

www.creekviewmeadowshoa.com



Board of Directors Meeting
3rd Quarter
Tuesday, November 12, 2024
3:00 p.m.



CREEKVIEW

HOMEOWNERS ASSOCIATION

Agenda

Establish Board Quorum

Call Meeting to Order

Introduction of the Board of Directors

Dustin Warren, President

Trevor Kollinger, Vice President

Matthew Dawson, Secretary

Introduction of Essex Association Management, L.P. Representatives

Michael Morgan, Director of Association Services

Jon Baskett, Account Manager

Essex Support Staff

Financial Review

2024 3rd Quarter

2025 Budget Approval

Developer / Community Updates

Adjourned

2024 ~ 3rd Quarter Balance Sheet



Balance Sheet Summary Report Creekview Meadows Homeowners Association

As of September 30, 2024

	Balance Sep 30, 2024	Balance Jun 30, 2024	Change
Total Assets	68,654.37	32,890.02	35,764.35
Total Assets	<u>68,654.37</u>	<u>32,890.02</u>	<u>35,764.35</u>
Total Liabilities	2,251.77	52.47	2,199.30
Total Liabilities	<u>2,251.77</u>	<u>52.47</u>	<u>2,199.30</u>
Net Income / (Loss)	66,402.60	32,837.55	33,565.05
Total Liabilities and Equity	<u>68,654.37</u>	<u>32,890.02</u>	<u>35,764.35</u>

2024 ~ 3rd Quarter Income Statement



Income Statement Summary Creekview Meadows Homeowners Association

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	39,385.20	43,750.00	(4,364.80)	117,251.01	134,062.50	(16,811.49)	217,500.00
Total Income	39,385.20	43,750.00	(4,364.80)	117,251.01	134,062.50	(16,811.49)	217,500.00
Total General & Administrative	3,343.13	2,660.00	683.13	18,192.23	8,160.00	10,032.23	13,620.00
Total Insurance	0.00	0.00	0.00	0.00	5,500.00	(5,500.00)	5,500.00
Total Utilities	31,763.49	9,266.67	22,496.82	31,958.49	37,266.67	(5,308.18)	49,025.00
Total Infrastructure & Maintenance	751.19	950.00	(198.81)	792.19	8,700.00	(7,907.81)	18,605.00
Total Landscaping	0.00	14,500.00	(14,500.00)	0.00	87,250.00	(87,250.00)	130,750.00
Total Expense	35,857.81	27,376.67	8,481.14	50,942.91	146,876.67	(95,933.76)	217,500.00
Net Income / (Loss)	3,527.39	16,373.33	(12,845.94)	66,308.10	(12,814.17)	79,122.27	0.00

2025 Proposed Budget Summary

Summary

Creekview Meadows

- **Assessments**
 - \$850.00 annually (no increase)

- **Take-downs**
 - Forecasted 75 lot sales to builders per-quarter

- **Home Sales**
 - Forecasted 20 home sales per-month

- **Maintenance Costs**
 - Increased Water & Electric
 - Increased Landscape / Irrigation

- **Insurance Costs**
 - Increased General Liability and D&O

- **Contingency Funding**
 - \$172.00

2025 Proposed Budget

Income		Infrastructure & Maintenance	
4100 - Assessments	292,825.00	6100 - Oversight Reimbursable Charges	10,020.00
4200 - Late/NSF Fee	0.00	6260 - Electrical Repairs & Maintenance	0.00
4250 - Collection Fee Charge	0.00	6261 - Grounds Porter	14,520.00
4500 - Interest Income	12.00	6264 - Holiday Decoration	15,000.00
4801 - CAP Fees	180,000.00	6266 - Monument and Signs Common Area	2,000.00
		6280 - Wall and Fence Repairs	10,000.00
		6290 - Common Area Maintenance	10,020.00
		6291 - General Repairs & Maintenance CA	10,000.00
		6505 - Lake/Pond Maintenance	10,000.00
		6510 - Fountain Maintenance	3,000.00
		Total Infrastructure & Maintenance	84,560.00
Total Income	472,837.00		
Total Creekview Meadows Income	472,837.00		
Expenses		Landscaping	
8000 - Contingency Fund	172.00	6400 - Landscaping Contract	198,000.00
		6402 - Landscape Maint & Imprv (Non Contract)	16,000.00
		6500 - Irrigation Maintenance and Repairs	12,000.00
		Total Landscaping	226,000.00
Total Expenses	172.00	Total Creekview Meadows Expense	472,837.00
		Total Association Net Income / (Loss)	0.00
General & Administrative			
5100 - Administrative Expenses	1,500.00		
5101 - Postage	980.00		
5104 - Printing and Reproduction	700.00		
5105 - Website Expense	2,800.00		
5109 - Licenses, Permits, & Fees	190.00		
5110 - Professional Management	21,010.00		
5120 - Collection Fees Billed Back	0.00		
5121 - Property Inspections	10,020.00		
5170 - Bank Fees	120.00		
5176 - Legal Fees	2,500.00		
5181 - Tax Preparation	485.00		
Total General & Administrative	40,305.00		
Insurance			
5310 - General Liability	15,000.00		
5320 - Directors & Officers Liability	2,000.00		
Total Insurance	17,000.00		
Utilities			
6010 - Electric	4,800.00		
6020 - Water/Sewer	100,000.00		
Total Utilities	104,800.00		

Developer | Community Updates



Repairs to Monuments Complete



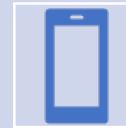
Unit Type Listing
Creekview Meadows Homeowners Association
 As Of Mon Sep 30, 2024

Unit Type	Max. Units	Curr. Units	Sq. Foot	Percent Interest	Late Fee	Occupied Flag
01 -- Single Family Owner Lots	2433	0			0.00	Occupied
02 -- Builder Lots		332			0.00	Occupied
03 -- Common Areas		0			0.00	Occupied
04 -- > 5 Phases See Concept Map		0			0.00	Occupied
COMMON -- Common Area Unit	1	1		0.00000000%	0.00	Unoccupied
Total Percentage Interest based on Max number of units:				0.00000000%		

➤ Homeowners Contact Us!



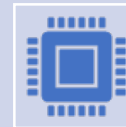
A PROFESSIONAL PROPERTY MANAGEMENT COMPANY



Phone: (972) 428-2030



Fax: (469) 342-8205



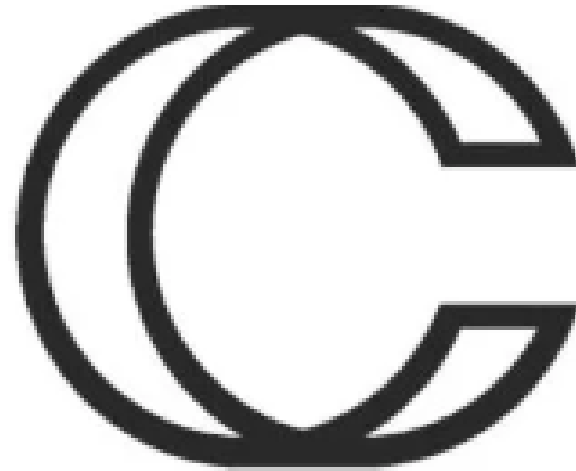
**After Hours Emergency
Line: (888) 740-2233**



For a quick response, go to your community website or www.essexhoa.com and submit your inquiry under the “Contact Us” page. An agent will begin working on your inquiry the moment it is received.



Adjourned!



CREEKVIEW