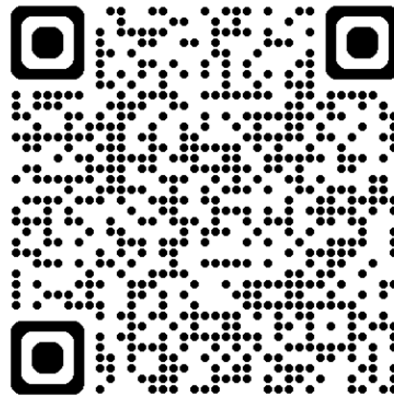




**EDGEWOOD  
CREEK**  
HOMEOWNERS ASSOCIATION

**Board of Directors Meeting  
3rd Quarter**

**Wednesday, October 23, 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
- Rebecca Reach, Account Manager
- Essex Support Staff

Approval of August 2024 Meeting Minutes

Financial Review

2024 - 3<sup>rd</sup> Quarter

2025 Budget Approval

Community / Developer Updates

Adjourned

# Approval of August 2024 Meeting Minutes

**Celina Edgewood Creek Homeowners Association, Inc**  
**Board of Directors Meeting**  
**Meeting Minutes**  
**August 15, 2024**

Minutes of the open telephonic meeting of the Board of Directors held on August 15, 2024, at 3:00 p.m. on behalf of Celina Edgewood Creek Association, Inc., Celina, TX.

1. **Meeting called to order at 3.01 p.m.**
2. **Roll Call:**  
**Board Members Present (Quorum established):**  
Justin Zuniga, President  
Justin Jago, Secretary  
  
**Essex Present:**  
Michael Morgan, Director of Association Services  
Jon Baskett, Account Manager  
Essex Support Staff
3. **Approval of November 2023 Meeting Minutes**
  - Justin Zuniga, motioned to approve the minutes.
  - Justin Jago seconded the motion.
  - Motion so carried.
4. **Financial Review/Community Update:**
  - Michael Morgan reviewed last year and second quarter financials.
  - Justin Jago Motioned to approve financials
  - Justin Zuniga Seconded the motion.
  - Motion so carried.
5. **Community Updates:**
  - Michael Morgan went over community updates
  - Michael Morgan went over the customer service reports
  - Justin Zuniga said that the next phase was about 60 days out for streets being installed.
6. **Adjournment:**
  - Michael Morgan called for adjournment.
  - Justin Zuniga motioned to adjourn; Justin Jago seconded the motion.
  - Motion so carried.
7. **Meeting Adjourned at 3:11 p.m.**

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Signature of

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Date

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

# 2024 ~ 3<sup>rd</sup> Quarter Balance Sheet Report



## Balance Sheet Summary Report Celina Edgewood HOA

As of September 30, 2024

	<u>Balance Sep 30, 2024</u>	<u>Balance Jun 30, 2024</u>	<u>Change</u>
Total Assets	232,583.17	253,698.15	(21,114.98)
Total Receivables	(10,412.35)	5,516.09	(15,928.44)
Total Assets	<u>222,170.82</u>	<u>259,214.24</u>	<u>(37,043.42)</u>
Total Liabilities	13,494.68	23,150.05	(9,655.37)
Total Liabilities	<u>13,494.68</u>	<u>23,150.05</u>	<u>(9,655.37)</u>
Total Equity	42,075.40	42,075.40	0.00
Total Owners' Equity	<u>42,075.40</u>	<u>42,075.40</u>	<u>0.00</u>
<b>Net Income / (Loss)</b>	<u>166,600.74</u>	<u>193,988.79</u>	<u>(27,388.05)</u>
<b>Total Liabilities and Equity</b>	<u>222,170.82</u>	<u>259,214.24</u>	<u>(37,043.42)</u>

# 2024 ~ 3rd Quarter Income Statement Summary



## Income Statement Summary Celina Edgewood HOA

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	299.90	11,333.33	(11,033.43)	255,648.18	162,740.00	92,908.18	209,543.69
Total Income	299.90	11,333.33	(11,033.43)	255,648.18	162,740.00	92,908.18	209,543.69
Total General & Administrative	4,008.67	1,803.00	2,205.67	28,238.83	13,550.00	14,688.83	16,860.00
Total Insurance	0.00	5,250.00	(5,250.00)	8,599.00	5,250.00	3,349.00	5,250.00
Total Utilities	6,986.47	7,700.00	(713.53)	29,131.61	40,500.00	(11,368.39)	55,500.00
Total Infrastructure & Maintenance	974.25	2,183.00	(1,208.75)	7,283.34	25,250.00	(17,966.66)	39,600.00
Total Landscaping	6,222.33	6,222.25	0.08	15,794.66	59,000.25	(43,205.59)	84,333.69
Total Irrigation Maintenance	0.00	667.00	(667.00)	0.00	6,000.00	(6,000.00)	8,000.00
Total Expense	18,191.72	23,825.25	(5,633.53)	89,047.44	149,550.25	(60,502.81)	209,543.69
Net Income / (Loss)	(17,891.82)	(12,491.92)	(5,399.90)	166,600.74	13,189.75	153,410.99	0.00

# 2025 Proposed Budget Summary

## Summary

- Assessments
  - \$850.00 annually (no increase)
  
- Home Sales
  - Forecasted 14 home sales per-month
  
- Maintenance Costs
  - Increased Water & Landscaping due to adding additional common areas – New Phase
  - Increased General Liability – New Phase
  
- Reserve Funding
  - \$55.7
  
- Contingency Funding
  - \$18.5K

# 2025 Proposed Budget

## Income

4100 - Assessments	286,871.70
4110 - Projected Declarant Funding	0.00
4195 - Transfer Fees	0.00
4200 - Late/NSF Fee	150.00
4250 - Collection Fee Charge	90.00
4300 - Misc (Other) Income	0.00
4410 - Demand Letter Income	0.00
4500 - Interest Income	0.00
4801 - Acquisition Assessment/Working CAP	153,000.00
<b>Total Income</b>	<b>440,111.70</b>
<b>Total Celina Edgewood HOA Income</b>	<b>440,111.70</b>

## Expenses

8000 - Contingency	18,584.18
<b>Total Expenses</b>	<b>18,584.18</b>

## General & Administrative

5100 - Administrative Expenses	1,200.00
5101 - Postage	1,200.00
5104 - Printing & Reproduction	1,200.00
5105 - Website Expense	600.00
5109 - Licenses, Permits, & Fees	70.00
5110 - Professional Management	20,175.00
5120 - Collection Facilitation Billed back	1,000.00
5121 - Property Inspections	7,200.00
5170 - Bank Fees	330.00
5176 - Legal Fees	1,000.00
5180 - Audit & Accounting	1,400.00
5181 - Tax Preparation	700.00
<b>Total General &amp; Administrative</b>	<b>36,075.00</b>

## Insurance

5310 - General Liability	15,000.00
<b>Total Insurance</b>	<b>15,000.00</b>

## Utilities

6010 - Electric	3,600.00
6020 - Water/Sewer	95,000.00
<b>Total Utilities</b>	<b>98,600.00</b>

## Infrastructure & Maintenance

6260 - Electrical Repairs & Maintenance	2,400.00
6261 - Grounds Porter	4,500.00
6262 - Pet Waster Disposal	3,600.00
6264 - Holiday Decoration	10,000.00
6266 - Monument & Signs Common Area	5,000.00
6280 - Wall & Fence Repairs	10,000.00
6290 - Common Area Maint/Cleaning	10,000.00
6291 - General Repairs & Maintenance Common	10,000.00

## Infrastructure & Maintenance

6501 - Fountain Maintenance	12,600.00
<b>Total Infrastructure &amp; Maintenance</b>	<b>68,100.00</b>

## Landscaping

6400 - Landscaping Contract	120,000.00
6403 - Lot/Fence Self help Maintenance	2,000.00
6410 - Landscape Improvements	10,000.00
<b>Total Landscaping</b>	<b>132,000.00</b>

## Irrigation Maintenance

6500 - Irrigation	10,000.00
6505 - Lake / Pond Maintenance	6,000.00
<b>Total Irrigation Maintenance</b>	<b>16,000.00</b>

## Reserves

6001 - Reserve Contributions	55,752.52
<b>Total Reserves</b>	<b>55,752.52</b>

**Total Celina Edgewood HOA Expense** **440,111.70**

**Total Association Net Income / (Loss)** **0.00**



# Community / Developer Updates



**Unit Type Listing by Date**  
**Celina Edgewood HOA**  
 As Of Mon Sep 30, 2024

Unit Type	Max. Units	Curr. Units	Sq. Foot	Percent Interest	Late Fee	Occupied Flag
01 -- *Single Family	847	198			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:					0.00000000%	

\* Current number of units is greater than the maximum number of units



# Community Updates

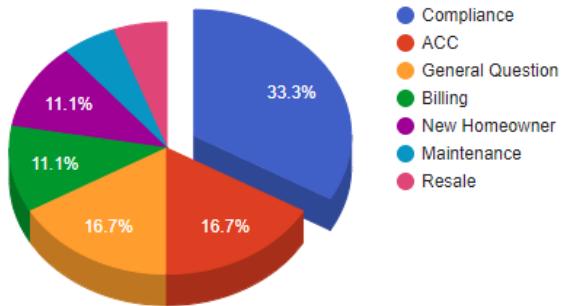
## Celina Edgewood Homeowners Association Community Charts

Conversation Started: 07/01/24 to 09/30/24

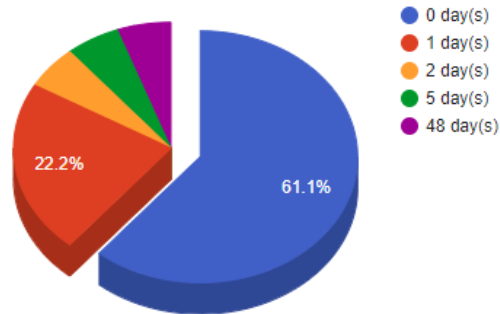
Total Number of Submissions for Date Range: 18

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

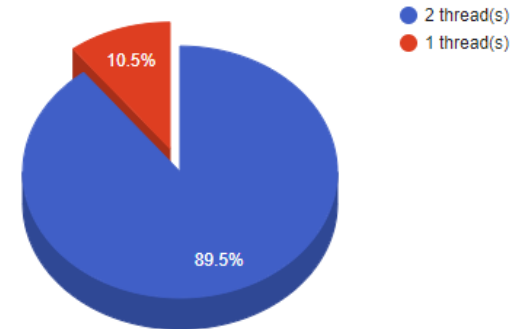
Submissions by Category



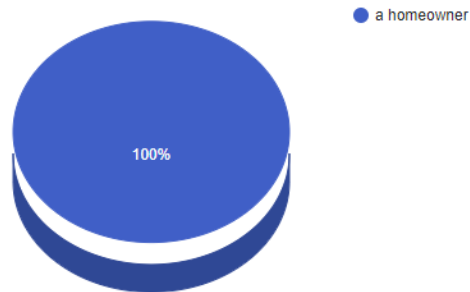
Statistics by Age



Statistics by Conversation Thread



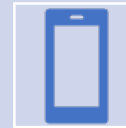
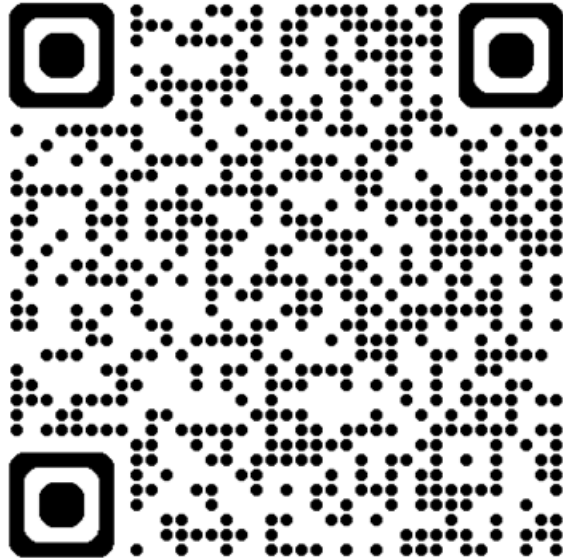
Statistics by Submission Group



# ➤ Homeowners-Contact Us!



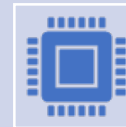
A PROFESSIONAL PROPERTY MANAGEMENT COMPANY



**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](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



**Adjourned**