



# **Board of Directors Meeting**

**Thursday, May 2, 2024**  
**2:00 p.m.**

**[www.celinaedgewoodhoa.com](http://www.celinaedgewoodhoa.com)**

# Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
  - Justin Zuniga, President
  - Chris Stratta, Vice President
  - Justin Jago, Secretary
- Introduction of Essex Association Management, L.P. Representatives
  - Michael Morgan, Director of Association Services
  - Jon Baskett, Account Manager
  - Essex Support Staff
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  - 2023 Year End Balance & Income Statement Summary
  - March 2024 Balance Sheet & Income Statement Summary
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# Approval of November 2023 Meeting Minutes

**Celina Edgewood Creek Homeowners Association, Inc**  
**Board of Directors Meeting**  
**Meeting Minutes**  
**November 2, 2023**

Minutes of the open telephonic meeting of the Board of Directors held on November 2, 2023, at 2:00 p.m. on behalf of Celina Edgewood Creek Association, Inc., Celina, TX.

1. **Meeting called to order at 2:02 p.m.**
2. **Roll Call:**  
**Board Members Present (Quorum established):**  
Justin Zuniga, President  
Chris Stratta, Vice President  
Justin Jago, Secretary  
**Essex Present:**  
Michael Morgan, Director of Association Services  
Jon Baskett, Account Manager  
Essex Support Staff
3. **Financial Review:**
  - Approval of 2024 Proposed Budget
    - Justin Zuniga Motioned to Approve 2024 Proposed Budget, Justin Jago Seconded the Motion.
    - Motion so carried.
4. **Adjournment:**
  - Michael Morgan Called for Adjournment
  - Justin Zuniga Motioned to Adjourn. Justin Jago, Seconded the Motion.
  - Motion so Carried.
5. **Meeting Adjourned at 2:21p.m.**

\_\_\_\_\_  
Signature of

\_\_\_\_\_  
Date

Minutes Scribe : Wendy Bloom, Essex Association Management, L.P.

# 2023 Year End Balance Sheet

## Balance Sheet Report Celina Edgewood HOA

As of December 31, 2023

	<u>Balance Dec 31, 2023</u>	<u>Balance Oct 31, 2023</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Assets</b>			
1010 - CIT Bank Operating Account	86,359.86	32,778.18	53,581.68
<b>Total Assets</b>	<b>86,359.86</b>	<b>32,778.18</b>	<b>53,581.68</b>
<b>Receivables</b>			
1400 - Accounts Receivable	0.00	6.99	(6.99)
<b>Total Receivables</b>	<b>0.00</b>	<b>6.99</b>	<b>(6.99)</b>
<b>Total Assets</b>	<b>86,359.86</b>	<b>32,785.17</b>	<b>53,574.69</b>
<b><u>Liabilities</u></b>			
<b>Liabilities</b>			
2000 - Accounts Payable	253.32	1,705.14	(1,451.82)
2050 - Prepaid Assessments	32,507.86	3,676.70	28,831.16
2200 - Declarant Funding	11,523.28	11,523.28	0.00
<b>Total Liabilities</b>	<b>44,284.46</b>	<b>16,905.12</b>	<b>27,379.34</b>
<b>Total Liabilities</b>	<b>44,284.46</b>	<b>16,905.12</b>	<b>27,379.34</b>
<b><u>Owners' Equity</u></b>			
<b>Equity</b>			
3900 - Retained Earnings	42,075.40	0.00	42,075.40
<b>Total Equity</b>	<b>42,075.40</b>	<b>0.00</b>	<b>42,075.40</b>
<b>Total Owners' Equity</b>	<b>42,075.40</b>	<b>0.00</b>	<b>42,075.40</b>
<b>Net Income / (Loss)</b>	<b>0.00</b>	<b>15,880.05</b>	<b>(15,880.05)</b>
<b>Total Liabilities and Equity</b>	<b>86,359.86</b>	<b>32,785.17</b>	<b>53,574.69</b>

# 2023 Year End Income Statement Summary

## Income Statement Summary Celina Edgewood HOA

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	15,183.13	30,428.25	(15,245.12)	56,261.75	111,766.25	(55,504.50)	111,766.25
Total Income	15,183.13	30,428.25	(15,245.12)	56,261.75	111,766.25	(55,504.50)	111,766.25
Total General & Administrative	1,368.13	1,670.00	(301.87)	12,060.08	13,805.00	(1,744.92)	13,805.00
Total Insurance	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	5,000.00
Total Utilities	270.25	2,466.67	(2,196.42)	2,126.27	27,400.00	(25,273.73)	27,400.00
Total Infrastructure & Maintenance	0.00	4,400.00	(4,400.00)	0.00	27,700.00	(27,700.00)	27,700.00
Total Landscaping	0.00	7,222.25	(7,222.25)	0.00	34,111.25	(34,111.25)	34,111.25
Total Irrigation Maintenance	0.00	625.00	(625.00)	0.00	3,750.00	(3,750.00)	3,750.00
Total Expense	1,638.38	16,383.92	(14,745.54)	14,186.35	111,766.25	(97,579.90)	111,766.25
Net Income / (Loss)	13,544.75	14,044.33	(499.58)	42,075.40	0.00	42,075.40	0.00

# March 2024 Balance Sheet

## Balance Sheet Report Celina Edgewood HOA

As of March 31, 2024

	<u>Balance Mar 31, 2024</u>	<u>Balance Feb 29, 2024</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Assets</b>			
1010 - CIT Bank Operating Account	191,477.95	148,378.31	43,099.64
<b>Total Assets</b>	<b>191,477.95</b>	<b>148,378.31</b>	<b>43,099.64</b>
<b>Receivables</b>			
1400 - Accounts Receivable	8,943.04	12,259.03	(3,315.99)
<b>Total Receivables</b>	<b>8,943.04</b>	<b>12,259.03</b>	<b>(3,315.99)</b>
<b>Total Assets</b>	<b>200,420.99</b>	<b>160,637.34</b>	<b>39,783.65</b>
<b><u>Liabilities</u></b>			
<b>Liabilities</b>			
2000 - Accounts Payable	842.06	1,777.66	(935.60)
2050 - Prepaid Assessments	7,854.60	4,045.47	3,809.13
2200 - Declarant Funding	11,523.28	11,523.28	0.00
<b>Total Liabilities</b>	<b>20,219.94</b>	<b>17,346.41</b>	<b>2,873.53</b>
<b>Total Liabilities</b>	<b>20,219.94</b>	<b>17,346.41</b>	<b>2,873.53</b>
<b><u>Owners' Equity</u></b>			
<b>Equity</b>			
3900 - Retained Earnings	42,075.40	42,075.40	0.00
<b>Total Equity</b>	<b>42,075.40</b>	<b>42,075.40</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>42,075.40</b>	<b>42,075.40</b>	<b>0.00</b>
<b>Net Income / (Loss)</b>	<b>138,125.65</b>	<b>101,215.53</b>	<b>36,910.12</b>
<b>Total Liabilities and Equity</b>	<b>200,420.99</b>	<b>160,637.34</b>	<b>39,783.65</b>

# March 2024 Income Statement Summary

## Income Statement Summary

### Celina Edgewood HOA

March 01, 2024 thru March 31, 2024

	Current Period			Year to Date (3 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	40,749.29	15,623.33	25,125.96	148,233.50	66,115.00	82,118.50	209,543.69
Total Income	40,749.29	15,623.33	25,125.96	148,233.50	66,115.00	82,118.50	209,543.69
Total General & Administrative	3,543.56	3,043.00	500.56	8,299.21	5,325.00	2,974.21	16,860.00
Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	5,250.00
Total Utilities	295.61	2,300.00	(2,004.39)	861.45	6,900.00	(6,038.55)	55,500.00
Total Infrastructure & Maintenance	0.00	3,183.00	(3,183.00)	947.19	7,950.00	(7,002.81)	39,600.00
Total Landscaping	0.00	6,222.25	(6,222.25)	0.00	18,666.75	(18,666.75)	84,333.69
Total Irrigation Maintenance	0.00	667.00	(667.00)	0.00	2,000.00	(2,000.00)	8,000.00
Total Expense	3,839.17	15,415.25	(11,576.08)	10,107.85	40,841.75	(30,733.90)	209,543.69
Net Income / (Loss)	36,910.12	208.08	36,702.04	138,125.65	25,273.25	112,852.40	0.00

# Community Updates

## In Progress:

- Entrance fountains
- Irrigations and landscape installation
- Amenities

## Unit Type Listing:

### Unit Type Listing Celina Edgewood HOA

Unit Type	Max. Units	Curr. Units	Sq. Foot	Percent Interest	Late Fee	Occupied Flag
01 -- *Single Family	847	119			0.00	Occupied
05 -- Common Areas		0			0.00	Occupied
COMMON -- Common Area Unit	1	1		0.00000000%	0.00	Unoccupied
Total Percentage Interest based on Max number of units:				<u>0.00000000%</u>		



# Community Updates



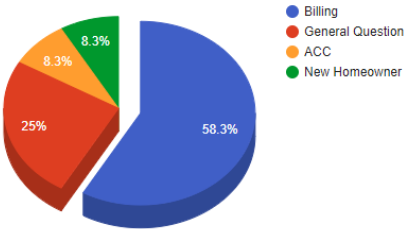
## Celina Edgewood Homeowners Association Community Charts

Conversation Started: 01/01/24 to 04/22/24

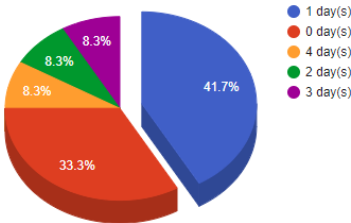
Total Number of Submissions for Date Range: 12

Pie Charts ordered by: Percentage (high-to-low)

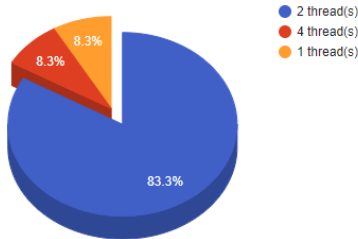
Submissions by Category



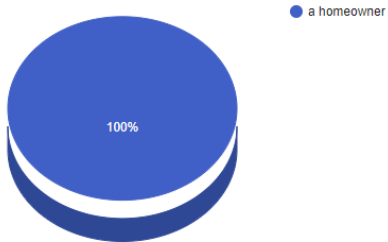
Statistics by Age



Statistics by Conversation Thread



Statistics by Submission Group



# Policy Updates

## Corporate Transparency Act (CTA)

- **Effective January 1, 2024**
- A copy of your current, valid driver's license or a copy of your passport; listing your full date of birth; and your current, full mailing address

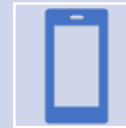
## Mandatory Policy Changes

- **State Mandated Policies to be Amended/ Adopted**
  - Amend- Collections/ Payment Plan Policy
  - Amend- Enforcement Policy

# ➤ Contact Us!



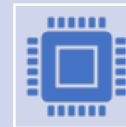
A PROFESSIONAL PROPERTY MANAGEMENT COMPANY



**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](http://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.



**EDGEWOOD  
CREEK**  
HOMEOWNERS ASSOCIATION



**Adjournment**