

Six Mile Creek HOA

News Flyer

May 2024

Per Florida Statue 720.303 (7) Financial Reporting: A copy of the 2023 Financial Report is being provided on the back of this newsflyer. For further information you can access your Advanced Property Management Homeowner (APM) Login at Advancedproperty.org. If you do not have your login use name or password or if you wish to request via email contact APM at info@apmfla.com or call 321-636-4889. You can also submit a written request by mail to Six Mile Creek c/o APM 1978 U.S. Hwy.1 Suite 106, Rockledge, FL 32955

Reminders:

- Before the weather gets too hot and storm season gets upon us please consider having your trees trimmed and your driveways, sidewalks and walkways cleaned. Also check the exterior of your home if there is discoloration now is the time to take care of that too.
- No Parking on the Streets over night (12 am-7am) If you must park on the street during the day do not park directly across from another vehicle or a resident driveway. Parking over sidewalks is always against the rules and the law. No Commercial Vehicles can be parked/stored on property.
- Waste Management picks up household and yard waste as well as recycling on Mondays. They pick up household waste a second time on Thursdays. Cans should be stored in the garage or on the side of the home behind a screen or planting so not clearly visible from the street.

Updates:

- Entrances – Signage and Marquee update is complete. There are some challenges with the irrigation at the south entrance that has slowed down progression due to lack of known water source. Working with the county and state governing agents as well as contractor and neighboring community all options are being explored to ensure successful and sustainable outcomes. Because of how the contract for the landscape was contracted and priced we cannot break the entrances up without increasing the cost but we assure you the wait will be worth it and your patience is appreciated.
- Want to help? SMC needs volunteers for a Finance review committee. Help monitor and advise on the current financial challenges and plan for the future success of Six Mile Creek.
- A very good way to help save the association money is to sign up for electronic notifications. (Email) The State requires that owners/members opt in to receive official notifications. If you have not signed up please contact APM to coordinate that.

SMC BOD- Voting members

President Kathy Bogus
Vice President/Treasurer Angie Hernandez,
Director at Large Chris Pellegrino
Group board email:
SixMileCreekBOD@gmail.com

Management/ARC

APM LCAM Van Moore:
Info@ampfla.com 321-636-4889
Nonvoting Secretary (as part of contract)
ARC Chair Spencer Anderson
arcformsixmilecreekhoa@gmail.com

Six Mile Creek Homeowners' Association Inc.
Statement of Receipts and Expenditures - Accrual Basis
For the Year Ended December 31, 2023

Operating Fund						
Receipts:						
Assessments	84,680.00					
Late fees	1,479.65					
Special Assessments	61,050.00					
Interest Income	27.29					
Shared Exp offset w/ 609 & 619	8,501.54					
Shared Exp Offset w/ 678	5.00					
Total Receipts				<u>\$155,743.48</u>		
Expenditures:						
Administrative and Management						
Insurance	8,762.47					
Annual Corporate Filing	61.25					
Management Fee	15,042.36					
Newsletter	431.00					
Storage	240.00					
Meeting Hall Donation	450.00					
Social Expense	284.65					
Postage	3,062.88					
Printing and Copies	2,277.73					
Website Hosting & Design	0.00					
Administrative Expense	520.00					
Grounds Maintenance						
Landscape Maintenance	1,006.26					
Playground Equipment	7,467.27					
Repair/Replace/Mulch/Sod	3,175.90					
Maintenance Supplies	15.23					
Irrigation	780.00					
Contracted Lawn Service	31,715.53					
Fertilizer / Pest Control	1,883.00					
Tree Maintenance	6,300.00					
Aquatic Maintenance Contract	11,340.00					
General Maint. & Repairs	1,805.61					
Lake Fountain Maint-Contract	1,214.52					
Lake Fountain Repairs	3,088.56					
Electric Repair	525.00					
Other Expenses						
Prior Year Adjustment	19,536.58					
Savings Contribution	2,970.00					
Professional Services						
Accounting	490.00					
Legal	5,466.00					
Taxes						
Federal Income Tax	311.42					
Utilities						
Electric	780.70					
Electric-Ambra Dr Entry Lights	1,060.49					
Electric-Crane Creek Irrigation	936.55					
Electric-Thesy Fountain	852.55					
Electric-Lionel Dr Pump(Fabien)	515.11					
Water & Sewer	1,116.01					
Total Expenditures				<u>\$135,484.63</u>		
Excess of Receipts over(under) Expenditures					<u>20,258.85</u>	

	Reserve Fund				12/31/2023 Balance	2024 Funding Amt
	1/1/2023 Balance	Interest	Income	Expenditures		
Interest		59.77			59.77	
Sound Wall	13,127.88		1,650.00		14,777.88	1,732.50
Lake Fountain	6,452.70		1,320.00		7,772.70	1,386.00
Total	<u>\$ 19,580.58</u>	<u>\$ 59.77</u>	<u>\$ 2,970.00</u>	<u>\$ -</u>	<u>\$ 22,610.35</u>	<u>\$ 3,118.50</u>

Operating Savings were fully funded in accordance with the 2023 Board approved budget.