Miscellaneous	962.55
Office Expense	613.99
Office Supplies	250.76
Park Maintenance	2,454.07
Party Supplies	4,877.18
Pest Control	1,770.00
Pool Improvements	0.00
Pool Repairs and Maintenance	12,073.19
Professional Fees	9,920.00
Repairs and Maintenance	1,460.76
Taxes and Fees	1,375.37
Utilities	11,695.05
Total Expenses	\$109,308.06
NET OPERATING INCOME	\$35,657.27
Other Income	
Interest Income	13.80
Total Other Income	\$13.80
Other Expenses	
Ask My Accountant	0.00
Total Other Expenses	\$0.00
NET OTHER INCOME	\$13.80
NET INCOME	\$35,671.07

Stay Safe!

- Keep vehicles LOCKED at all times! Do not leave your keys in your car...
- Keep garage doors shut when you are not outside
- Keep your home well lit at night.
- Call the non-emergency number for ANYTHING that is out of the ordinary. Call for suspicious cars parked at the park after 9:00pm. Adults and teens should not be using our park as a hangout late at night and in the early morning hours.

Lowndes County Sheriff's
Non-Emergency #

229-245-5270

add it to your contacts in your phone



Accomplishments and Improvements

1. Extension of basketball court (now full size)
2. Annual Easter and Halloween Parties (pre-covid)
3. Back to School Bash (pre-covid)
4. S'mores with Santa and movie night (pre-covid)
5. New mulch for playground
6. Speed Bumps

Future Improvements

1. Additional playground equipment (TBD)
2. Additional security cameras at park, pavilion and pool.
3. Internet at the park (will allow remote access for key fobs and security)
4. Additional pool/kids pool area
5. Sidewalk from Hatfield to Park

Communication

Facebook

Regular Group: Grove Pointe Residents
Buy/Sell/Trade: Grove Pointe Marketplace

Street Lights

Call Colquitt EMC to report outages
229-386-2278



Covenant Compliance

- RV/Boats/Trailers/Etc should not be visible from any road or lot for more than 2 to 3 days.
- Controlled burning is not allowed within Grove Pointe
- Any changes to exterior of home must be submitted for approval to architectural review board (paint, screened and covered porches, pools, etc)
- Motorized vehicles are not allowed on GPHOA property

Architectural Review Board

Contacts:

Brett Smith

Email: smi124@bellsouth.net

Phone: 229-460-4271

Greg Weaver

Email: rgweaver1@yahoo.com

Phone: 229-560-0749

Grove Pointe HOA: grovepointehoa@gmail.com

Pavilion Reservations

- To reserve pavilion, please send an email to grovepointehoa@gmail.com with the desired date and time. The calendar will be checked and you will get a reply.
- If you reserve the pavilion for a party, please clean up afterwards and empty trash.

Current Board Members

President - Eric Bennett

Vice President - Brandon Wells

Treasurer - Brett Smith

Secretary - Brandon Stepbach

Social - Nikki Croft

Nominations for Elections

1. Eric Bennett - current board member
2. Brandon Wells - current board member
3. Brett Smith - current board member
4. Lisa Kovac
5. Terri Taylor

Please circle 5 names on your ballot.