



THE VILLAGES OF  
**HURRICANE CREEK**  
HOMEOWNERS ASSOCIATION

## **Board of Directors Meeting**

Thursday, May 2, 2024  
3:00 p.m.

[www.villagesofhurricanecreekhoa.com](http://www.villagesofhurricanecreekhoa.com)

# Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
  - Brock Babb, President
  - Dustin Warren, Vice President
  - Victor Tannous, Secretary
- Introduction of Essex Association Management, L.P. Representatives
  - Michael Morgan, Director of Association Services
  - Jon Baskett, Account Manager
  - Essex Support Staff
- Approval of November 2023, Meeting Minutes Page 1
- Financials Page 2-5
  - 2023 Year End Balance & Income Statement Summary
  - March 2024 Balance Sheet & Income Statement Summary
- Community Updates Page 6-7
- Policy Updates Page 8
  - CTA
- Contact Us Page 9
- Adjournment Page 10

# Approval of November 2023 Meeting Minutes

**The Villages at Hurricane 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 3:00 p.m. on behalf of The Villages at Hurricane Creek Homeowners Association, Inc., Anna, TX.

1. **Meeting called to order at 3:05 p.m.**
2. **Roll Call:**  
**Board Members Present (Quorum established):**  
Dustin Warren, President  
Victor Tannous, Secretary  
**Essex Present:**  
Michael Morgan, Director of Association Services  
Jon Baskett, Account Manager  
Essex Support Staff
3. **Financial Review:**  
**Michael Morgan reviewed the Board of Directors Meeting Minutes:**
  - Victor Tannous Motioned to Approve March 7, 2023, Board of Directors Meeting Minutes. Dustin Warren, Seconded the Motion
  - Motion so carried.
4. **Michael Morgan Reviewed Proposed Budget:**
  - Victor Tannous Motioned to Approve 2024 Proposed Budget, Dustin Warren Seconded the motion.
  - Motion so carried.
5. **Adjournment:**
  - Michael Morgan Called for Motion to Adjourn.
  - Victor Tannous Motioned to Adjourn. Dustin Warren, Seconded the Motion.
  - Motion so Carried.
6. **Meeting Adjourned at 3:15 p.m.**

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Signature of

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Date

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

# 2023 Year End Balance Sheet

## Balance Sheet Report The Villages of Hurricane Creek

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	48,991.25	102,813.53	(53,822.28)
1011 - CIT Bank Reserve Account	75,214.21	75,176.51	37.70
<b>Total Assets</b>	<b>124,205.46</b>	<b>177,990.04</b>	<b>(53,784.58)</b>
<b>Receivables</b>			
1400 - Accounts Receivable	16,449.00	19,972.00	(3,523.00)
<b>Total Receivables</b>	<b>16,449.00</b>	<b>19,972.00</b>	<b>(3,523.00)</b>
<b>Total Assets</b>	<b>140,654.46</b>	<b>197,962.04</b>	<b>(57,307.58)</b>
<b><u>Liabilities</u></b>			
<b>Liabilities</b>			
2000 - Accounts Payable	49,943.87	15,468.76	34,475.11
2050 - Prepaid Assessments	14,865.01	9,265.01	5,600.00
<b>Total Liabilities</b>	<b>64,808.88</b>	<b>24,733.77</b>	<b>40,075.11</b>
<b>Total Liabilities</b>	<b>64,808.88</b>	<b>24,733.77</b>	<b>40,075.11</b>
<b><u>Owners' Equity</u></b>			
<b>Equity</b>			
3900 - Retained Earnings	75,845.58	110,892.88	(35,047.30)
<b>Total Equity</b>	<b>75,845.58</b>	<b>110,892.88</b>	<b>(35,047.30)</b>
<b>Total Owners' Equity</b>	<b>75,845.58</b>	<b>110,892.88</b>	<b>(35,047.30)</b>
<b>Net Income / (Loss)</b>	<b>0.00</b>	<b>62,335.39</b>	<b>(62,335.39)</b>
<b>Total Liabilities and Equity</b>	<b>140,654.46</b>	<b>197,962.04</b>	<b>(57,307.58)</b>

# 2023 Year End Income Statement Summary

## Income Statement Summary The Villages of Hurricane Creek December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	5,290.53	7,500.00	(2,209.47)	325,394.67	470,940.00	(145,545.33)	470,940.00
Total Income	5,290.53	7,500.00	(2,209.47)	325,394.67	470,940.00	(145,545.33)	470,940.00
Total Expenses	0.00	146.00	(146.00)	0.00	1,750.00	(1,750.00)	1,750.00
Total General & Administrative	2,267.05	2,654.00	(386.95)	41,958.87	28,790.00	13,168.87	28,790.00
Total Insurance	0.00	0.00	0.00	5,487.89	8,500.00	(3,012.11)	8,500.00
Total Utilities	18,351.27	4,323.00	14,028.27	68,986.26	83,180.00	(14,193.74)	83,180.00
Total Infrastructure & Maintenance	18,923.72	1,876.00	17,047.72	34,656.51	45,520.00	(10,863.49)	45,520.00
Total Pool	0.00	83.00	(83.00)	0.00	100,500.00	(100,500.00)	100,500.00
Total Landscaping	50,099.25	16,558.00	33,541.25	209,352.44	198,700.00	10,652.44	198,700.00
Total Reserves	0.00	4,000.00	(4,000.00)	0.00	4,000.00	(4,000.00)	4,000.00
Total Expense	89,641.29	29,640.00	60,001.29	360,441.97	470,940.00	(110,498.03)	470,940.00
Net Income / (Loss)	(84,350.76)	(22,140.00)	(62,210.76)	(35,047.30)	0.00	(35,047.30)	0.00

# March 2024 Balance Sheet

## Balance Sheet Report The Villages of Hurricane Creek 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	248,386.67	203,322.85	45,063.82
1011 - CIT Bank Reserve Account	75,270.49	75,251.31	19.18
<b>Total Assets</b>	<b>323,657.16</b>	<b>278,574.16</b>	<b>45,083.00</b>
<b>Receivables</b>			
1400 - Accounts Receivable	51,493.19	67,111.20	(15,618.01)
<b>Total Receivables</b>	<b>51,493.19</b>	<b>67,111.20</b>	<b>(15,618.01)</b>
<b>Total Assets</b>	<b>375,150.35</b>	<b>345,685.36</b>	<b>29,464.99</b>
<b><u>Liabilities</u></b>			
<b>Liabilities</b>			
2000 - Accounts Payable	28,484.89	18,912.61	9,572.28
2050 - Prepaid Assessments	64,530.03	30,732.20	33,797.83
<b>Total Liabilities</b>	<b>93,014.92</b>	<b>49,644.81</b>	<b>43,370.11</b>
<b>Total Liabilities</b>	<b>93,014.92</b>	<b>49,644.81</b>	<b>43,370.11</b>
<b><u>Owners' Equity</u></b>			
<b>Equity</b>			
3900 - Retained Earnings	75,845.58	75,845.58	0.00
<b>Total Equity</b>	<b>75,845.58</b>	<b>75,845.58</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>75,845.58</b>	<b>75,845.58</b>	<b>0.00</b>
<b>Net Income / (Loss)</b>	<b>206,289.85</b>	<b>220,194.97</b>	<b>(13,905.12)</b>
<b>Total Liabilities and Equity</b>	<b>375,150.35</b>	<b>345,685.36</b>	<b>29,464.99</b>

# March 2024 Income Statement Summary

## Income Statement Summary The Villages of Hurricane Creek

March 01, 2024 thru March 31, 2024

	Current Period			Year to Date (3 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	30,144.19	3,941.00	26,203.19	316,529.55	220,813.00	95,716.55	693,517.00
Total Income	30,144.19	3,941.00	26,203.19	316,529.55	220,813.00	95,716.55	693,517.00
Total Expenses	0.00	0.00	0.00	0.00	1.47	(1.47)	1.47
Total General & Administrative	4,350.43	2,535.00	1,815.43	10,124.88	9,170.00	954.88	40,562.50
Total Insurance	0.00	0.00	0.00	3,461.73	11,500.00	(8,038.27)	11,500.00
Total Utilities	7,928.73	4,226.67	3,702.06	25,959.59	12,680.01	13,279.58	93,620.00
Total Infrastructure & Maintenance	21,903.11	5,547.00	16,356.11	25,949.42	17,143.00	8,806.42	96,021.60
Total Pool	0.00	0.00	0.00	0.00	0.00	0.00	105,550.00
Total Landscaping	9,867.04	12,463.00	(2,595.96)	44,744.08	37,388.00	7,356.08	214,352.00
Total Townhome Expenses	0.00	3,516.67	(3,516.67)	0.00	7,550.00	(7,550.00)	131,909.43
Total Expense	44,049.31	28,288.34	15,760.97	110,239.70	95,432.48	14,807.22	693,517.00
Net Income / (Loss)	(13,905.12)	(24,347.34)	10,442.22	206,289.85	125,380.52	80,909.33	0.00

# Community Updates

## Completed:

- Expanded landscape maintenance areas
  - Maintaining walking path in an undeveloped area
- Trimmed trees in common area on Hidden Valley Dr adjacent to homeowners
- Sanded and painted galvanized metal fence on Hidden Valley Drive
- Planted wildflower seed mix on walking trail by front entrance
- Replanted both flower beds at Shady Brook and Hidden Valley
- Installed solar lights and trash cans by cluster mailboxes

## In Progress

- Finish water meter installation and activate entrance fountain.
- Trees planted along Shady Brook Lane and Hidden Valley, 7 dead trees



# Community Updates



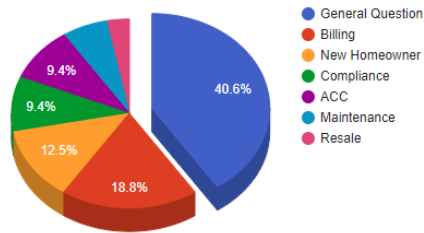
## Villages of Hurricane Creek Community Charts

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

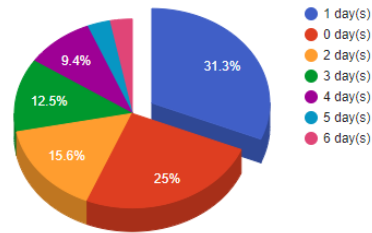
Total Number of Submissions for Date Range: 32

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

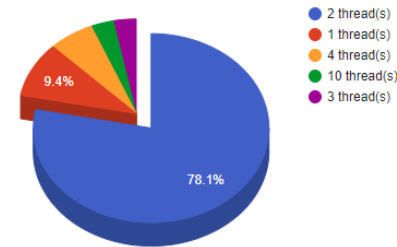
Submissions by Category



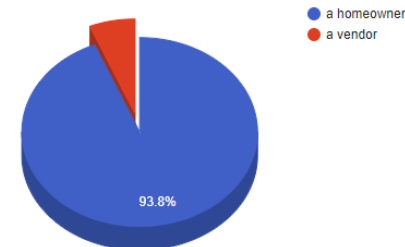
Statistics by Age



Statistics by Conversation Thread



Statistics by Submission Group



## Unit Type Listing The Villages of Hurricane Creek

Unit Type	Max. Units	Curr. Units	Sq. Foot	Percent Interest	Late Fee	Occupied Flag
01 -- Single Family Homes South	883	222			0.00	Occupied
02 -- Builder		266			0.00	Occupied
03 -- Single Family Homes North	911	33			0.00	Occupied
04 -- Common Areas		0			0.00	Occupied
05 -- Declarant / Developer Lots		0			0.00	Occupied
06 -- Builder Townhomes North		21			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%		

# Policy Updates

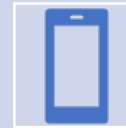
## Corporate Transparency Act (CTA)

- **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

# ➤ Contact Us!



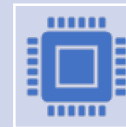
A PROFESSIONAL PROPERTY MANAGEMENT COMPANY



**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.



THE VILLAGES OF  
**HURRICANE CREEK**  
HOMEOWNERS ASSOCIATION



**Adjournment**