



Newsletter

Tracy's Point Community Club, Inc. PO Box 301 Lake Panasoffkee, FL 33538-0301

February 2019

Website: www.tracyspointhoa.org

email: tracysweb33538@gmail.com

Upcoming Event

Community Yard Sale

Date: March 15 & 16
Time: 8AM to 5PM

The HOA will provide signs and flyers advertising the sale.

Upcoming Meetings

February 19, March 19, April 16, May 21
September 17, October 15, November 19,
December 17

No scheduled meetings for
June, July, and August

All meetings unless otherwise indicated are at 7:00pm at the MFCS Senior Center, 52 CR 527N.

2019 Board of Directors

President: John Russell 352-444-2146

jgrcrash2@gmail.com

Vice President: John Webber 352-443-0245

JohnRWebber1000@yahoo.com

Treasurer: Paul Lauer 407-451-3428

sdlauer47@outlook.com

Secretary: Jill Fender 352-661-0764

jillandles@gmail.com

Director: Jimmy Simons 352-793-5359

Director: Chris Ross 407-222-2555

candjross@yahoo.com

Alternate Director: Laurie Balinski

rottentwink@gmail.com

Quick Reference Numbers, Sumter Co.

Sheriff Dispatch: 352-569-1600

Code Compliance: 352-689-4460

Report Illegal Burning: 352-569-1011

Animal Control: 352-689-4400

SECO: 352-793-3801

LP Water Assn.: 352-793-4236

Our Community Needs You!

An attractive feature of living in a community association is that it eliminates much of the responsibility of home ownership. But the price of that convenience is sometimes the creation of an atmosphere for apathy.

As owners in community associations we tend to allow that elite group known as "them" or "they" to operate the Association, attend related meetings and make important community decisions. We need to realize that "them and they" are always made up of "I, we, you, and us".

We all tend to be too busy to participate in association affairs and expect others to stay up-to-date on the affairs of our community association.

If our association is to be successful, individual owners must become active and participate in association affairs. We look forward to your participation!

Tracy's Point Community Club, Inc. extends welcome to the following new owners:

David Denoncourt

Dianne Hutchings & Robert Hannum

Devyn Jessmer & Kristi Merritt

Douglas Jones,

Fred White

Welcome to our community, we hope you enjoy your time here

Tracy's Point Community Club
2018 Annual Report

Account Balance 01/01/2018	
TPCC Checking	\$11,295.02
Christmas Fund	\$12.00
TPCC Petty Cash	\$152.64
Cadence CD	\$7,541.50
TOTAL	\$19,001.16

Income	
Christmas Fund Donation	\$186.00
Dues Receipts	\$10,642.62
Filing Fee Collected	\$307.30
Interest Collected	\$799.65
Late Fees Collected	\$1,058.20
Legal Fees Collected	\$750.00
Postage Collected	\$245.94
Total Income	\$13,989.71

Expenses	
Bank Chrg	\$139.40
BBQ	\$3,339.60
Charity	\$121.67
Club Expenses	\$307.09
Club Equipment	\$49.41
Community Expenses	\$24.84
Dues Notice Postage	\$175.00
Dues Notice Postage:Certified Mail Charges	\$147.40
Groceries	\$223.13
Insurance:D&O Indemnity	\$2,074.00
Insurance:Property Liability	\$2,117.00
Licenses and Permits	\$356.25
Lien and Release Filing Fee	\$222.00
Lots & Canals	(\$80.92)
Newsletter:Postage	\$300.00
Newsletter:Printing	\$401.46
Office:equipment	\$76.48
Office:supplies	\$285.58
Office:supplies:Ink	\$169.23
Post Office Box	\$54.00
Postage and Delivery	\$60.09
Postage and Delivery:Special Mailing	\$4.94
Tax - Property	\$10.46
Utilities - Street Lights	\$1,558.79
Total Expenses	\$12,136.90
Increase to Assests	\$1,852.81

Account Balance 12/31/2018	
TPCC Checking	\$12,987.52
Christmas Fund	\$76.00
TPCC Petty Cash	\$173.95
Cadence CD	\$7,677.00
Total	\$20,914.47

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

Tracy's Point Community Club
Approved Budget 2019
Annual Assessment
\$28.00

Assets	
01/01/19Checking (Est)	\$13,500.00
01/01/19 Petty Cash (Est)	\$150.00
01/01/19 Cadence CD (Est)	<u>\$7,677.00</u>
Total	\$21,327.00

Revenue Sources	
<u>Annual Assessment</u>	\$9,273.60

Expenses (Non-Discretionary)	
Club Expenses	\$250.00
Dues Notice Printing	\$140.00
Dues Postage/Certified Mail	\$350.00
Groceries - Annual Meeting Dinner	\$225.00
Insurance	\$4,200.00
Licenses and Permits	\$356.25
Lien and Release Filing Fee	\$230.00
Lots & Canals	\$150.00
Misc. Postage and Delivery	\$25.00
Newsletter	\$365.00
Newsletter Postage	\$300.00
Office Supplies	\$375.00
Post Office Box	\$54.00
Street Lights	\$1,550.00
Tax, Property	\$11.00

Expenses (Discretionary)	
Barbeque	\$2,000.00
Charity	\$200.00
Lot #9 Refurbishment	\$2,500.00
Welcome Committee	\$100.00
Total Expenses	\$13,381.25

12/31/19 Checking (Est)	\$9,392.35
12/31/19 Petty Cash (Est)	\$150.00
12/31/19 Cadence (Est)	\$7,815.00
Total Assets 12/31/19 (Est)	\$17,357.35

Our Annual Assessment

Each month at bill paying time we take out our check books and pay a multitude of monthly bills: credit cards, car payment, mortgage, etc. However, one of the least understood bills that we pay is our annual association assessment.

Just where does our money go?

Every year the Board approves a budget for the upcoming fiscal year. The budget is then mailed to all homeowners for their review. The budget lists all the anticipated expenditures for our association. Those expenditures include insurance for the two lots owned by the association, common area maintenance costs, and non-discretionary administration costs such as notices and newsletters, postage, street lights,

property tax, etc.

So, when you write out that annual assessment check, remember that it covers many items necessary to ensure that our association meets its regulatory requirements and works to enhance property values.

Crossword

ACROSS

- 1 American Football Conference (abbr.)
- 4 Display areas
- 9 Poisonous snake
- 12 Family group
- 14 Eight
- 15 Entreaty
- 16 Tropical edible root
- 17 Weight device
- 18 Knocks (2 wds.)
- 19 Supplier of water
- 21 Lives
- 23 Forbid
- 24 River (Spanish)
- 25 Organization concerned with civil liberties (abbr.)
- 28 Thief's hideout
- 31 Asian nation
- 34 Expects
- 36 Animal doctor
- 38 Wipe
- 40 Musical group composed of mostly brass instruments
- 41 Blue-pencil's
- 43 Game animal
- 44 Free of

- 45 Snack
- 46 Let out of prison early
- 48 Mistake
- 51 Thanksgiving vegetable
- 53 Super _____
- 54 Wing
- 56 Less than two
- 58 3.26 light-years
- 61 North American game played with a ball on rectangular field
- 66 Elide
- 67 Goodness, kindness
- 69 Decorative needle case
- 70 Tender and passionate affection
- 71 Sugar-free brand
- 72 Musical symbol
- 73 Stretch to make do
- 74 Nuts
- 75 Women's partners

DOWN

- 1 Pituitary hormone
- 2 Strip the skin off
- 3 Greeting _____
- 4 __ Rica
- 5 Agreement
- 6 Heavenly light
- 7 Snake like fish
- 8 Guide
- 9 Alack's partner
- 10 September (abbr.)
- 11 Enact
- 13 Neither's partner
- 15 Earlier
- 20 Connect
- 22 Roman dozen
- 25 Wait for
- 26 Children's love
- 27 Container top
- 29 1997 Madonna movie
- 30 Fisherman's tool
- 32 Slender pointed shaft shot from a bow
- 33 Subdue
- 34 Reduced (abbr.)
- 35 Behold
- 37 Cooking measurement

- 39 Farewell
- 42 24 hours
- 43 Not amateur
- 47 To incite
- 49 Stick together
- 50 Bullfight cheer
- 52 Secured
- 55 __ and pains
- 57 Student's class records
- 58 Geographical points
- 59 Wild
- 60 Tear
- 61 Destiny
- 62 TV lawyer Matlock
- 63 Particle
- 64 Pear shaped stringed instrument
- 65 Legal claim to property
- 68 Compass point

Puzzle solution posted
On Website
www.tracyspointhoa.org

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By Evelyn Johnson - www.qets.com

Recipes

Stuffed Ham Rolls

2 cups seasoned stuffing croutons
1/2 cup boiling water
2 teaspoons plus 2 teaspoons butter or margarine,
divided
8 fully cooked ham slices (1/8 inch thick)
8 slices Swiss cheese
1 egg, beaten
1 teaspoon water
1/2 cup dry bread crumbs

In a bowl, combine stuffing, boiling water and 2
teaspoons butter. Cover and let stand for 5 minutes.
Top each ham slice with a cheese slice.
Place 1/4 cup stuffing off-center over cheese.
Roll up and secure with a toothpick.
Combine egg and water.
Roll ham rolls in egg mixture, then in bread crumbs.
In a large skillet, sauté ham rolls in remaining butter for
4-5 minutes or until golden brown, turning once.
Discard toothpicks.
Yield: 4 servings.

Chicken Royale

This is an extremely easy and elegant dinner for guests
or family:

1 8oz bottle French Dressing
1 large can whole berry cranberry sauce
1 pkg. dry onion soup mix
1 large chicken (quartered or pieces)

Place chicken skin side up in roasting pan.
Mix first 3 ingredients together and pour over chicken.
Cover tightly with aluminum foil and bake 375 degrees
for one hour.

Remove foil and continue baking 30 - 45 minutes until
browned.

Serve over white rice. Serves 4.

Add a salad and dessert and you have a wonderful
company dinner. (Can be made one day ahead and
refrigerated, skim fat and reheat in oven or microwave.)

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