

**MISSION ESTATES PROPERTY OWNERS' ASSOCIATION
ANNUAL MEETING
TUESDAY, JULY 28, 2026
6:00 TO 7:00 P.M.**

AGENDA

- I. Call to order;
- II. Reading of the minutes of the last Annual Meeting of the Members;
- III. President's report;
- IV. Treasurer's report and budget;
- V. Election of Directors for the Association for the coming year;
- VI. Other business that may be properly brought before the Association;
- VII. Adjournment.

This year we would like to hold a Zoom meeting for the Annual Meeting. The information to login is listed below. Should you have any questions, please let us know.

You can call Frances at 432.661.2050 or email frances@missionestates.net

The Board of Directors email is boardofdirectors@missionestates.net

Scott St Louis is inviting you to a scheduled Zoom meeting.

Topic: MEPOA Annual Meeting 2026

Time: July 28, 2026, 6:00 to 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89081828528>

Meeting ID: 890 8182 8528

MINUTES OF THE GENERAL MEETING OF
MISSION ESTATES PROPERTY OWNERS' ASSOCIATION
JULY 10, 2025

The general meeting of the property owners of Mission Estates Property Owners' Association was held via zoom at 6:00 P.M. on the 10th day of July 2025. The following Directors were present: Scott St Louis, Mike Moore, Scott Coulter, Justin Ward, present via zoom were Steve Kemp, Amy Harper, and Lonnie Lawrence. The Director who was not present was Denise Carbajal. Also present via zoom were those listed on the attached pages and Frances Seely (in person).

Mr. St Louis called the meeting to order at 6:08 p.m. The Minutes of the 2024 annual meeting were presented. A motion was made to accept the Minutes as presented. There were no negative votes. The Minutes were accepted as presented. Mr. St Louis stated they are having internet issues that could interrupt the meeting slightly.

Mr. St Louis thanked each of the homeowners who took the time to attend the 2025 Annual meeting. He said their presence is a testament to the care they have for the neighborhood.

Mr. St Louis said MEPOA was established in 1983 and has been managed over the years through a board of volunteer homeowners who live in the community.

Mr. St Louis introduced the 2024-2025 Board of Directors and the Architectural Review Board members. They are listed on the President's Report. (This report is attached.)

Mr. St Louis said he hopes all will join him in thanking his fellow board members and the Architectural Review Board for volunteering their time throughout the year. The ARB is an independent committee of volunteers that oversees all new construction or structural improvements. Frances Seely is the MEPOA's Administrative Assistant. She has worked for the Association for over 20 years. Frances' tireless efforts in managing the business of the Association and attending to property owner's needs is without a doubt the hardest job.

Mr. St Louis stated there are 583 developed lots and 5 undeveloped lots. The Board of Directors has remained committed to carefully managing spending and cutting unnecessary costs while continuing to invest in projects that enhance and protect our neighborhood.

There are currently still 16 properties within Mission Estates 11th Filing that the homeowners have chosen not to join the Association. If these homes are sold, the new owners may sign and join. Unfortunately, these 16 homeowners are not bound by our Covenants, Conditions, and Restrictions (CCR) for duty of maintenance. Legally, in accordance with the Texas Property Code, the Board of Directors does not have the authority to enforce any violations on these homeowners, which can be unfortunate for neighbors. During 2023-2024 91 liens were filed. Currently there are 46 liens in place on 21 homes.

Mr. St Louis would like to have zoom meetings in the future. They can be recorded and posted on the website.

Mr. St Louis went over the accomplishments for 2024-2025 and the Goals for 2025-2026. Those are

found on the 2025 President's Report.

The Financial Report was presented by Frances Seely. She reviewed all pages that were included in the packet provided. The floor was open for questions and there were none. The Financials were approved as presented.

Mr. St Louis said the Board has approved an approximate 12% increase in HOA dues to help offset rising costs for essential maintenance, utilities, and services necessary to preserve the safety, appearance, and long-term value of our community.

He said they understand that any increase in dues may not be well received. However, since 2011, dues have increased by only a 25% rate significantly lower than the approximate 43% inflation over the same period.

These additional funds are critical for addressing deferred repairs and ongoing improvements that the current budget cannot fully support. The Board's goal remains to maintain and improve Mission Estates as a desirable, safe, and well cared for place to live.

Mr. St Louis stated The Mirage is a gated community within Mission Estates that consists of 12 homeowners who contribute to the annual dues and an additional special assessment for maintenance of the 3rd Filing. For the 2025-2026 fiscal year, an additional \$600 special assessment to cover losses incurred in 2025.

The Board has 7 Board members who try to cover all homes with violations. Frances Seely directs all calls on violations to the Board. The Board deals with these on a daily basis.

Mr. St Louis presented the following proposed slate of Directors for 2025-2026:

- Scott St Louis
- Steve Kemp
- Lonnie Lawrence
- Scott Coulter
- Denise Carbajal
- Michael Moore
- Justin Ward
- Amy Harper

These Directors were approved.

The floor was open for any questions or concerns.

Chris Mattingly lives at San Clemente and San Antonio. He has video of vehicles running the stop sign and speeding at that intersection. He asked for speed bumps to slow them down. Mr. Coulter said he drives there multiple times a day and has seen the speeders. Mr. St Louis said they have asked the City for additional stop signs and speed bumps. Some homeowners have offered to pay for speed bumps. The City does not allow this. Additional police monitoring could help with speeders. Since the City owns the street, you have to get approval from them to do anything. Mr. St Louis said he needs to meet with the City again. Mr. Ward met with Tom Craddick on speed. He saw video of speeders on Santa Fe Drive. The homeowners do not want to go over speed bumps. They may allow rumble strips. Mr.

Kemp suggested having flashing lights on stop signs. Mr. St Louis said the hoa had wanted New Orleans style street signs at intersections. The City said no.

Barbie and Jack Mousa called in to discuss the budgets for General and The Mirage. She was asking about Santa Fe Place. At one time they paid a special assessment for their area but that was done away with before Mr. St Louis was on the Board. Mr. Mousa asked what would happen if the Mirage was turned back over to the City. Their greatest expense is the waterfall and the street. Mr. Mousa thinks the Mission area is deteriorating. Yards are not being properly maintained. Mr. St Louis said there are some homes in the 11th filing that are not in the HOA. The ARB monitors structures and found some that failed to contact him for approval prior to adding structures and pools. Mr. Brown is looking into these. Mr. St Louis thinks Mission looks as good as always. There are a few repeat offenders. The Board notifies them and follows up if no improvement is seen in 10 days. Mr. Mousa has seen 15 to 18 yards that look like the property is abandoned. Mr. St Louis drives around daily and weekly. He has found rental houses are poorly maintaining their property. They also have flat beds and trucks. He has met with them already. He would like to do away with renters. A home was bought in October and closed at the Abstract Company. Their realtor should have provided them with CCR's. Mr. Mousa said there was a 30' trailer parked on the street 2 weeks ago. A letter was sent and the trailer was removed. One person parks a trailer overnight. Mr. Mousa said he was the enforcer when he was on the Board. Now Mr. St Louis does this.

Mr. St Louis said the CCR's could be changed but only with a 51% vote from homeowners. They can't get support on this. Post cards and on-line letters have been sent but this is not enough to get 51% approval. Mr. Mousa said he thought it was 85%. Those present at a meeting are not enough to make changes. Mr. St Louis welcomes Mr. Mousa's input. More associations abuse privileges and cause the State to step in. Mr. Mousa asked about the planter pots that were installed. Mr. Lawrence said the cost is not as bad as you would think. He has an individual that maintains them. Yard Dog works with the HOA on cost to put in seasonal color. The landscape company wanted \$1000's to do the pots.

Mr. Lawrence said a sidewalk on Santa Fe has buckled. He turned this in to the City. There is a new website maintained by the City where you can report problems. They have good response to issues reported.

The islands on Dorado are maintained by the City. Five years ago, the HOA helped with the cost of new trees on the islands. Now it looks a little rough. Cost of the trees was over \$100,000. They had several people contribute to this. The HOA gave \$10,000.

Shirley Dixon Kaczor stated she is concerned with speeders on Mission Drive. Drivers are running stop signs. Her neighbor said Mission has become another Faudree. Traffic starts about 5:30 am. There are lots of construction vehicles on Mission Drive. The new development has a sign saying no construction traffic. D R Horton is to use Bankhead and not Mission. Mr. St Louis said he's not sure how to make this happen. The streets belong to the City. He's not sure how to get anything done. San Jose is also being used as a pass thru from drivers who do not live in Mission. The City can probably work on this. Mrs. Kaczor said she is not sure of the purpose of double lines on Mission to slow traffic. Bike lanes look like lines in the alley for trash. Mr. Lawrence said the City says the narrow lanes slow traffic. Mrs. Kaczor said the lines have not slowed traffic. Mr. St Louis said to call the police but good luck with them monitoring speeds. We need to check with DR Horton asking him to control his construction traffic. The City needs to work on the construction traffic. Mrs. Kaczor has photos of the construction trucks. Mr. St Louis would like to get all homeowners to input their opinions. Mrs. Kaczor said the

sidewalks on both sides of Santa Fe Drive by the course are buckling. Mrs. Kaczor has contacted Ryan at OCC about pine needles collecting from the course beside her house. It gives a bad appearance. The dirt and gravel drift into sidewalks and the street. Mr. St Louis said the gravel is to be maintained by OCC. He will speak to Ryan.

Ashley Grooves said speeders on San Saba and San Jose are scary. There are dirt bikes on the street in Santa Fe Place and DR Horton's streets. Mr. St Louis said the Board will work with the City and OPD on this matter.

The Board discussed the cost of private security. It gives the appearance of monitoring. Citizens on patrol could monitor and be paid for their service.

There are lots of cars parking on the streets. Code enforcement came out last week to monitor for violations. Mr. St Louis said the Board can't do anything about this because the City ordinance allows parking in the street.

The rental property at 3120 San Saba has junk at their front door. A letter will be sent.

Mr. St Louis stated he appreciates all who attended.

There being no further business, the meeting was adjourned.

Frances Seely
Executive Assistant to the Board

**MISSION ESTATES PROPERTY
OWNERS' ASSOCIATION**

**PRESIDENT'S REPORT
FOR**

JULY 10, 2025

President's Report

July 10th, 2025

Good evening to my fellow Mission Estates Property Owners' Association members. I would like to thank each of you for taking the time to attend tonight's 2025 annual meeting. Your presence is a testament to the care you have for our neighborhood.

MEPOA was established in 1983 and has been managed over the years through a board of volunteer homeowners who live in the community.

The 2024-2025 Board of Directors that have served this year are:

Scott St. Louis	President
Scott Coulter	Vice President
Denise Carbajal	Secretary / Treasurer
Lonnie Lawrence	Head of Landscape
Micheal Moore	Director / Landscape
Justin Ward	Director
Jay Arrick	Director

The Architectural Review Board is a volunteer, independent committee that oversees all new construction or structural improvements.

The 2024-2025 Architectural Review Board members are:

Jim Brown	Chairman (Departing)
Colby Brazile	
Kevin Riggs	

Frances Seely is MEPOA's Administrative Assistant. Frances has worked for the Association for over 20 years. I hope you will join me in thanking my fellow board members and the Architectural Review Board for volunteering their time throughout the year. A very special thanks is needed for Frances. Her tireless efforts in managing the business of the association and attending to property owner's needs is without doubt the hardest job.

Currently, Mission Estates includes 583 developed lots and 5 undeveloped lots. The Board of Directors remains committed to carefully managing spending and cutting unnecessary costs while continuing to invest in projects that enhance and protect our neighborhood.

We have approved an approximate 12% increase in HOA dues to help offset rising costs for essential maintenance, utilities, and services necessary to preserve the safety, appearance, and long-term value of our community.

We understand that any increase in dues may not be well received. However, since 2011, dues have increased by only 25% rate significantly lower than the approximate 43% inflation over the same period.

These additional funds are critical for addressing deferred repairs and ongoing improvements that the current budget cannot fully support. Our goal remains to maintain and improve Mission Estates as a desirable, safe, and well cared for place to live.

The Mirage is a gated community within Mission Estates that consists of 12 homeowners who contribute to the annual dues and an additional special assessment for maintenance of that community. For the 2025-2026 fiscal year, an additional \$600 special assessment to cover losses incurred in 2025 will be assessed.

Accomplishments for 2024-2025

Entrance Improvements

Additional electrical service was added to the entrance islands as well as new lighting. Multiple flowerpots have been added at the entrances to help make adding seasonal color easier. ✓

The Mirage

The Mirage wall has been repaired. Many of the major potholes within the gate community have been repaired. The maintenance and revitalizing work around the waterfall, including the palm trees, has been completed. The entrance island by the time of this meeting will also be revamped and finished. ✓

Irrigation

We have had many repairs done this year to not only main water lines but also the drip lines. The board has continued to discuss options that would decrease overall dependence on city water. Water is by far MEPOAs largest utility expenditure. ✓

Christmas Lights

Year-round lighting has been installed at all three major entrances to Mission Estates and continues to be utilized. We have had to make many repairs this year to the lighting due to expansion and varmint damage. We do anticipate having to replace most of the lighting in 2025. ✓

2025-2026 Goals

Various Electrical Repairs

The electrical panels on Mission Drive and the Sante Fe Place entrance that control the water wells still have not been replaced due to other ongoing projects. These are becoming safety issues and causing maintenance issues. The board intends to work with Oncor to schedule the replacement of this equipment. ✓

Mission Drive Water Reduction

The Board is actively gathering quotes to advance the next phase of the zero-scaping project. We are working with large-scale contractors to obtain pricing for the removal of most of the turf along Mission Drive. The finished design is intended to transition seamlessly into the existing crushed granite areas maintained by the golf course. ✓

CCR Amendments

The Board of Directors continues to work closely with our legal counsel and engaged homeowners to update and amend our Covenants, Conditions, and Restrictions (CC&Rs). These revisions are part of an ongoing effort to ensure our governing documents reflect the current needs, values, and long-term vision of the Mission Estates community. ✓

We encourage all members of Mission Estates to actively share their ideas, concerns, and suggestions for improvements. Your voices matter. The Board values input from every homeowner as we continue working to enhance the quality, beauty, and livability of our neighborhood. Whether it's ideas for beautification, safety enhancements, or community-building events, your feedback helps shape the future of our community. ✓

Our goal remains clear: to ensure that Mission Estates continues to stand out as a premier residential community in West Texas where pride of ownership is evident, where neighbors support one another, and where property values are protected through thoughtful governance and shared responsibility. ✓

We sincerely thank the many homeowners who have stepped up, spoken out, volunteered, and supported the efforts of the Board this year. Your involvement makes a real difference. ✓

Thank you for the opportunity to serve. I look forward to continuing to work together for the benefit of our entire community.

Best Regards,

Scott St Louis

President

Proposed Board of Directors for 2025-2026

Scott St Louis

Steve Kemp

Amy Harper

Lonnie Lawrence

Scott Coulter

Denise Carbajal

Michael Moore

Justin Ward

**MISSION ESTATES PROPERTY
OWNERS' ASSOCIATION**

**PRESIDENT'S REPORT
FOR**

JULY 28, 2026

President's Report

July 28th, 2026

Good evening to my fellow Mission Estates Property Owners' Association members. I would like to thank each of you for taking the time to attend tonight's 2026 annual meeting. Your presence is a testament to the care you have for our neighborhood.

MEPOA was established in 1983 and has been managed over the years through a board of volunteer homeowners who live in the community.

The 2025-2026 Board of Directors that have served this year are:

Scott St. Louis	President
Scott Coulter	Vice President
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The 2025-2026 Architectural Review Board members are:

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Frances Seely is MEPOA's Administrative Assistant. Frances has worked for the Association for over 20 years. I hope you will join me in thanking my fellow board members and the Architectural Review Board for volunteering their time throughout the year. A very special thanks is needed for Frances. Her tireless efforts in managing the business of the association and attending to property owners' needs is without doubt the hardest job.

Currently, Mission Estates includes 584 developed lots and 5 undeveloped lots. The Board of Directors remains committed to carefully managing spending and cutting unnecessary costs while continuing to invest in projects that enhance and protect our neighborhood.

Following last year's dues adjustment, I am pleased to report that the Board is not proposing an increase in HOA dues for the 2026-2027 fiscal year. Dues will be held flat at \$34 per month for developed lots. Careful stewardship of our resources this year allowed us to fund essential maintenance while ending the year with a modest operating surplus.

Even with this year's hold, our dues over time have risen far more slowly than the cost of the services we rely on. The Board will continue working to keep dues as reasonable as possible while ensuring we can maintain the safety, appearance, and long-term value of our community.

The Mirage is a gated community within Mission Estates that consists of 12 homeowners who contribute to the annual dues and an additional special assessment for maintenance of that community. For the 2026-2027 fiscal year, the special assessment will remain at \$4,600 per home. The proposed Mirage budget anticipates a shortfall for the year, driven largely by increased street lighting and grounds maintenance costs, which will be covered from the Mirage's reserves. The incoming Board should continue to monitor these costs closely to determine whether a future adjustment to the assessment is warranted.

Accomplishments for 2025-2026

Deferred Maintenance Focus

Rather than pursuing major new upgrades this year, the Board made a deliberate decision to catch up on maintenance that had been deferred in prior years. This was the right investment for the long-term health of our infrastructure, even though the results are less visible than a new project.

Water and Sprinkler Lines

We completed extensive repairs to aging main water lines and to the sprinkler and drip line systems throughout the community. These older lines had become a recurring source of leaks and service interruptions. Addressing them now reduces water loss and helps control our single largest utility expense.

Water Wells

Upgrades were made to the water wells, including work on the electrical service and control equipment that had previously been flagged as a growing safety and maintenance concern. Improving this equipment protects our ability to supplement city water and reduces long-term operating risk.

The Mirage

Within the Mirage, we completed several street repairs and continued to upgrade the community's lighting and landscaping. These improvements build on prior work around the entrance, waterfall, and gate, and keep the Mirage looking its best for its residents.

Entrances and Lighting

We completed quite a few repairs to the entrance park and island lighting this year, along with continued upkeep of the seasonal color at our three major entrances. While these repairs kept the lighting operational, the fixtures are now a year past their expected service life.

2026-2027 Goals

As I step down, I want to leave the incoming Board with a clear sense of the priorities the current Board believes deserve continued attention:

Water Reduction Along Mission Drive

The next phase of the zero-scaping project along Mission Drive remains a strong opportunity to reduce our dependence on city water. The Board should continue gathering contractor pricing for the removal of turf along Mission Drive, with a design that transitions seamlessly into the existing crushed granite areas maintained by the golf course.

Continued Infrastructure Maintenance

The progress made this year on water and sprinkler lines and well equipment should be carried forward, addressing remaining aging segments before they fail rather than after.

Christmas and Park Lighting Replacement

The entrance park and island lighting is now a year past its expected life span, and this year's repair costs reflect that. It is recommended that the Christmas and park lighting be replaced in the coming year. Continuing to repair aging fixtures is no longer cost-effective, and doing so also raises safety concerns. Replacing the lighting now will reduce ongoing maintenance costs and protect against potential hazards.

CC&R Amendments

The Board should continue working closely with legal counsel and engaged homeowners to update and amend our Covenants, Conditions, and Restrictions so that our governing documents reflect the current needs, values, and long-term vision of the community.

Mirage Reserve Planning

Given the projected shortfall in the Mirage budget, the incoming Board should keep a close eye on Mirage maintenance costs and reserve levels and plan proactively for the community's continued upkeep.

A Note of Thanks

This is my final report as President of MEPOA, and I want to close by thanking you. It has been an honor to serve this community. I am grateful to my fellow board members, to the Architectural Review Board, and above all to Frances, whose dedication keeps this association running.

I am confident the Association is in excellent hands. Justin Ward will step in as President, joined by a strong and committed board, and I have no doubt they will continue to move Mission Estates forward. I encourage all members to support them as generously as you have supported me.

We encourage all members of Mission Estates to actively share their ideas, concerns, and suggestions for improvements. Your voices matter. Whether it's ideas for beautification, safety enhancements, or community-building events, your feedback helps shape the future of our community.

Our goal remains clear: to ensure that Mission Estates continues to stand out as a premier residential community in West Texas where pride of ownership is evident, where neighbors support one another, and where property values are protected through thoughtful governance and shared responsibility.

Thank you for the opportunity to serve. I look forward to watching this community continue to thrive.

Best Regards,

Scott St. Louis
President

Board of Directors for 2026-2027

Justin Ward	President
Amy Harper	Vice President
Steve Kemp	Secretary
Scott Coulter	Treasurer
Michael Moore	Landscape Committee
Lonnie Lawrence	Landscape Committee
Scott St. Louis	Landscape Committee

Frances Seely will continue in her role as the Association's Administrative Assistant.

MISSION ESTATES PROPERTY
OWNERS' ASSOCIATION

FINANCIAL PRESENTATION

JUNE 1, 2025 to MAY 31, 2026

**MISSION ESTATES PROPERTY OWNERS' ASSOCIATION
STATEMENT OF FINANCIAL POSITION
AS OF MAY 31, 2026**

GENERAL CHECKING - SOUTHWEST BANK	\$5,841.01
MONEY MARKET - SOUTHWEST BANK	\$40,735.54
TOTAL ASSETS	\$46,576.55

Allocated As:

	Prior year	Current Year	Total
General Fund	\$46,201.35	\$22,572.43	\$68,773.78
Unearned income - dues	\$1,480.00	(\$664.00)	\$816.00
Total General Fund	\$47,681.35	\$21,908.43	\$69,589.78
 The Mirage	 (\$16,628.08)	 (\$6,385.15)	 (\$23,013.23)
Totals	\$31,053.27	\$15,523.28	\$46,576.55

AS OF MAY 31, 2025 - YEAR END

GENERAL CHECKING - SOUTHWEST BANK	\$16,113.04
MONEY MARKET - SOUTHWEST BANK	\$14,940.23
TOTAL ASSETS	\$31,053.27

Allocated As:

	Prior year	Current Year	Total
General Fund	\$25,339.56	\$20,861.79	\$46,201.35
Unearned income - dues	\$2,200.00	(\$720.00)	\$1,480.00
Total General Fund	\$27,539.56	\$20,141.79	\$47,681.35
 The Mirage	 (\$5,062.27)	 -\$11,565.81	 (\$16,628.08)
Totals	\$22,477.29	\$8,575.98	\$31,053.27

Mission Estates Property Owners' Association
Combined Balance Sheet
As of May 31, 2026

	<u>May 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
SouthWest Bank - Checking	5,841.01
SouthWest Bank - Money Market	<u>40,735.54</u>
Total Checking/Savings	46,576.55
Accounts Receivable	
Accounts Receivable	<u>30,235.55</u>
Total Accounts Receivable	<u>30,235.55</u>
Total Current Assets	<u>76,812.10</u>
TOTAL ASSETS	<u><u>76,812.10</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Dues CM Jones	<u>664.00</u>
Total Other Current Liabilities	<u>664.00</u>
Total Current Liabilities	<u>664.00</u>
Total Liabilities	664.00
Equity	
Retained Earnings	46,404.42
Net Income	<u>29,743.68</u>
Total Equity	<u>76,148.10</u>
TOTAL LIABILITIES & EQUITY	<u><u>76,812.10</u></u>

Mission Estates Property Owners' Association
Combined Profit & Loss
June 2025 through May 2026

	<u>Jun '25 - May 26</u>
Ordinary Income/Expense	
Income	
Dues	238,152.66
Money Market Interest	795.31
Other	25,138.71
Special Assessments	55,200.00
Total Income	319,286.68
Gross Profit	319,286.68
Expense	
ADMINISTRATIVE	
Billing/Administrative Svc	22,000.00
Court Costs	81.68
Insurance	3,861.00
Legal Fees	21,953.50
Merchant processing fee	3,090.35
Misc Admin Expenses	2,083.88
Postage & Box Rental	1,567.29
Supplies / Printing	1,042.55
Total ADMINISTRATIVE	55,680.25
MAINTENANCE	
Capital Projects	6,945.00
Fertilizer	1,244.88
Grounds Maintenance	151,637.45
Sprinkler Repairs	13,752.54
Street Light Repairs	9,575.45
The Mirage gate	1,688.70
Waterfall Maintenance	4,356.95
Total MAINTENANCE	189,200.97
UTILITIES	
Electric	9,706.02
Water	34,955.76
Total UTILITIES	44,661.78
Total Expense	289,543.00
Net Ordinary Income	29,743.68
Net Income	29,743.68

Mission Estates Property Owners' Association

Combined Profit & Loss Prev Year Comparison

June 2025 through May 2026

	Jun '25 - May 26	Jun '24 - May 25	\$ Change	% Change
Ordinary Income/Expense				
Income				
Dues	235,050.16	214,969.15	20,081.01	9.3%
Money Market Interest	795.31	803.78	-8.47	-1.1%
Other	15,027.87	16,428.09	-1,400.22	-8.5%
Special Assessments	55,200.00	48,000.00	7,200.00	15.0%
Total Income	306,073.34	280,201.02	25,872.32	9.2%
Gross Profit	306,073.34	280,201.02	25,872.32	9.2%
Expense				
ADMINISTRATIVE				
Billing/Administrative Svc	22,000.00	21,000.00	1,000.00	4.8%
Court Costs	81.68	325.00	-243.32	-74.9%
Insurance	3,861.00	3,687.00	174.00	4.7%
Legal Fees	21,953.50	17,215.50	4,738.00	27.5%
Merchant processing fee	3,101.45	1,994.29	1,107.16	55.5%
Misc Admin Expenses	2,083.88	837.44	1,246.44	148.8%
Postage & Box Rental	1,567.29	1,532.88	34.41	2.2%
Supplies / Printing	1,042.55	423.40	619.15	146.2%
Total ADMINISTRATIVE	55,691.35	47,015.51	8,675.84	18.5%
MAINTENANCE				
Capital Projects	6,945.00	7,824.38	-879.38	-11.2%
Fertilizer	1,244.88	4,871.27	-3,626.39	-74.4%
Grounds Maintenance	151,637.45	146,162.87	5,474.58	3.8%
Litter Pickup	0.00	866.00	-866.00	-100.0%
Miscellaneous Maintena...	0.00	1,169.10	-1,169.10	-100.0%
Sprinkler Repairs	13,752.54	15,269.83	-1,517.29	-9.9%
Street Light Repairs	9,575.45	2,024.51	7,550.94	373.0%
The Mirage gate	1,688.70	920.13	768.57	83.5%
Waterfall Maintenance	4,356.95	2,250.00	2,106.95	93.6%
Total MAINTENANCE	189,200.97	181,358.09	7,842.88	4.3%
UTILITIES				
Electric	9,706.02	10,443.02	-737.00	-7.1%
Water	34,955.76	32,825.80	2,129.96	6.5%
Total UTILITIES	44,661.78	43,268.82	1,392.96	3.2%
Total Expense	289,554.10	271,642.42	17,911.68	6.6%
Net Ordinary Income	16,519.24	8,558.60	7,960.64	93.0%
Net Income	16,519.24	8,558.60	7,960.64	93.0%

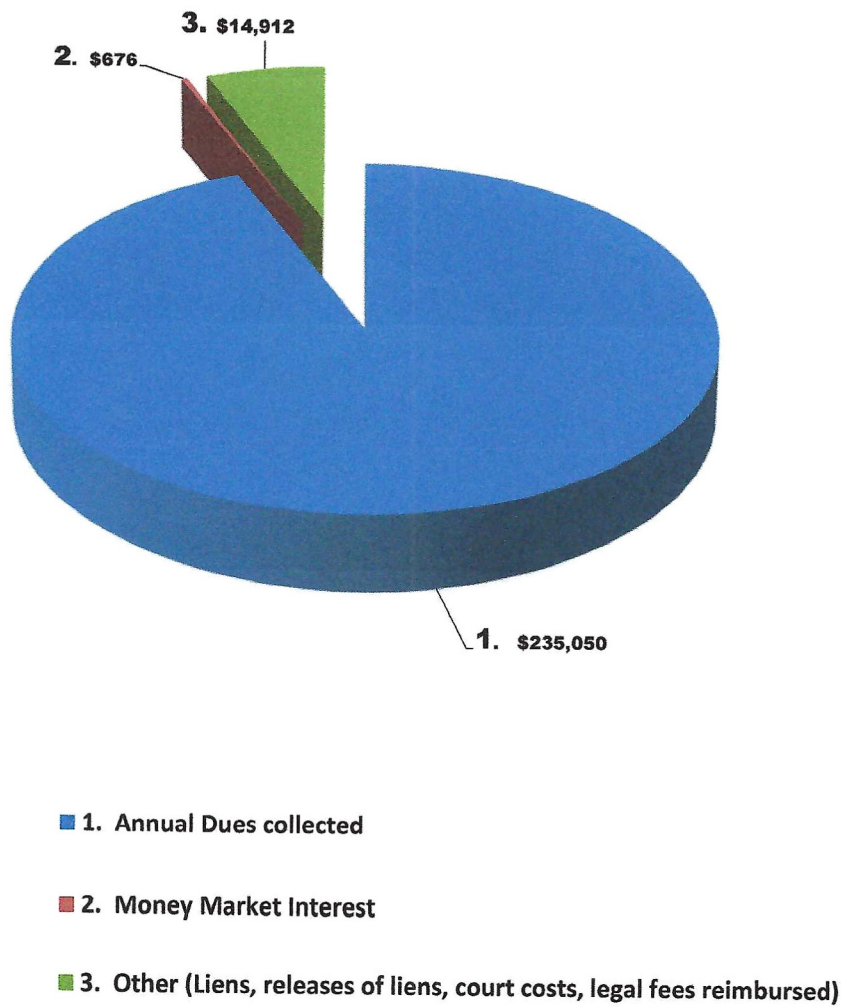
Mission Estates Property Owners' Association
General Profit & Loss Budget vs. Actual
June 2025 through May 2026

	<u>Jun '25 - May 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
PAST DUE ASSESSMENT INTEREST				
Current Year	0.00	0.00	0.00	0.0%
Total PAST DUE ASSESSMENT INTEREST	0.00	0.00	0.00	0.0%
Money Market Interest	676.05	600.00	76.05	112.7%
Other	14,911.29	20,000.00	-5,088.71	74.6%
Dues	235,050.16	239,111.00	-4,060.84	98.3%
Total Income	250,637.50	259,711.00	-9,073.50	96.5%
Gross Profit	250,637.50	259,711.00	-9,073.50	96.5%
Expense				
UTILITIES				
Electric	2,598.80	3,000.00	-401.20	86.6%
Water	29,400.07	25,000.00	4,400.07	117.6%
Total UTILITIES	31,998.87	28,000.00	3,998.87	114.3%
ADMINISTRATIVE				
Bank Charges	0.00	0.00	0.00	0.0%
Court Costs	81.68	0.00	81.68	100.0%
Supplies / Printing	1,042.55	1,000.00	42.55	104.3%
Postage & Box Rental	1,567.29	1,000.00	567.29	156.7%
Misc Admin Expenses	2,083.88	2,500.00	-416.12	83.4%
Merchant processing fee	3,101.45	0.00	3,101.45	100.0%
Insurance	3,861.00	3,800.00	61.00	101.6%
Legal Fees	21,953.50	15,000.00	6,953.50	146.4%
Billing/Administrative Svc	22,000.00	22,000.00	0.00	100.0%
Total ADMINISTRATIVE	55,691.35	45,300.00	10,391.35	122.9%
MAINTENANCE				
Litter Pickup	0.00	1,000.00	-1,000.00	0.0%
Miscellaneous Maintenance	0.00	1,500.00	-1,500.00	0.0%
Fertilizer	1,244.88	5,000.00	-3,755.12	24.9%
Capital Projects	6,945.00	80,000.00	-73,055.00	8.7%
Sprinkler Repairs	10,267.94	15,000.00	-4,732.06	68.5%
Grounds Maintenance	121,585.07	105,000.00	16,585.07	115.8%
Total MAINTENANCE	140,042.89	207,500.00	-67,457.11	67.5%
Total Expense	227,733.11	280,800.00	-53,066.89	81.1%
Net Ordinary Income	22,904.39	-21,089.00	43,993.39	-108.6%
Net Income	22,904.39	-21,089.00	43,993.39	-108.6%

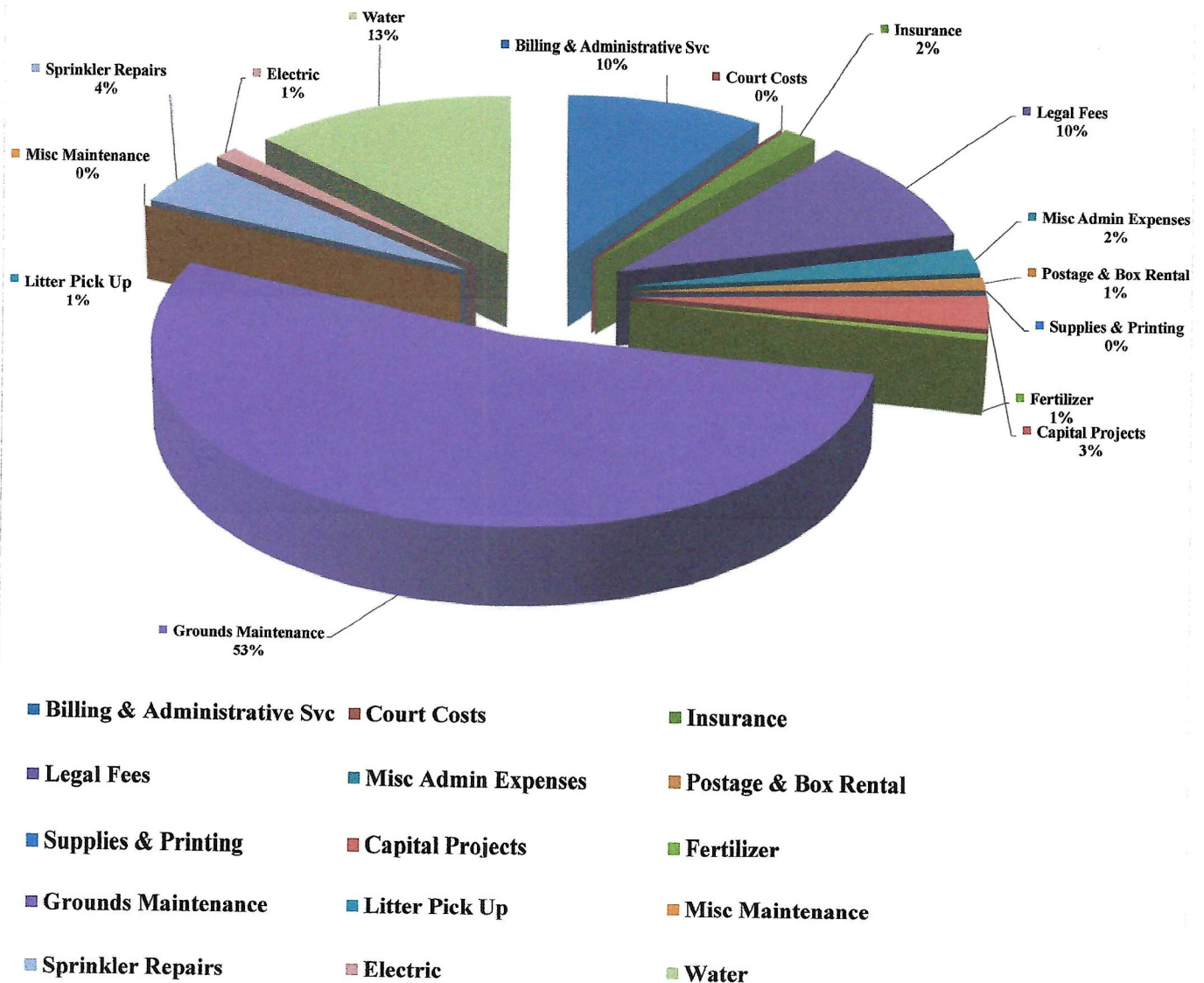
Mission Estates Property Owners' Association
REVENUES vs EXPENSES - GENERAL
June 1, 2025 to May 31, 2026

	Revenues	Expenses	Net
Dues	\$235,050	\$0	\$235,050
Money Market Interest	\$676	\$0	\$676
Other	\$14,912	\$0	\$14,912
ADMINISTRATIVE			
Billing & Administrative Svc		\$22,000	(\$22,000)
Court Costs		\$0	\$0
Merchant Processing Fees		\$0	
Insurance		\$3,861	(\$3,861)
Legal Fees		\$22,036	(\$22,036)
Misc Admin Expenses		\$5,184	(\$5,184)
Postage & Box Rental		\$1,305	(\$1,305)
Supplies & Printing		\$1,305	(\$1,305)
MAINTENANCE			
Capital Projects		\$6,945	(\$6,945)
Fertilizer		\$1,245	(\$1,245)
Grounds Maintenance		\$121,585	(\$121,585)
Litter Pick Up		\$0	\$0
Misc Maintenance		\$0	\$0
Sprinkler Repairs		\$10,268	(\$10,268)
UTILITIES			
Electric		\$2,599	(\$2,599)
Water		\$29,400	(\$29,400)
TOTAL	\$250,638	\$227,733	\$22,905

General 2025-2026 Revenues



General 2025-2026 Expenses



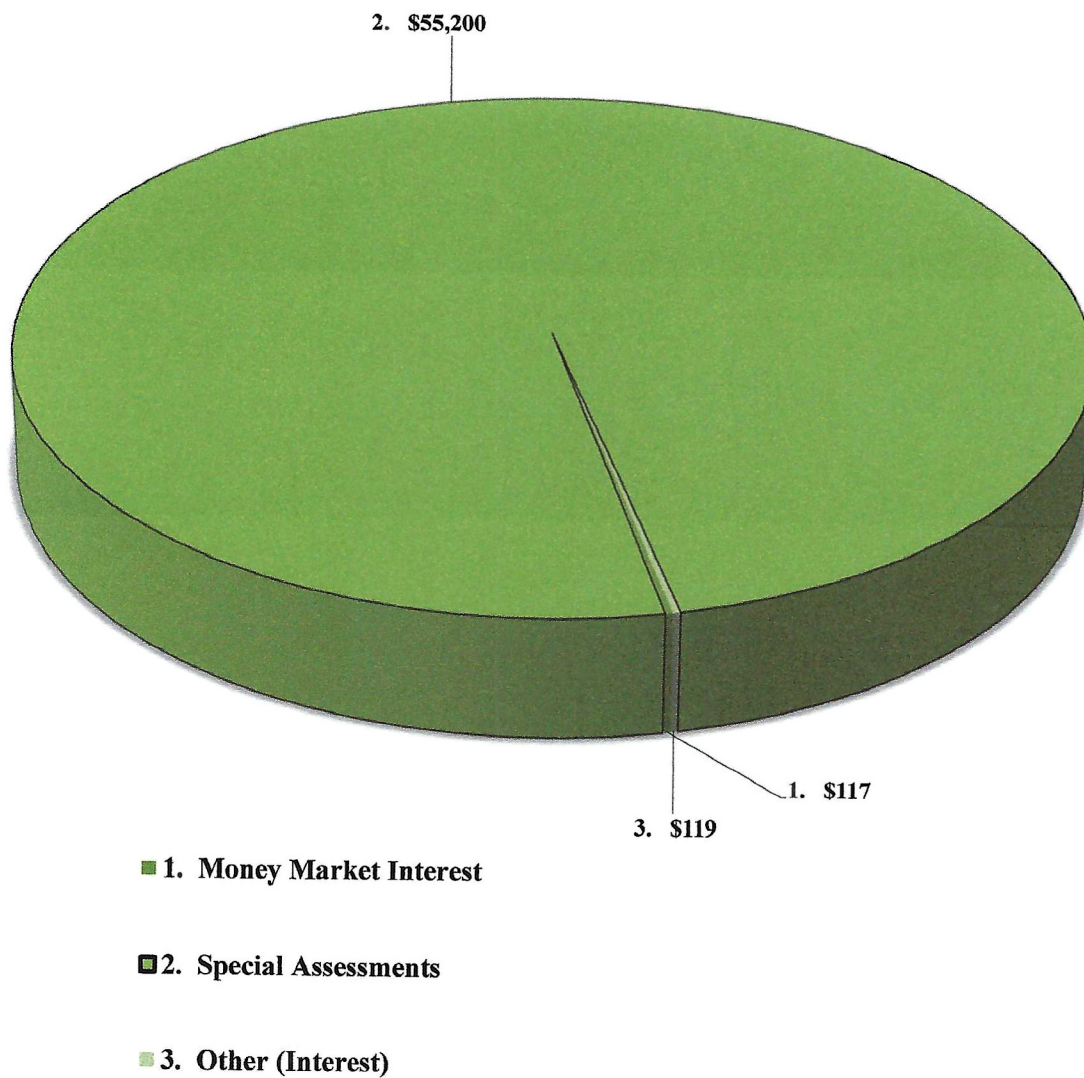
Mission Estates Property Owners' Association
Profit & Loss Budget vs. Actual The Mirage 25-26
June 2025 through May 2026

	<u>Jun '25 - May 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Other	116.58	0.00	116.58	100.0%
Money Market Interest	119.26	100.00	19.26	119.3%
Special Assessments	55,200.00	55,200.00	0.00	100.0%
Total Income	55,435.84	55,300.00	135.84	100.2%
Gross Profit	55,435.84	55,300.00	135.84	100.2%
Expense				
ADMINISTRATIVE				
Legal Fees	0.00	200.00	-200.00	0.0%
Total ADMINISTRATIVE	0.00	200.00	-200.00	0.0%
UTILITIES				
Water	5,555.69	5,000.00	555.69	111.1%
Electric	7,107.22	8,000.00	-892.78	88.8%
Total UTILITIES	12,662.91	13,000.00	-337.09	97.4%
MAINTENANCE				
Miscellaneous Maintenance	0.00	2,500.00	-2,500.00	0.0%
The Mirage gate	1,688.70	1,500.00	188.70	112.6%
Sprinkler Repairs	3,484.60	500.00	2,984.60	696.9%
Waterfall Maintenance	4,356.95	3,500.00	856.95	124.5%
Street Light Repairs	9,575.45	2,500.00	7,075.45	383.0%
Grounds Maintenance	30,052.38	20,000.00	10,052.38	150.3%
Total MAINTENANCE	49,158.08	30,500.00	18,658.08	161.2%
Total Expense	61,820.99	43,700.00	18,120.99	141.5%
Net Ordinary Income	-6,385.15	11,600.00	-17,985.15	-55.0%
Net Income	-6,385.15	11,600.00	-17,985.15	-55.0%

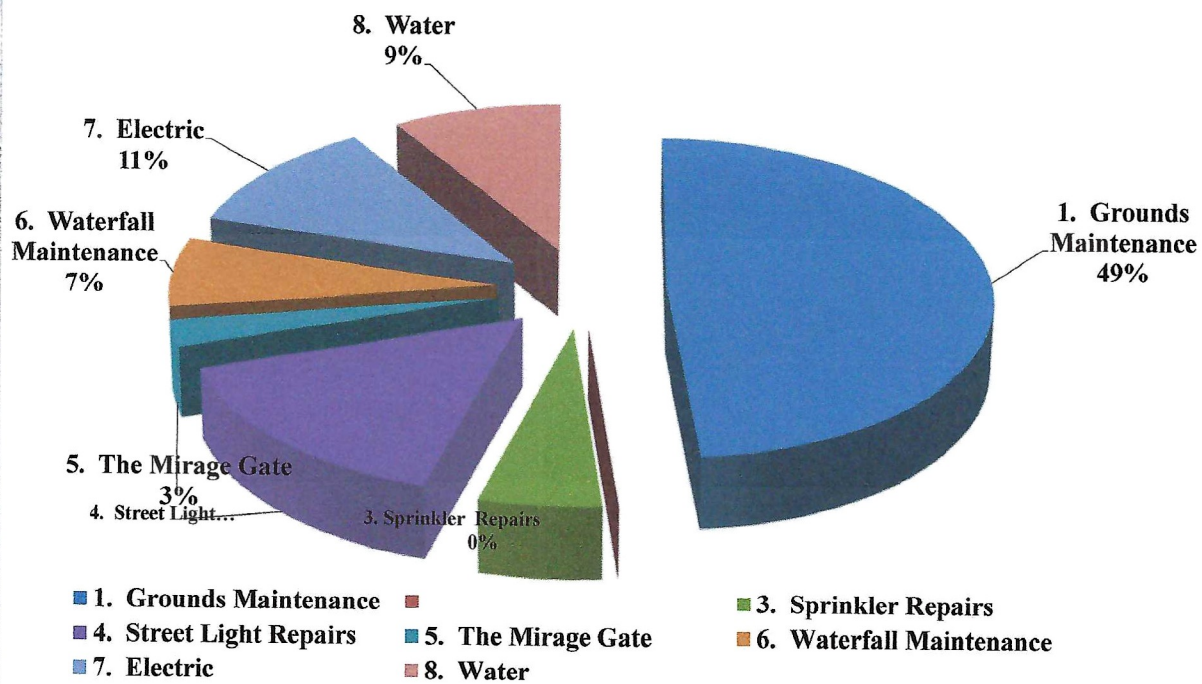
Mission Estates Property Owners' Association
REVENUES vs EXPENSES - THE MIRAGE
June 1, 2025 to May 31, 2026

	Revenues	Expenses	Net
Money Market Interest	\$119	\$0	\$119
Special Assessments	\$55,200	\$0	\$55,200
Other	\$117		\$117
ADMINISTRATIVE			
Billing & Administrative Svc		\$0	\$0
Court Costs		\$0	\$0
Insurance		\$0	\$0
Legal Fees		\$0	\$0
Misc Admin Expenses		\$0	\$0
Postage & Box Rental		\$0	\$0
Supplies & Printing		\$0	\$0
MAINTENANCE			
Grounds Maintenance		\$30,052	(\$30,052)
Misc Maintenance		\$0	\$0
Sprinkler Repairs		\$3,485	(\$3,485)
Street Light Repairs		\$9,575	(\$9,575)
The Mirage Gate		\$1,689	(\$1,689)
Waterfall Maintenance		\$4,357	(\$4,357)
UTILITIES			
Electric		\$7,107	(\$7,107)
Water		\$5,556	(\$5,556)
TOTAL	\$55,436	\$61,821	(\$6,385)

The Mirage - 2025-2026 Revenue



The Mirage 2025-2026 Expenses



Mission Estates Property Owners' Association
Proposed Budget for 2026-2027
June 2026 through May 2027

	General	THE MIRAGE - 3RD	TOTAL
	Jun '26 - May 27	Jun '26 - May 27	Jun '26 - May 27
Ordinary Income/Expense			
Income			
Dues	239,518.00		239,518.00
Money Market Interest	700.00	120.00	820.00
Other	10,000.00	100.00	10,100.00
Special Assessments		55,200.00	55,200.00
Total Income	250,218.00	55,420.00	305,638.00
Gross Profit	250,218.00	55,420.00	305,638.00
Expense			
ADMINISTRATIVE			
Billing/Administrative Svc	22,000.00		22,000.00
Insurance	4,000.00		4,000.00
Legal Fees	22,000.00	200.00	22,200.00
Misc Admin Expenses	6,000.00		6,000.00
Postage & Box Rental	1,350.00		1,350.00
Supplies / Printing	1,350.00		1,350.00
Total ADMINISTRATIVE	56,700.00	200.00	56,900.00
MAINTENANCE			
Capital Projects	25,000.00		25,000.00
Fertilizer	2,500.00		2,500.00
Grounds Maintenance	120,000.00	25,000.00	145,000.00
Miscellaneous Maintenance	1,500.00	2,500.00	4,000.00
Sprinkler Repairs	12,500.00	3,500.00	16,000.00
Street Light Repairs		2,500.00	2,500.00
The Mirage gate		2,000.00	2,000.00
Waterfall Maintenance		4,500.00	4,500.00
Total MAINTENANCE	161,500.00	40,000.00	201,500.00
UTILITIES			
Electric	3,000.00	8,000.00	11,000.00
Water	30,000.00	5,500.00	35,500.00
Total UTILITIES	33,000.00	13,500.00	46,500.00
Total Expense	251,200.00	53,700.00	304,900.00
Net Ordinary Income	-982.00	1,720.00	738.00
Net Income	-982.00	1,720.00	738.00

MISSION ESTATES PROPERTY OWNERS' ASSOCIATION

ADDENDUM TO THE 2026-2027 PROPOSED BUDGET

The proposed budgets are based on the following:

General:

584 Developed Lots @ \$34.00 per month (\$408 per year) = \$238,272.00
5 Undeveloped Lots \$20.78 per month (\$ 248.32 per yr) = \$1,246.60
Total **\$239,518.80**

The Mirage:

12 Lots @ \$383.34 per month (\$4,600 per year) = **\$55,200.00**

The Board will monitor spending in The Mirage and access additional Special Assessments as needed.

MISSION ESTATES PROPERTY OWNERS' ASSOCIATION

Outstanding Customer Balances Greater than \$400.00

July 28, 2026

Maria Alonso	482.92
Audie Bates	442.87
Jose Campos	442.87
Tommy Chappell	\$ 11,850.17
Andrea Fuentes	\$ 442.87
Trey Ganter	\$ 4,950.69
Steven Gonzalez	\$ 442.87
Guy Hudson, Jr.	\$ 442.87
Darcy Ibarra	\$ 1,676.86
Christopher Johnson	\$ 442.87
Abby Jorgensen	\$ 1,679.22
Blake Kent	\$ 442.87
Freddie Marquez	\$ 1,892.28
Artemio Sanchez Machuca	\$ 434.90
Kevin Miller	\$ 3,796.84
Don Sauls	\$ 442.87
Shashidhar Somireddy	\$ 1,502.49
James Wilson	442.87
Joe Wyatt	442.87