



THE VILLAGES OF
HURRICANE CREEK
HOMEOWNERS ASSOCIATION

Board of Directors Meeting
2nd Quarter

Tuesday, August 20th, 2024
2:00 p.m.

www.villagesofhurricanecreekhoa.com

Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - Travis Biber, President
 - Dustin Warren, Vice President
 - Victor Tannous, 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
- Adjourn

Approval of May 2024 Meeting Minutes

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

1. **Meeting called to order at 3:00 p.m.**
2. **Roll Call:**
Board Members Present (Quorum established):
Brock Babb, President
Dustin Warren, President
Victor Tannous, Secretary
Essex Present:
Michael Morgan, Director of Association Services
Jon Baskett, Account Manager
Essex Support Staff
3. **Approved November 2023 Meeting Minutes**
 - Dustin Warren motioned to approve.
 - Victor Tannous seconded the motion.
 - Motion carried; Minutes Approved.
4. **Financial Review/Community Updates:**
 - Michael Moran reviewed last year and first quarter financials.
 - Dustin Warren motioned to approve financial; Victor Tannous seconded motion.
 - Motion so carried; financials approved.
 - Michael Morgan reviewed complete and in progress projects.
5. **Policy Update:**
 - Michael Morgan reviewed the Corporate Transparency Act (CTA)
6. **Adjournment**
 - Dustin Warren motioned to adjourn; Victor Tannous seconded the motion.
 - Motion so carried.
 -
7. **Meeting Adjourned at 3:15pm**

Signature of Secretary

Date

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

June 2024 Balance Sheet

Balance Sheet Report The Villages of Hurricane Creek As of June 30, 2024

| | <u>Balance Jun 30, 2024</u> | <u>Balance Mar 31, 2024</u> | <u>Change</u> |
|-------------------------------------|---------------------------------|---------------------------------|--------------------|
| <u>Assets</u> | | | |
| Assets | | | |
| 1010 - CIT Bank Operating Account | 332,849.05 | 248,386.67 | 84,462.38 |
| 1011 - CIT Bank Reserve Account | 75,326.81 | 75,270.49 | 56.32 |
| Total Assets | 408,175.86 | 323,657.16 | 84,518.70 |
| Receivables | | | |
| 1400 - Accounts Receivable | 35,060.85 | 51,493.19 | (16,432.34) |
| Total Receivables | 35,060.85 | 51,493.19 | (16,432.34) |
| Total Assets | 443,236.71 | 375,150.35 | 68,086.36 |
| <u>Liabilities</u> | | | |
| Liabilities | | | |
| 2000 - Accounts Payable | 30,207.78 | 28,484.89 | 1,722.89 |
| 2050 - Prepaid Assessments | 190,751.04 | 64,530.03 | 126,221.01 |
| Total Liabilities | 220,958.82 | 93,014.92 | 127,943.90 |
| Total Liabilities | 220,958.82 | 93,014.92 | 127,943.90 |
| <u>Owners' Equity</u> | | | |
| Equity | | | |
| 3900 - Retained Earnings | 75,845.58 | 75,845.58 | 0.00 |
| Total Equity | 75,845.58 | 75,845.58 | 0.00 |
| Total Owners' Equity | 75,845.58 | 75,845.58 | 0.00 |
| Net Income / (Loss) | 146,432.31 | 206,289.85 | (59,857.54) |
| Total Liabilities and Equity | 443,236.71 | 375,150.35 | 68,086.36 |

June 2024 Income Statement Summary

Income Statement Summary The Villages of Hurricane Creek June 01, 2024 thru June 30, 2024

| | Current Period | | | Year to Date (6 months) | | | Annual Budget |
|------------------------------------|----------------|-------------|------------|-------------------------|------------|-------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Total Income | 17,318.91 | 7,556.00 | 9,762.91 | 403,405.56 | 289,451.00 | 113,954.56 | 693,517.00 |
| Total Income | 17,318.91 | 7,556.00 | 9,762.91 | 403,405.56 | 289,451.00 | 113,954.56 | 693,517.00 |
| Total Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 1.47 | (1.47) | 1.47 |
| Total General & Administrative | 5,192.23 | 2,820.00 | 2,372.23 | 24,529.37 | 20,522.50 | 4,006.87 | 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 | 24,895.56 | 7,143.33 | 17,752.23 | 80,318.14 | 31,193.34 | 49,124.80 | 93,620.00 |
| Total Infrastructure & Maintenance | 13,045.33 | 4,547.00 | 8,498.33 | 46,605.73 | 33,286.00 | 13,319.73 | 96,021.60 |
| Total Pool | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 105,550.00 |
| Total Landscaping | 17,541.82 | 19,663.00 | (2,121.18) | 102,058.28 | 96,376.00 | 5,682.28 | 214,352.00 |
| Total Townhome Expenses | 0.00 | 9,089.07 | (9,089.07) | 0.00 | 32,281.47 | (32,281.47) | 131,909.43 |
| Total Expense | 60,674.94 | 43,262.40 | 17,412.54 | 256,973.25 | 225,160.78 | 31,812.47 | 693,517.00 |
| Net Income / (Loss) | (43,356.03) | (35,706.40) | (7,649.63) | 146,432.31 | 64,290.22 | 82,142.09 | 0.00 |

Community / Developer Updates



In Progress:

Amenity Center



Community Updates

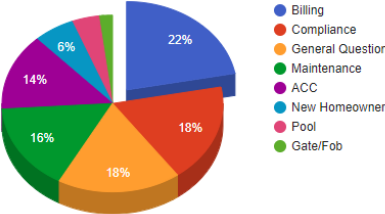
Villages of Hurricane Creek Community Charts

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

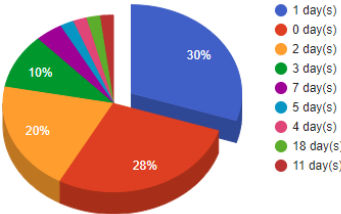
Total Number of Submissions for Date Range: 50

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

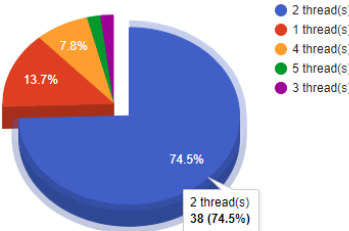
Submissions by Category



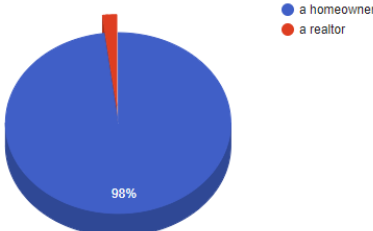
Statistics by Age



Statistics by Conversation Thread



Statistics by Submission Group



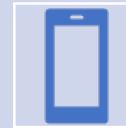
Unit Type Listing by Date The Villages of Hurricane Creek As Of Sun Jun 30, 2024

| Unit Type | No Units | Sq Feet | Percent Interest | Occupied Flag | Late Fee |
|---------------------------------|------------|---------|------------------|---------------|----------|
| 01 -- Single Family Homes South | 222 | | | Occupied | 0.00 |
| 02 -- Builder | 310 | | | Occupied | 0.00 |
| 03 -- Single Family Homes North | 94 | | | Occupied | 0.00 |
| 06 -- Builder Townhomes North | 58 | | | Occupied | 0.00 |
| Total Number of Units: | 684 | | | | |

➤ Homeowner Contact Us!



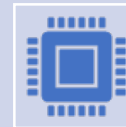
A PROFESSIONAL PROPERTY MANAGEMENT COMPANY



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.



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Adjournment