

**MISSION ESTATES PROPERTY OWNERS' ASSOCIATION
ANNUAL MEETING
THURSDAY, JULY 10, 2025
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 2025

Time: July 10, 2025, 6:00 to 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/4612343051?omn=84487079334>

Meeting ID: 461 234 3051

MINUTES OF THE GENERAL MEETING OF
MISSION ESTATES PROPERTY OWNERS' ASSOCIATION
JUNE 27, 2024

The general meeting of the property owners of Mission Estates Property Owners' Association was held via zoom at 7:00 P.M. on the 27th day of June 2024. The following Directors were present: Scott St Louis, Mike Moore, Denise Carbajal, Scott Coulter, Justin Ward, and Jay Arrick. (in person) Lonnie Lawrence was present via zoom. Also present via zoom were those listed on the attached pages and Frances Seely (in person).

Mr. St Louis called the meeting to order. The Minutes of the 2023 annual meeting were presented. Mr. St Louis read the minutes aloud. A motion was made to accept the Minutes as presented. There were no negative votes. The Minutes were accepted as presented.

Mr. St Louis thanked all who attended this meeting. He stated all Board members past and present are volunteers and live in the association. He presented the President's Report for June 27, 2024 which is attached.

Mr. St Louis introduced the 2023-2024 Board of Directors and the Architectural Review Board members. They are listed on the President's Report.

Mr. St Louis stated there are 582 developed lots and 6 undeveloped lots. The Board of Directors has remained diligent in cutting costs and managing spending on the projects that were done to improve our neighborhood. They have elected not to increase the HOA dues for the coming year and will do their best to continue making improvements without raising costs.

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 that community. There will be no increase to the 2024-2025 fiscal year special assessments. .

Mr. St Louis went over the accomplishments for 2023-2024 and the Goals for 2024-2025. Those are found on the 2024 President's Report. Not all goals from last year were completed.

Mr. St Louis stated the Texas Property Code limits what the HOA can do. Covenants, Condition, and Restriction (CCR) violations seem to be about 10% of all homes. The Board would like to get changes made to the CCR to allow guidance on violations.

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

The Financial Report was presented by Frances Seely. She reviewed all pages that were included in the packet provided. Mr. St Louis explained the new grounds maintenance and the Mirage waterfall expenses. He went over the proposed budgets for 2024-2025. He said if there are any excess monies left they will be spent accordingly. The floor was open for questions and there were none.

Mr. St Louis explained the Board is looking at Mission Drive to in an effort to reduce expenses. The Board is obtaining quotes to continue forward with zero-scaping this area. They will continue to listen

to the opinions of homeowners to decide the best course of action. They are also to install uplighting for the Mission Drive walking trail.

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 2024-2025:

- Scott St Louis
- Jay Arrick
- Lonnie Lawrence
- Scott Coulter
- Denise Carbajal
- Michael Moore
- Justin Ward

These Directors were approved.

The floor was open for any comments or questions. There were none.

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
JUNE 27, 2024**

President's Report
June 27th 2024

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 2024 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 2023-2024 Board of Directors that have served this year are:

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

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

The 2023-2024 Architectural Review Board members are:

Jim Brown	Chairman
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 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, there are 582 developed lots and 6 undeveloped lots in Mission Estates. The board of directors has remained diligent in cutting costs and managing spending on the projects we are doing to improve our neighborhood. We have elected not to increase the HOA dues for the coming year and will do our best to continue making improvements without raising costs.

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 a total of 91 lien's were filed. Currently, there are 46 lien's in place on 21 homes.

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. There will be no increase to the 2024-2025 fiscal year special assessment.

Accomplishments for 2023-2024

Entrance Improvements

Additional electrical service was added to the entrance islands as well as new lighting. This is an ongoing project that we hope to complete very soon. Multiple flowerpots have been added at the entrances to help make adding seasonal color easier.

The Mirage

All but a few sections of the Mirage wall have been repaired. The entrance gate has also been repaired and repainted.

Irrigation

We have been very fortunate this year to have minimal repairs needed. The board has continued to discuss options that would decrease overall dependence on city water. Many drip lines have been added throughout the common areas and entrance islands for the additional flowerpots that have been added.

Christmas Lights

Year-round use lighting has been installed at all three major entrances to Mission Estates. The upfront cost of this was significant but will save us over the course of the lifespan of the lighting. The lighting is specially made to "expand" with the growth of the tree. It is estimated that we should be able to obtain 3 years of use from these lights before needing to be replaced.

2024-2025 Goals

Various Electrical Repairs

This was a goal for last year but due to ongoing Oncor maintenance we had to push the project back. The electrical panels on Mission Drive and the Sante Fe Place entrance that control the water wells are in dire condition due to years of enduring the elements. 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 currently obtaining quotes to continue forward with this zero-scape project. An additional water well has also been discussed. We will continue to listen to the opinions of our homeowners to decide the best course of action.

Mission Drive Lighting Project

Uplighting for the Mission Drive walking trail has been purchased and will soon be installed from the North side of Santa Ana Court down to the South end of Santa Maria Court.

CCR Amendments

The board has recently replaced our legal counsel and we have been working with the new counsel on incorporating amendments to the outdated CCR's.

Virtual MEPOA Meetings

The board meetings are open to all members of the association. We will start publishing the meeting invite, date and time on our website so that homeowners may join in our monthly meetings.

I would like to encourage all members to provide the board with suggestions on improvements they would like to see.

Our board has worked diligently with our property owners over the course of this last year to address violations and concerns. The goal of this board is to make sure that Mission Estates continues to be a premier community in West Texas. We truly appreciate all the members that have assisted the board in the betterment of our community. It has been an honor and a privilege to serve this community and I wish all my fellow neighbors a healthy and prosperous year.

Best Regards,

Scott St Louis
President

Proposed Board of Directors for 2024-2025

Scott St Louis

Jay Arrick

Lonnie Lawrence

Scott Coulter

Denise Carbajal

Michael Moore

Justin Ward

**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

FINANCIAL PRESENTATION

JUNE 1, 2024 to MAY 31, 2025

**MISSION ESTATES PROPERTY OWNERS' ASSOCIATION
STATEMENT OF FINANCIAL POSITION
AS OF MAY 31, 2025**

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

AS OF MAY 31, 2024 - YEAR END

GENERAL CHECKING - SOUTHWEST BANK	\$8,340.84
MONEY MARKET - SOUTHWEST BANK	\$14,136.45
TOTAL ASSETS	\$22,477.29

Allocated As:

	Prior year	Current Year	Total
General Fund	\$51,539.39	-\$26,199.83	\$25,339.56
Unearned income - dues	\$2,920.00	(\$720.00)	\$2,200.00
Total General Fund	\$54,459.39	(\$26,919.83)	\$27,539.56
The Mirage	(\$6,647.14)	\$1,584.87	(\$5,062.27)
Totals	\$47,812.25	-\$25,334.96	\$22,477.29

**Property Owners' Association
Combined Balance Sheet
As of May 31, 2025**

	<u>May 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
SouthWest Bank - Checking	16,113.04
SouthWest Bank - Money Market	14,940.23
	<hr/>
Total Checking/Savings	31,053.27
Accounts Receivable	
Accounts Receivable	-927.76
	<hr/>
Total Accounts Receivable	-927.76
	<hr/>
Total Current Assets	30,125.51
	<hr/>
TOTAL ASSETS	<u>30,125.51</u>
	<hr/>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Dues CM Jones	1,480.00
	<hr/>
Total Other Current Liabilities	1,480.00
	<hr/>
Total Current Liabilities	1,480.00
	<hr/>
Total Liabilities	1,480.00
Equity	
Retained Earnings	20,061.91
Net Income	8,583.60
	<hr/>
Total Equity	28,645.51
	<hr/>
TOTAL LIABILITIES & EQUITY	<u>30,125.51</u>

Property Owners' Association
Combined Profit & Loss
June 2024 through May 2025

	Jun '24 - May 25
Ordinary Income/Expense	
Income	
Dues	214,992.71
Money Market Interest	803.78
Other	16,429.53
Special Assessments	48,000.00
Total Income	280,226.02
Gross Profit	280,226.02
Expense	
ADMINISTRATIVE	
Billing/Administrative Svc	21,000.00
Court Costs	325.00
Insurance	3,687.00
Legal Fees	17,215.50
Merchant processing fee	1,994.29
Misc Admin Expenses	837.44
Postage & Box Rental	1,532.88
Supplies / Printing	423.40
Total ADMINISTRATIVE	47,015.51
MAINTENANCE	
Capital Projects	7,824.38
Fertilizer	4,871.27
Grounds Maintenance	146,162.87
Litter Pickup	866.00
Miscellaneous Maintenance	1,169.10
Sprinkler Repairs	15,269.83
Street Light Repairs	2,024.51
The Mirage gate	920.13
Waterfall Maintenance	2,250.00
Total MAINTENANCE	181,358.09
UTILITIES	
Electric	10,443.02
Water	32,825.80
Total UTILITIES	43,268.82
Total Expense	271,642.42
Net Ordinary Income	8,583.60
Net Income	8,583.60

Property Owners' Association
Combined Profit & Loss Prev Year Comparison
June 2024 through May 2025

	Jun '24 - May 25	Jun '23 - May 24	\$ Change	% Change
Ordinary Income/Expense				
Income				
Dues	214,992.71	208,756.27	6,236.44	3.0%
Money Market Interest	803.78	779.53	24.25	3.1%
Other	16,429.53	5,695.20	10,734.33	188.5%
PAST DUE ASSESSMENT INTEREST				
Current Year	0.00	-396.48	396.48	100.0%
Total PAST DUE ASSESSMENT INTEREST	0.00	-396.48	396.48	100.0%
Special Assessments	48,000.00	48,000.00	0.00	0.0%
Total Income	280,226.02	262,834.52	17,391.50	6.6%
Gross Profit	280,226.02	262,834.52	17,391.50	6.6%
Expense				
ADMINISTRATIVE				
Bank Charges	0.00	6.00	-6.00	-100.0%
Billing/Administrative Svc	21,000.00	20,160.00	840.00	4.2%
Court Costs	325.00	3,031.00	-2,706.00	-89.3%
Insurance	3,687.00	4,443.00	-756.00	-17.0%
Legal Fees	17,215.50	4,708.50	12,507.00	265.6%
Merchant processing fee	1,994.29	1,777.06	217.23	12.2%
Misc Admin Expenses	837.44	651.10	186.34	28.6%
Postage & Box Rental	1,532.88	2,044.89	-512.01	-25.0%
Supplies / Printing	423.40	1,179.27	-755.87	-64.1%
Total ADMINISTRATIVE	47,015.51	38,000.82	9,014.69	23.7%
MAINTENANCE				
Capital Projects	7,824.38	52,241.85	-44,417.47	-85.0%
Fertilizer	4,871.27	8,335.28	-3,464.01	-41.6%
Grounds Maintenance	146,162.87	97,350.56	48,812.31	50.1%
Litter Pickup	866.00	2,598.00	-1,732.00	-66.7%
Miscellaneous Maintenance	1,169.10	0.00	1,169.10	100.0%
Sprinkler Repairs	15,269.83	34,303.57	-19,033.74	-55.5%
Street Light Repairs	2,024.51	0.00	2,024.51	100.0%
The Mirage gate	920.13	7,876.73	-6,956.60	-88.3%
Waterfall Maintenance	2,250.00	5,202.76	-2,952.76	-56.8%
Total MAINTENANCE	181,358.09	207,908.75	-26,550.66	-12.8%
UTILITIES				
Electric	10,443.02	8,981.32	1,461.70	16.3%
Water	32,825.80	32,516.39	309.41	1.0%
Total UTILITIES	43,268.82	41,497.71	1,771.11	4.3%
Total Expense	271,642.42	287,407.28	-15,764.86	-5.5%
Net Ordinary Income	8,583.60	-24,572.76	33,156.36	134.9%
Net Income	8,583.60	-24,572.76	33,156.36	134.9%

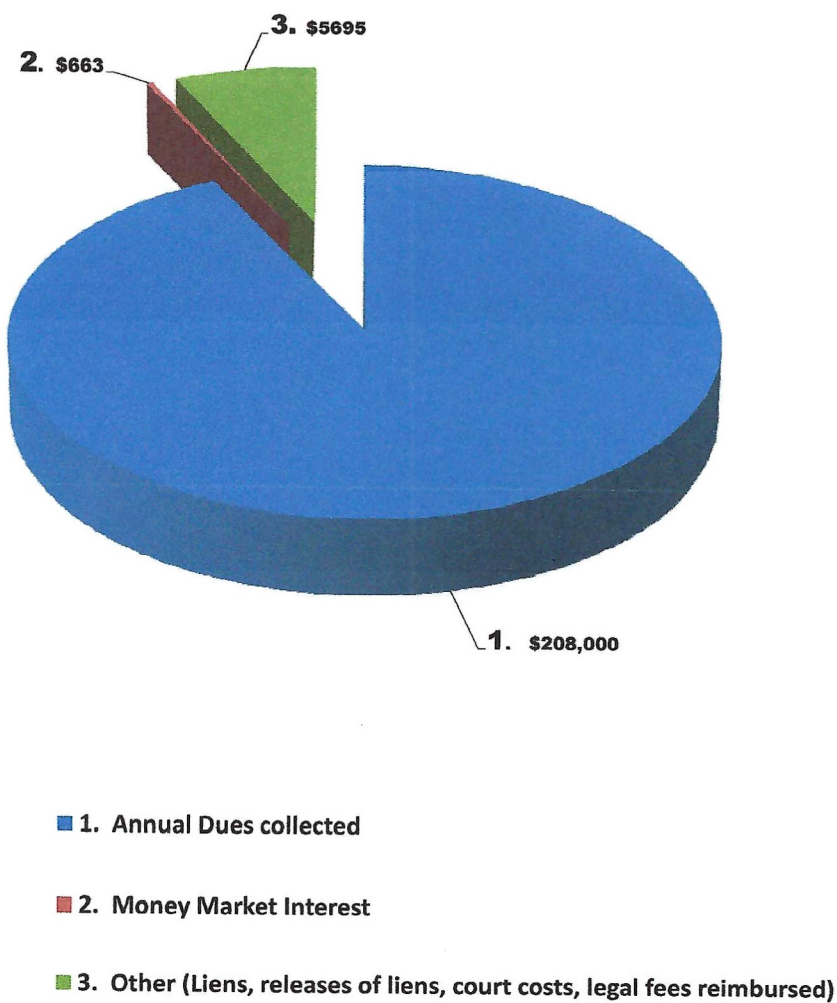
Property Owners' Association
General Profit & Loss Budget vs. Actual
June 2024 through May 2025

	Jun '24 - May 25	Budget	\$ Over Budget	% of Budget
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	692.38	210.00	482.38	329.7%
Other	16,359.23	7,500.00	8,859.23	218.1%
Dues	214,992.71	210,840.00	4,152.71	102.0%
Total Income	232,044.32	218,550.00	13,494.32	106.2%
Gross Profit	232,044.32	218,550.00	13,494.32	106.2%
Expense				
UTILITIES				
Electric	2,598.35	3,500.00	-901.65	74.2%
Water	28,004.65	28,500.00	-495.35	98.3%
Total UTILITIES	30,603.00	32,000.00	-1,397.00	95.6%
ADMINISTRATIVE				
Bank Charges	0.00	0.00	0.00	0.0%
Court Costs	325.00	0.00	325.00	100.0%
Supplies / Printing	423.40 ✓	1,700.00	-1,276.60	24.9%
Misc Admin Expenses	837.44 ✓	2,500.00	-1,662.56	33.5%
Postage & Box Rental	1,532.88 ✓	1,700.00	-167.12	90.2%
Merchant processing fee	1,994.29 ✓	0.00	1,994.29	100.0%
Insurance	3,687.00 ✓	4,700.00	-1,013.00	78.4%
Legal Fees	17,215.50 ✓	8,500.00	8,715.50	202.5%
Billing/Administrative Svc	21,000.00 ✓	21,000.00	0.00	100.0%
Total ADMINISTRATIVE	47,015.51	40,100.00	6,915.51	117.2%
MAINTENANCE				
Litter Pickup	866.00 ✓	3,000.00	-2,134.00	28.9%
Miscellaneous Maintenance	1,169.10 ✓	1,500.00	-330.90	77.9%
Fertilizer	4,871.27 ✓	12,000.00	-7,128.73	40.6%
Capital Projects	7,824.38 ✓	30,000.00	-22,175.62	26.1%
Sprinkler Repairs	14,984.83 ✓	20,000.00	-5,015.17	74.9%
Grounds Maintenance	104,560.82	75,000.00	29,560.82	139.4%
Total MAINTENANCE	134,276.40	141,500.00	-7,223.60	94.9%
Total Expense	211,894.91	213,600.00	-1,705.09	99.2%
Net Ordinary Income	20,149.41	4,950.00	15,199.41	407.1%
Net Income	<u>20,149.41</u>	<u>4,950.00</u>	<u>15,199.41</u>	<u>407.1%</u>

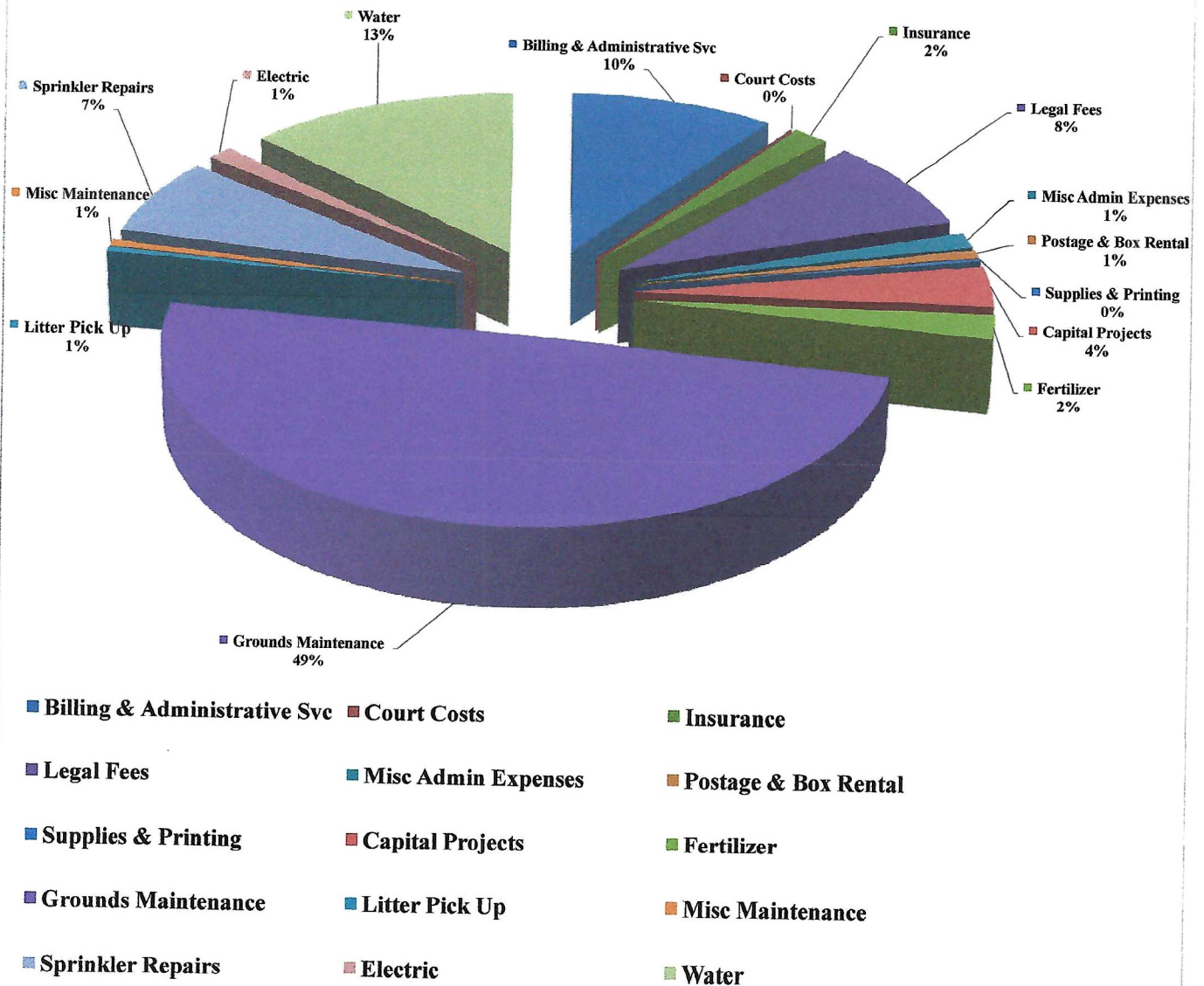
Mission Estates Property Owners' Association
REVENUES vs EXPENSES - GENERAL
June 1, 2024 to May 31, 2025

	Revenues	Expenses	Net
Dues	\$214,993	\$0	\$214,993
Money Market Interest	\$692	\$0	\$692
Other	\$16,359	\$0	\$16,359
ADMINISTRATIVE			
Billing & Administrative Svc		\$21,000	(\$21,000)
Court Costs		\$0	\$0
Merchant Processing Fees		\$1,994	
Insurance		\$3,687	(\$3,687)
Legal Fees		\$17,541	(\$17,541)
Misc Admin Expenses		\$837	(\$837)
Postage & Box Rental		\$1,533	(\$1,533)
Supplies & Printing		\$423	(\$423)
MAINTENANCE			
Capital Projects		\$7,824	(\$7,824)
Fertilizer		\$4,871	(\$4,871)
Grounds Maintenance		\$104,561	(\$104,561)
Litter Pick Up		\$866	(\$866)
Misc Maintenance		\$1,169	(\$1,169)
Sprinkler Repairs		\$14,985	(\$14,985)
UTILITIES			
Electric		\$2,598	(\$2,598)
Water		\$28,006	(\$28,006)
TOTAL	\$232,044	\$211,895	\$20,149

General 2024-2025 Revenues



General 2024-2025 Expenses



Property Owners' Association
Profit & Loss Budget vs. Actual The Mirage 24-25
June 2024 through May 2025

	Jun '24 - May 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Other	70.30	0.00	70.30	100.0%
Money Market Interest	111.40	125.00	-13.60	89.1%
Special Assessments	48,000.00	48,000.00	0.00	100.0%
Total Income	48,181.70	48,125.00	56.70	100.1%
Gross Profit	48,181.70	48,125.00	56.70	100.1%
Expense				
ADMINISTRATIVE				
Legal Fees	0.00	200.00	-200.00	0.0%
Total ADMINISTRATIVE	0.00	200.00	-200.00	0.0%
Prior Budget Deficit	0.00	0.00	0.00	0.0%
UTILITIES				
Water	4,821.15	5,500.00	-678.85	87.7%
Electric	7,844.67	6,500.00	1,344.67	120.7%
Total UTILITIES	12,665.82	12,000.00	665.82	105.5%
MAINTENANCE				
Miscellaneous Maintenance	0.00	2,500.00	-2,500.00	0.0%
Sprinkler Repairs	285.00	2,500.00	-2,215.00	11.4%
The Mirage gate	920.13	6,500.00	-5,579.87	14.2%
Street Light Repairs	2,024.51	1,500.00	524.51	135.0%
Waterfall Maintenance	2,250.00	5,000.00	-2,750.00	45.0%
Grounds Maintenance	41,602.05	17,500.00	24,102.05	237.7%
Total MAINTENANCE	47,081.69	35,500.00	11,581.69	132.6%
Total Expense	59,747.51	47,700.00	12,047.51	125.3%
Net Ordinary Income	-11,565.81	425.00	-11,990.81	-2,721.4%
Net Income	-11,565.81	425.00	-11,990.81	-2,721.4%

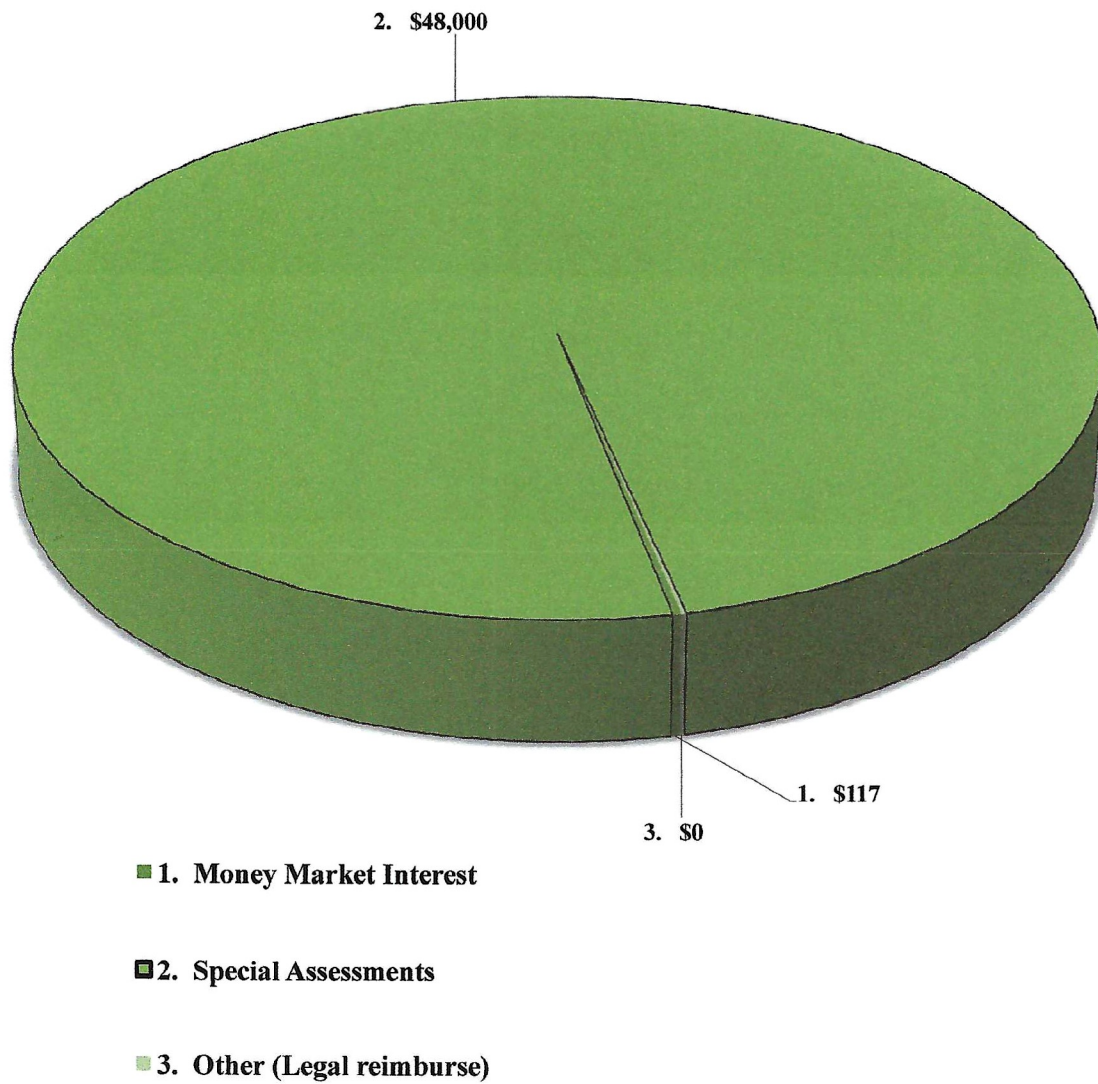
Mission Estates Property Owners' Association

REVENUES vs EXPENSES - THE MIRAGE

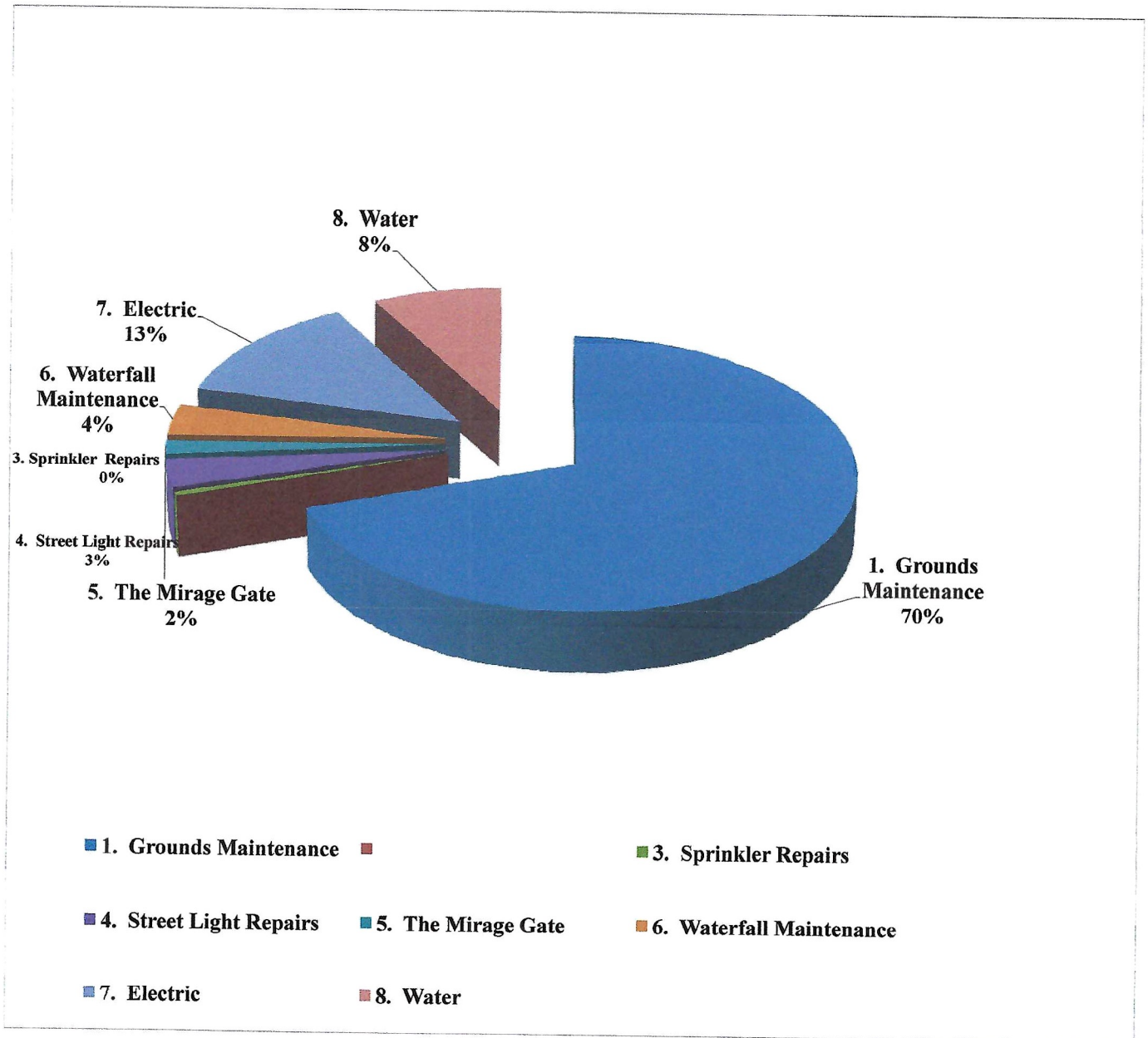
June 1, 2024 to May 31, 2025

	Revenues	Expenses	Net
Money Market Interest	\$111	\$0	\$111
Special Assessments	\$48,000	\$0	\$48,000
Other	\$70		\$70
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		\$41,602	(\$41,602)
Misc Maintenance		\$0	\$0
Sprinkler Repairs		\$285	(\$285)
Street Light Repairs		\$2,024	(\$2,024)
The Mirage Gate		\$920	(\$920)
Waterfall Maintenance		\$2,250	(\$2,250)
UTILITIES			
Electric		\$7,845	(\$7,845)
Water		\$4,821	(\$4,821)
TOTAL	\$48,181	\$59,747	(\$11,566)

The Mirage - 2024-2025 Revenue



The Mirage 2024-2025 Expenses



Property Owners' Association
Proposed Budget for 2025-2026
June 2025 through May 2026

	General	THE MIRAGE - 3RD	TOTAL
	Jun '25 - May 26	Jun '25 - May 26	Jun '25 - May 26
Ordinary Income/Expense			
Income			
Dues	239,111.00		239,111.00
Money Market Interest	600.00	100.00	700.00
Other	20,000.00	0.00	20,000.00
Special Assessments		55,200.00	55,200.00
Total Income	259,711.00	55,300.00	315,011.00
Gross Profit	259,711.00	55,300.00	315,011.00
Expense			
ADMINISTRATIVE			
Billing/Administrative Svc	22,000.00		22,000.00
Insurance	3,800.00		3,800.00
Legal Fees	15,000.00	200.00	15,200.00
Misc Admin Expenses	2,500.00		2,500.00
Postage & Box Rental	1,000.00		1,000.00
Supplies / Printing	1,000.00		1,000.00
Total ADMINISTRATIVE	45,300.00	200.00	45,500.00
MAINTENANCE			
Capital Projects	80,000.00		80,000.00
Fertilizer	5,000.00		5,000.00
Grounds Maintenance	105,000.00	20,000.00	125,000.00
Litter Pickup	1,000.00		1,000.00
Miscellaneous Maintenance	1,500.00	2,500.00	4,000.00
Sprinkler Repairs	15,000.00	500.00	15,500.00
Street Light Repairs		2,500.00	2,500.00
The Mirage gate		1,500.00	1,500.00
Waterfall Maintenance		3,500.00	3,500.00
Total MAINTENANCE	207,500.00	30,500.00	238,000.00
UTILITIES			
Electric	3,000.00	8,000.00	11,000.00
Water	25,000.00	5,000.00	30,000.00
Total UTILITIES	28,000.00	13,000.00	41,000.00
Total Expense	280,800.00	43,700.00	324,500.00
Net Ordinary Income	-21,089.00	11,600.00	-9,489.00
Net Income	-21,089.00	11,600.00	-9,489.00

MISSION ESTATES PROPERTY OWNERS' ASSOCIATION

ADDENDUM TO THE 2025-2026 PROPOSED BUDGET

The proposed budgets are based on the following:

General:

583 Developed Lots @ \$34.00 per month (\$408 per year) = \$237,864.00

5 Undeveloped Lots \$20.78 per month (\$ 248.32 per yr) = \$1,246.60

Total **\$239,110.60**

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 10, 2025

Tommy Chappell	\$	8,289.03
Darcy Ibarra	\$	1,676.86
Abby Jorgensen	\$	1,679.22
Freddie Marquez	\$	1,208.38
Cesar Mendoza	\$	566.09
Rudolph Zamora	\$	1,503.10