



**EDGEWOOD
CREEK**

HOMEOWNERS ASSOCIATION

**Board of Directors Meeting
2nd Quarter**

**Thursday, August 15th, 2024
3:00 p.m.**

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 May 2024 Meeting Minutes
- Financials
- Community / Developer Updates
- Adjournment

Approval of May 2024 Meeting Minutes

Celina Edgewood Creek Homeowners Association, Inc
Board of Directors Meeting
Meeting Minutes
May 2, 2024

Minutes of the open telephonic meeting of the Board of Directors held on May 2, 2024, at 2:00 p.m. on behalf of Celina Edgewood Creek Association, Inc., Celina, TX.

1. Meeting called to order at 2:23 p.m.
2. Roll Call:
 Board Members Present (Quorum established):
 Chris Stratta, Vice 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 Jago motioned to approve the minutes.
 - Chris Stratta seconded the motion.
 - Motion so carried.
4. Financial Review/Community Update:
 - Michael Morgan reviewed last year and first quarter financials.
 - Michael Morgan reviewed community updates.
 - Michael covered the Customer Service Pie Charts
 - Justin Jago requested to have declarant funding repaid.
 - Chris Stratta motioned to approve request; Justin Jago seconded motion.
 - Motion so carried.
5. Policy Updates:
 - Michael Morgan went over the new Corporate Transparency Act (CTA)
 - Michael Morgan reviewed Mandatory Policy Changes
 - Justin Jago wants email link sent to him on CTA to fill out the required information.
 - Justin Jago and Chris Stratta both approved policy updates
6. Adjournment:
 - Michael Morgan called for adjournment.
 - Chris Stratta motioned to adjourn; Justin Jago seconded the motion.
 - Motion so carried.
7. Meeting Adjourned at 2:31 p.m.

 Signature of _____ Date _____
 Minutes Scribe: Wendy Bloom, Essex Association Management, L.P.

Essex Association Management, L.P. Managing Agent
Celina Edgewood Creek Homeowners Association, Inc.

Balance Sheet as of June 30, 2024

Balance Sheet Report Celina Edgewood HOA As of June 30, 2024

	<u>Balance Jun 30, 2024</u>	<u>Balance May 31, 2024</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - CIT Bank Operating Account	253,698.15	251,563.46	2,134.69
Total Assets	253,698.15	251,563.46	2,134.69
Receivables			
1400 - Accounts Receivable	5,516.09	5,340.75	175.34
Total Receivables	5,516.09	5,340.75	175.34
Total Assets	259,214.24	256,904.21	2,310.03
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	10,762.10	2,498.34	8,263.76
2050 - Prepaid Assessments	12,387.95	12,085.55	302.40
2200 - Declarant Funding	0.00	11,523.28	(11,523.28)
Total Liabilities	23,150.05	26,107.17	(2,957.12)
Total Liabilities	23,150.05	26,107.17	(2,957.12)
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	42,075.40	42,075.40	0.00
Total Equity	42,075.40	42,075.40	0.00
Total Owners' Equity	42,075.40	42,075.40	0.00
Net Income / (Loss)	193,988.79	188,721.64	5,267.15
Total Liabilities and Equity	259,214.24	256,904.21	2,310.03

June 2024 Income Statement Summary

Income Statement Summary

Celina Edgewood HOA

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	18,432.06	13,458.33	4,973.73	226,898.73	108,615.00	118,283.73	209,543.69
Total Income	18,432.06	13,458.33	4,973.73	226,898.73	108,615.00	118,283.73	209,543.69
Total General & Administrative	3,087.93	1,628.00	1,459.93	17,456.49	9,570.00	7,886.49	16,860.00
Total Insurance	8,599.00	0.00	8,599.00	8,599.00	0.00	8,599.00	5,250.00
Total Utilities	1,477.98	4,100.00	(2,622.02)	3,282.26	19,200.00	(15,917.74)	55,500.00
Total Infrastructure & Maintenance	0.00	2,583.00	(2,583.00)	947.19	16,300.00	(15,352.81)	39,600.00
Total Landscaping	0.00	7,222.25	(7,222.25)	2,625.00	39,333.50	(36,708.50)	84,333.69
Total Irrigation Maintenance	0.00	667.00	(667.00)	0.00	4,000.00	(4,000.00)	8,000.00
Total Expense	13,164.91	16,200.25	(3,035.34)	32,909.94	88,403.50	(55,493.56)	209,543.69
Net Income / (Loss)	5,267.15	(2,741.92)	8,009.07	193,988.79	20,211.50	173,777.29	0.00

Community / Developer Updates



Unit Type Listing by Date
Celina Edgewood HOA
 As Of Sun Jun 30, 2024

Unit Type	No Units	Sq Feet	Percent Interest	Occupied Flag	Late Fee
01 -- *Single Family	161			Occupied	0.00
Total Number of Units:	161				

Community Updates

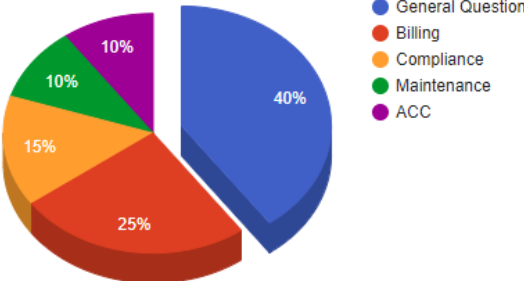
Celina Edgewood Homeowners Association Community Charts

Conversation Started: 04/01/24 to 06/30/24

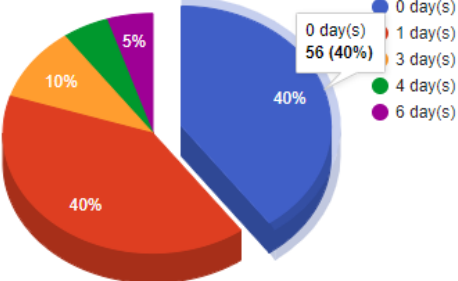
Total Number of Submissions for Date Range: 20

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

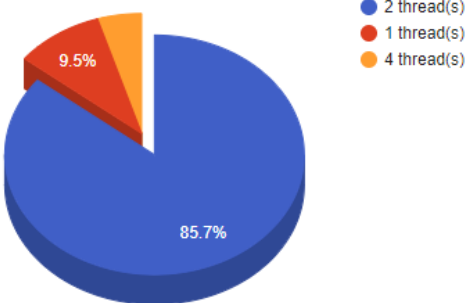
Submissions by Category



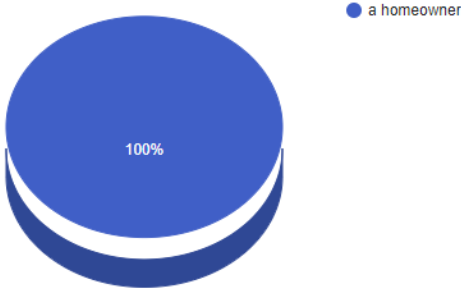
Statistics by Age



Statistics by Conversation Thread



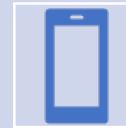
Statistics by Submission Group



➤ Homeowners-Contact Us!



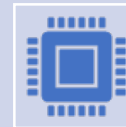
A PROFESSIONAL PROPERTY MANAGEMENT COMPANY



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 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