

**MISSION ESTATES PROPERTY OWNERS ASSOCIATION
GENERAL MEETING
THURSDAY, JUNE 29, 2023
6:30 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.

MINUTES OF THE GENERAL MEETING OF THE PROPERTY OWNERS OF
MISSION ESTATES PROPERTY OWNERS' ASSOCIATION
JUNE 28, 2022

The general meeting of the property owners of the Mission Estates Property Owners' Association was held in the Gold Room at the Odessa Country Club in Odessa, Texas at 6:00 P.M. on the 28th day of June 2022. The following Directors were present: Matt Lippman, Nancy Stewart, Teresa Moore, Lonnie Lawrence, Denise Carbajal, and Scott St Louis. The Director who was not present: Diego Capellini. Also present were those listed on the attached pages and Frances Seely.

Mr. Lippman called the meeting to order. The Minutes of the 2021 annual meeting were presented. Terry Echols made a motion to accept the Minutes as presented. Jay Arrick seconded the motion. There were no negative votes. The Minutes were accepted as presented.

Mr. Lippman introduced himself and provided the President's Report for June 28, 2022 which is attached. He stated he appreciated the homeowners who are in attendance. He introduced each of the Board members and Architectural Review Board (ARB).

Mr. Lippman recognized Jim Brown at the meeting this evening. He said if homeowners want to put something in their yard, they need to reach out to the ARB for approval. If their plan is not approved it can be resubmitted with changes needed. This assures the modifications at homes are in compliance.

Due to increases in expenses the annual dues were increased to \$340.00. This is the first increase since 2011.

The Covenants, Conditions, and Restrictions were created in 1983. There are a few changes needed to modernize them. Updating them will require a 51% approval from all homeowners. It has been hard to get all members involved. The Board would love to hear ideas from our homeowners for items that need to be updated.

Mr. Lippman stated he has served on the Board for 3 years. Two of these years he served as President. He has enjoyed working with the Association.

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.

Mr. Lippman presented the following proposed slate of Directors for 2022-2023: Jay Arrick, Diego Capellini, Denise Carbajal, Scott Coulter, Teresa Moore, Lonnie Lawrence, and Scott St. Louis. These Directors were approved.

The floor was open for discussion and questions. Ronnie Smothermon stated the By-Laws need to be changed. He said San Jose Drive looks trashy. He suggested a committee to make changes to the By-Laws such as allowing parking in front of homes and increase fines \$100 to \$500 for violations of the CCR. He said certified letters should be mailed to all homeowners for voting on the changes. They can vote yes or no. If they don't vote this could count as a yes vote. Mr. Lippman has asked our attorney if a no vote counts as a yes vote. She said no. Mr. St Louis said they can go door to door to

collect votes. A survey can be sent out and could be answered using a smart phone. Mr. St Louis said the State of Texas limits the authority of homeowners' associations.

Mr. Smothermon said fines should be increased for non-compliance of the CCRs. Mr. Lawrence said the object of letters and fines is to get homeowners to comply. The Board has discussed putting a policy in place giving violators a warning. Then if the violation is not corrected in 10 days, the HOA can get it done and charge the costs to the homeowner. Mr. Smothermon stated the reason he moved to Mission is because there is a HOA.

Mrs. Stewart asked Mr. Smothermon to serve on a committee to update the CCR.

A question was asked if rental houses are allowed in Mission. The answer is yes.

Shirley Dixon stated she is concerned that there is poor attendance at the annual meetings. She said they should try to encourage the homeowners to come to the meeting.

Mrs. Dixon said she walks her dogs on a leash. She had a lady walking her dog with no leash. The dog pooped in her grass. She yelled at the lady and the lady did clean it up. She has 2 young kids and does not want them to play with poop in her yard. She asked if signs can be posted. Mr. St Louis said we can put this in the newsletter. There is a City ordinance directed at dogs. Mr. St Louis said his kids were attacked by a dog. There was a big dog that jumped on a puppy and killed it. Mr. Lippman said these are all valid concerns. There are City Ordinances against no leash and cleaning up poop. We will try to ask people to pick up behind their dogs.

A question was asked about how they get members to serve on the Board. Mr. Lippman said they reach out for volunteers to do so. They like a good diversity from all areas of the association.

Mr. Smothermon asked about estate or garage sales. Mr. Lippman said there can be one estate sale per household and approval from the Board is required.

Mr. Lippman said he appreciates those serving on the Board and all homeowners for attending this meeting.

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 28, 2022**

President's Report

June 14, 2022

Good evening Mission Estates Property Owners' Association members. I would like to thank each of you for taking the time out of your schedule to attend tonight's 2022 Annual Meeting. Thank you for caring about your 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 2021-2022 Board of Directors serving this year are:

Matt Lippman	President
Nancy Stewart	Vice President
Denise Carbajal	Secretary/Treasurer
Diego Capellini	
Teresa Moore	
Scott St. Louis	
Lonnie Lawrence	

The Architectural Review Committee is a volunteer independent committee that oversees any new construction or structural improvements.

The 2021-2022 Architectural Review Committee 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 our Board of Directors and Architectural Review Committee in volunteering their time weekly and in attending monthly meetings. Special appreciation is in order to Frances for her tireless efforts in managing the business of the Association.

Currently there are 575 developed lots and 7 undeveloped lots in Mission Estates. There were 50 liens filed for the year and 33 releases. There are currently 13 homes with liens against their properties. Due to inflation in the various operating costs of the association, the Board is increasing the annual dues from \$300 to \$340 for the 2022-2023 year. Annual increases of 15% or less may be instituted at the Board's discretion. This is the first dues increase since 2011.

There are currently 16 properties within the neighborhood in the 11th Filing that are not members of the association, and those homeowners have not agreed to join the association. If these homes are sold, the new owners may sign and join. Unfortunately, these 16 homeowners do not participate with the Covenants, Conditions and Restrictions (CCR) for duty of maintenance.

Legally with the Texas Property Code, the Board of Directors does not have the authority to enforce any violations with these homeowners, which is most unfortunate for neighbors.

The Mirage is a gated area for the street of Oasis Drive and consists of 12 homeowners who contribute to the Annual Assessment for Mission Estates and to an additional special assessment for maintenance of that area. There will be a slight increase to the Mirage budget for their separate special assessment.

Along with improvements, MEPOA Board also continues to work to enforce CCR maintenance violations.

One notable item from the past year is the proposed purchase of the vacant tract at Faudree and Santa Fe Drive by Spencer Dobbs. The proposal was approved by those association members who voted (by a count of 87 to 53 – 140 total votes). Mr. Dobbs is working with ICA to enact the agreed upon deed restrictions.

Accomplishments in 2021-2022

Drainage at Santa Fe Drive / Faudree intersection

The Board has worked with the City for multiple years to improve the drainage at the intersection. The City recently completed a construction project intended to significantly improve the situation that has existed for many years.

Negotiations with Developers

There is a proposed residential development between Mission Drive and San Pedro and the Board helped negotiate an agreement that the homes that will back up to the homes on San Pedro will be limited to a single story.

Speed Control

The Board has worked with the City of Odessa to address the ongoing situation for speed control. In the last year digital speed indicators have been installed on Santa Fe Drive. An additional stop sign was installed on San Jose.

Christmas Lights

For the first time, seasonal decorative Christmas lights were installed at the entrance at Santa Fe Drive and Faudree and at San Subia and Faudree.

Traffic and Litter Complaints

The Board has worked with DR Horton to restrict heavy truck traffic and litter that has resulted from the new housing development.

The Mirage Perimeter Wall

Several sections of the perimeter wall have been repaired by the residents. We'll continue to work with the remaining residents to come up with workable repair solutions.

Entrance Improvements

Enhancements have been added to the landscaping, lighting, and signage at the various entrances.

Irrigation

The Board has worked with our contractor to expand the reach of the water well water, reducing the amount spent on city water. The Board also continues to investigate adding water wells to reduce our dependence on city water. Plans are in the early stages to add a water well in the upcoming year.

2022-2023 Goals**Further Drainage Improvements**

The Board has engaged with the City of Odessa, Midland County, and Odessa Country Club to investigate further improvements to the drainage in our area, specifically in the 11th Filing (south of the 17th hole on the Links Course). Midland County has commissioned an engineering study and we hope to see progress in the coming months.

CCR Updates

Work began a few years ago and we hope to finalize and present for vote this next term. We need current email addresses for our members to facilitate this process.

Christmas Lights

The tentative plan is to expand the Christmas Light program to the other entrances this year.

Common Areas

The Landscape Committee is planning to continue brightening up the common areas in the coming year.

Our Board has worked this year to address violations and concerns, and to provide solutions for our residents. With seven board members and 575 homes in the area, we truly appreciate our members' help and suggestions into the betterment of our neighborhood.

I have enjoyed serving in the role of Board President. I am excited about the plans we have in store and I encourage each of you to consider serving on the Board. I appreciate the privilege to work to make our neighborhood the best it can be!

Respectfully,

Matt Lippman

**MISSION ESTATES PROPERTY
OWNERS' ASSOCIATION**

**PRESIDENT'S REPORT
FOR
JUNE 29, 2023**

President's Report

June 29th, 2023

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 2023 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 2022-2023 Board of Directors that have served this year are:

Scott St. Louis	President
Diego Capellini	Vice President (Departing)
Denise Carbajal	Treasurer
Teresa Moore	Secretary (Departing)
Lonnie Lawrence	Landscape Committee Head
Jay Arrick	
Scott Coulter	

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

The 2022-2023 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 weekly 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 575 developed lots and 7 undeveloped lots in Mission Estates. Due to continued market inflation and increases in the various operating costs of the association, the Board has increased the annual dues 5%, from \$340 to \$360 for the 2023-2024 fiscal year.

There are currently still 16 properties within Mission Estates 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 do not have the authority to enforce any violations on these homeowners, which can be unfortunate for neighbors. During 2022-2023 a total of 46 liens were filed and 7 releases of liens. Some of the properties had multiple liens and were released on one release of lien. As of now, there are 17 homes with a total of 45 liens.

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 2023-2024 fiscal year special assessment.

Accomplishments for 2022-2023

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

Christmas lighting was added to the San Antonio entrance. The number of trees was increased at all entrances. Additional plugs were installed at the Santa Fe park for potential year-round use. A test island was put in place at the Santa Fe Place entrance to determine how well the lighting will hold up to year-round use.

2023-2024 Goals

Santa Fe Park

New up and down lighting is currently being designed and laid out. Electrical lines have already been installed throughout. The intent is to have a year-round well-lit park for the homeowners to enjoy.

Various Electrical Repairs

Many of the electrical panels in the common areas 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

The Board is currently looking at the potential removal of all grass along the Mission Drive walking path. Installation of crushed granite to match what is currently in place along the entrances to the Odessa Country Club golf course is being considered. This would result in a decrease in water consumption and maintenance throughout the year.

Christmas Lights

Plans to add Christmas lights to the trees along the walking path of Mission Drive are being discussed with the installer to determine additional electrical needs and costs.

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. The board is currently reviewing means to make it easier for our members to participate in the board meetings throughout the year.

As you can see, we have many goals for our community in the upcoming year. The drastic winter repairs of 2022 left MEPOA with a very large deficit that we are recovering from. 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 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

Mission Estates Property Owners' Association

Proposed Board of Directors for 2023-2024

Scott St Louis

Jay Arrick

Lonnie Lawrence

Scott Coulter

Denise Carbajal

Michael Moore

Justin Ward

MISSION ESTATES PROPERTY
OWNERS' ASSOCIATION

FINANCIAL PRESENTATION

JUNE 1, 2022 to MAY 31, 2023

MISSION ESTATES PROPERTY OWNERS' ASSOCIATION
STATEMENT OF FINANCIAL POSITION
AS OF MAY 31, 2023

GENERAL CHECKING - SOUTHWEST BANK	\$14,455.33
MONEY MARKET - SOUTHWEST BANK	\$33,356.92
TOTAL ASSETS	\$47,812.25

Allocated As:

	Prior year	Current Year	Total
General Fund	\$29,313.59	\$22,225.80	\$51,539.39
Unearned income - dues	\$3,600.00	(\$680.00)	\$2,920.00
Total General Fund	\$32,913.59	\$21,545.80	\$54,459.39
 The Mirage	 (\$14,234.16)	 \$7,587.02	 (\$6,647.14)
 Totals	 \$18,679.43	 \$29,132.82	 \$47,812.25

AS OF MAY 31, 2022 - YEAR END

GENERAL CHECKING - SOUTHWEST BANK	\$8,026.61
MONEY MARKET - SOUTHWEST BANK	\$10,652.82
TOTAL ASSETS	\$18,679.43

Allocated As:

	Prior year	Current Year	Total
General Fund	\$81,702.70	(\$52,389.11)	\$29,313.59
Unearned income - dues	\$4,200.00	(\$600.00)	\$3,600.00
Total General Fund	\$85,902.70	(\$52,989.11)	\$32,913.59
 The Mirage	 (\$2,053.58)	 (\$12,180.58)	 (\$14,234.16)
 Totals	 \$83,849.12	 (\$65,169.69)	 \$18,679.43

Property Owners' Association
Combined Balance Sheet
As of May 31, 2023

	<u>May 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
SouthWest Bank - Checking	14,455.33
SouthWest Bank - Money Market	33,356.92
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Total Checking/Savings	47,812.25
Accounts Receivable	
Accounts Receivable	-254.54
	<hr/>
Total Accounts Receivable	-254.54
	<hr/>
Total Current Assets	47,557.71
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TOTAL ASSETS	<u>47,557.71</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Dues CM Jones	2,920.00
	<hr/>
Total Other Current Liabilities	2,920.00
	<hr/>
Total Current Liabilities	2,920.00
	<hr/>
Total Liabilities	2,920.00
Equity	
Retained Earnings	14,975.37
Net Income	29,662.34
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Total Equity	44,637.71
	<hr/>
TOTAL LIABILITIES & EQUITY	<u>47,557.71</u>

**Property Owners' Association
Combined Profit & Loss
June 2022 through May 2023**

	<u>Jun '22 - May 23</u>
Ordinary Income/Expense	
Income	
Dues	195,203.99
Money Market Interest	204.10
Other	17,993.95
Returned Check Charges	6.00
Special Assessments	48,000.00
	<hr/>
Total Income	261,408.04
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Gross Profit	261,408.04
Expense	
ADMINISTRATIVE	
Bank Charges	12.00
Billing/Administrative Svc	19,200.00
Court Costs	2,430.00
Insurance	4,385.00
Legal Fees	5,166.41
Merchant processing fee	1,422.55
Misc Admin Expenses	59.37
Postage & Box Rental	1,874.43
Supplies / Printing	1,169.15
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Total ADMINISTRATIVE	35,718.91
MAINTENANCE	
Capital Projects	23,347.50
Fertilizer	11,312.16
Grounds Maintenance	83,593.22
Litter Pickup	2,976.88
Sprinkler Repairs	21,313.30
The Mirage gate	5,119.56
Waterfall Maintenance	4,863.13
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Total MAINTENANCE	152,525.75
UTILITIES	
Electric	8,932.80
Water	34,568.24
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Total UTILITIES	43,501.04
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Total Expense	231,745.70
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Net Ordinary Income	29,662.34
	<hr/>
Net Income	<u><u>29,662.34</u></u>

Property Owners' Association
Combined Profit & Loss Prev Year Comparison
June 2022 through May 2023

	Jun '22 - May 23	Jun '21 - May 22	\$ Change	% Change
Ordinary Income/Expense				
Income				
Dues	195,203.99	173,352.41	21,851.58	12.6%
Money Market Interest	204.10	26.84	177.26	660.4%
Other	17,993.95	6,047.58	11,946.37	197.5%
Returned Check Charges	6.00	6.00	0.00	0.0%
Special Assessments	48,000.00	36,000.00	12,000.00	33.3%
Total Income	261,408.04	215,432.83	45,975.21	21.3%
Gross Profit	261,408.04	215,432.83	45,975.21	21.3%
Expense				
ADMINISTRATIVE				
Bank Charges	12.00	37.00	-25.00	-67.6%
Billing/Administrative Svc	19,200.00	18,450.00	750.00	4.1%
Court Costs	2,430.00	2,184.00	246.00	11.3%
Insurance	4,385.00	4,159.00	226.00	5.4%
Legal Fees	5,166.41	8,395.34	-3,228.93	-38.5%
Merchant processing fee	1,422.55	756.81	665.74	88.0%
Misc Admin Expenses	59.37	1,307.17	-1,247.80	-95.5%
Postage & Box Rental	1,874.43	1,420.08	454.35	32.0%
Supplies / Printing	1,169.15	1,193.19	-24.04	-2.0%
Total ADMINISTRATIVE	35,718.91	37,902.59	-2,183.68	-5.8%
MAINTENANCE				
Capital Projects	23,347.50	44,519.81	-21,172.31	-47.6%
Fertilizer	11,312.16	11,258.04	54.12	0.5%
Grounds Maintenance	83,593.22	85,437.28	-1,844.06	-2.2%
Litter Pickup	2,976.88	2,598.00	378.88	14.6%
Miscellaneous Maintenance	0.00	270.63	-270.63	-100.0%
Sprinkler Repairs	21,313.30	43,141.91	-21,828.61	-50.6%
Street Light Repairs	0.00	1,938.22	-1,938.22	-100.0%
The Mirage gate	5,119.56	1,039.20	4,080.36	392.6%
Waterfall Maintenance	4,863.13	14,179.97	-9,316.84	-65.7%
Total MAINTENANCE	152,525.75	204,383.06	-51,857.31	-25.4%
UTILITIES				
Electric	8,932.80	7,771.86	1,160.94	14.9%
Water	34,568.24	29,944.46	4,623.78	15.4%
Total UTILITIES	43,501.04	37,716.32	5,784.72	15.3%
Total Expense	231,745.70	280,001.97	-48,256.27	-17.2%
Net Ordinary Income	29,662.34	-64,569.14	94,231.48	145.9%
Net Income	29,662.34	-64,569.14	94,231.48	145.9%

Property Owners' Association
General Profit & Loss Budget vs. Actual
June 2022 through May 2023

	Jun '22 - May 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Returned Check Charges	6.00	0.00	6.00	100.0%
Money Market Interest	173.49	30.00	143.49	578.3%
Other	17,963.65	500.00	17,463.65	3,592.7%
Dues	195,203.99	196,953.91	-1,749.92	99.1%
Total Income	213,347.13	197,483.91	15,863.22	108.0%
Gross Profit	213,347.13	197,483.91	15,863.22	108.0%
Expense				
Bank Service Charges	0.00	0.00	0.00	0.0%
UTILITIES				
Electric	2,700.04	2,500.00	200.04	108.0%
Water	26,705.76	22,000.00	4,705.76	121.4%
Total UTILITIES	29,405.80	24,500.00	4,905.80	120.0%
ADMINISTRATIVE				
Bank Charges	12.00			
Misc Admin Expenses	59.37	1,250.00	-1,190.63	4.7%
Supplies / Printing	1,169.15	1,100.00	69.15	106.3%
Merchant processing fee	1,422.55	0.00	1,422.55	100.0%
Postage & Box Rental	1,874.43	1,100.00	774.43	170.4%
Court Costs	2,430.00	0.00	2,430.00	100.0%
Insurance	4,385.00	4,500.00	-115.00	97.4%
Legal Fees	5,166.41	7,500.00	-2,333.59	68.9%
Billing/Administrative Svc	19,200.00	19,200.00	0.00	100.0%
Total ADMINISTRATIVE	35,718.91	34,650.00	1,068.91	103.1%
MAINTENANCE				
Miscellaneous Maintenance	0.00	1,500.00	-1,500.00	0.0%
Litter Pickup	2,976.88	2,800.00	176.88	106.3%
Fertilizer	11,312.16	13,000.00	-1,687.84	87.0%
Sprinkler Repairs	19,083.30	20,000.00	-916.70	95.4%
Capital Projects	23,347.50	28,000.00	-4,652.50	83.4%
Grounds Maintenance	69,427.26	68,000.00	1,427.26	102.1%
Total MAINTENANCE	126,147.10	133,300.00	-7,152.90	94.6%
Total Expense	191,271.81	192,450.00	-1,178.19	99.4%
Net Ordinary Income	22,075.32	5,033.91	17,041.41	438.5%
Net Income	22,075.32	5,033.91	17,041.41	438.5%

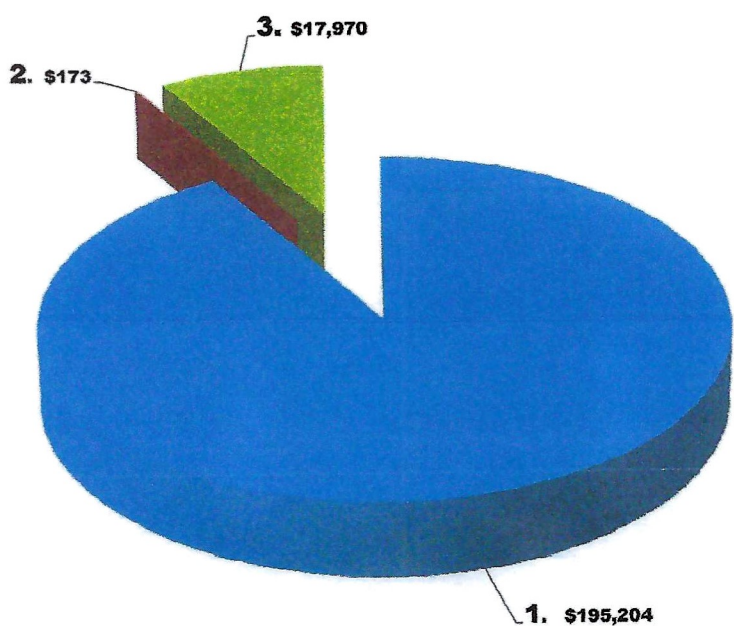
Mission Estates Property Owners' Association

REVENUES vs EXPENSES - GENERAL

June 1, 2022 to May 31, 2023

	Revenues	Expenses	Net
Dues	\$195,204	\$0	\$195,204
Money Market Interest	\$173	\$0	\$173
Other	\$17,970	\$0	\$17,970
ADMINISTRATIVE			
Billing & Administrative Svc		\$19,200	(\$19,200)
Court Costs		\$0	\$0
Insurance		\$4,385	(\$4,385)
Legal Fees		\$7,596	(\$7,596)
Misc Admin Expenses		\$1,494	(\$1,494)
Postage & Box Rental		\$1,875	(\$1,875)
Supplies & Printing		\$1,169	(\$1,169)
MAINTENANCE			
Capital Projects		\$23,348	(\$23,348)
Fertilizer		\$11,312	(\$11,312)
Grounds Maintenance		\$69,427	(\$69,427)
Litter Pick Up		\$2,977	(\$2,977)
Misc Maintenance		\$0	\$0
Sprinkler Repairs		\$19,083	(\$19,083)
UTILITIES			
Electric		\$2,700	(\$2,700)
Water		\$26,706	(\$26,706)
TOTAL	\$213,347	\$191,272	\$22,075

General 2022-2023 Revenues

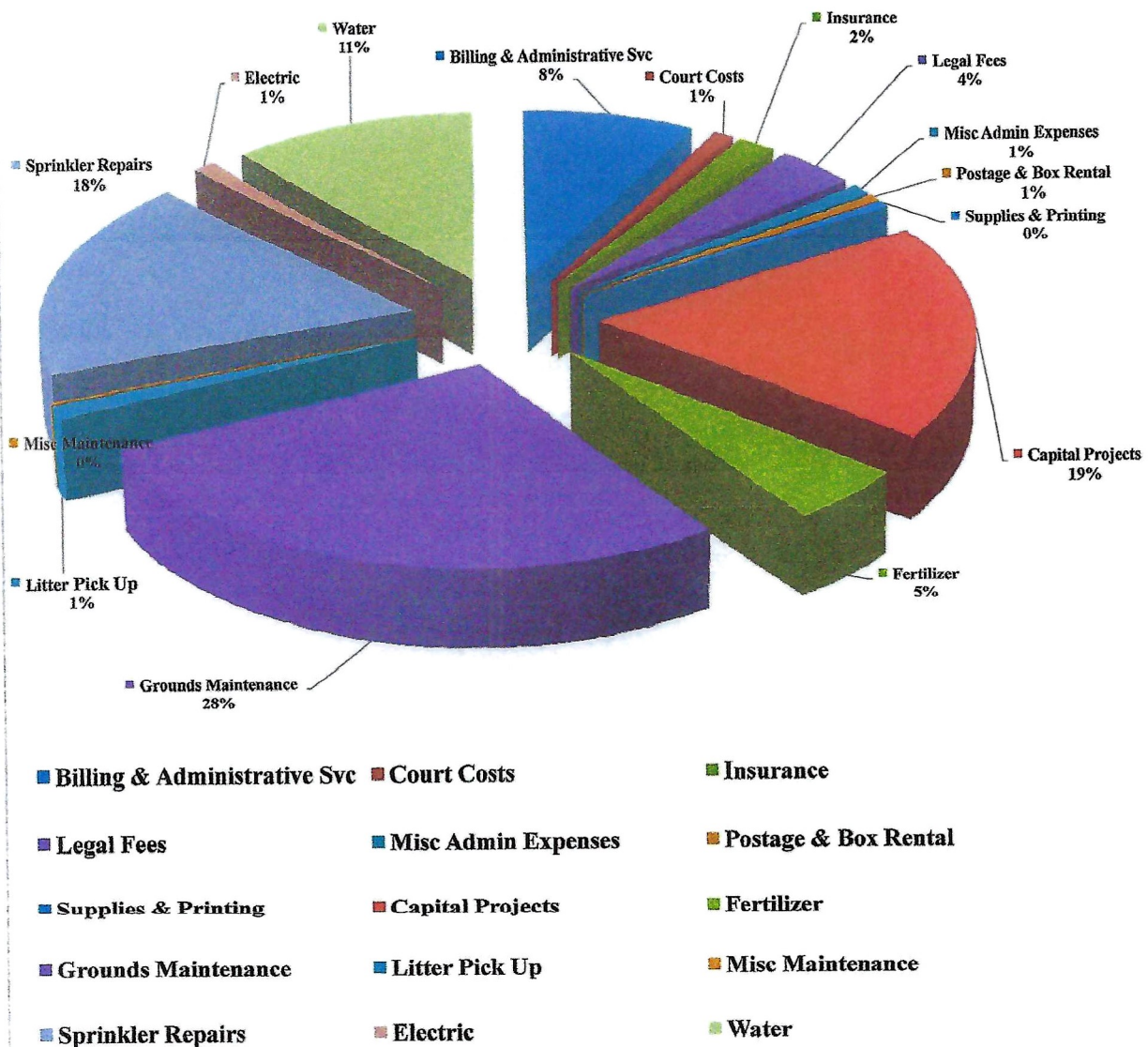


■ 1. Annual Dues collected

■ 2. Money Market Interest

■ 3. Other (Liens, releases of liens, court costs, legal fees reimbursed)

General 2022-2023 Expenses



5:25 PM
06/26/23
Cash Basis

Property Owners' Association
Profit & Loss Budget vs. Actual The Mirage 22-23
June 2022 through May 2023

	Jun '22 - May 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Other	30.30			
Money Market Interest	30.61	5.00	25.61	612.2%
Special Assessments	48,000.00	48,000.00	0.00	100.0%
Total Income	48,060.91	48,005.00	55.91	100.1%
Gross Profit	48,060.91	48,005.00	55.91	100.1%
Expense				
Uncategorized Expenses	0.00	0.00	0.00	0.0%
Prior Budget Deficit	0.00	14,234.00	-14,234.00	0.0%
UTILITIES				
Electric	6,232.76	6,000.00	232.76	103.9%
Water	7,862.48	4,200.00	3,662.48	187.2%
Total UTILITIES	14,095.24	10,200.00	3,895.24	138.2%
MAINTENANCE				
Street Light Repairs	0.00	1,000.00	-1,000.00	0.0%
Miscellaneous Maintenance	0.00	1,500.00	-1,500.00	0.0%
Sprinkler Repairs	2,230.00	2,500.00	-270.00	89.2%
Waterfall Maintenance	4,863.13	6,000.00	-1,136.87	81.1%
The Mirage gate	5,119.56	1,500.00	3,619.56	341.3%
Grounds Maintenance	14,165.96	10,000.00	4,165.96	141.7%
Total MAINTENANCE	26,378.65	22,500.00	3,878.65	117.2%
Total Expense	40,473.89	46,934.00	-6,460.11	86.2%
Net Ordinary Income	7,587.02	1,071.00	6,516.02	708.4%
Net Income	7,587.02	1,071.00	6,516.02	708.4%

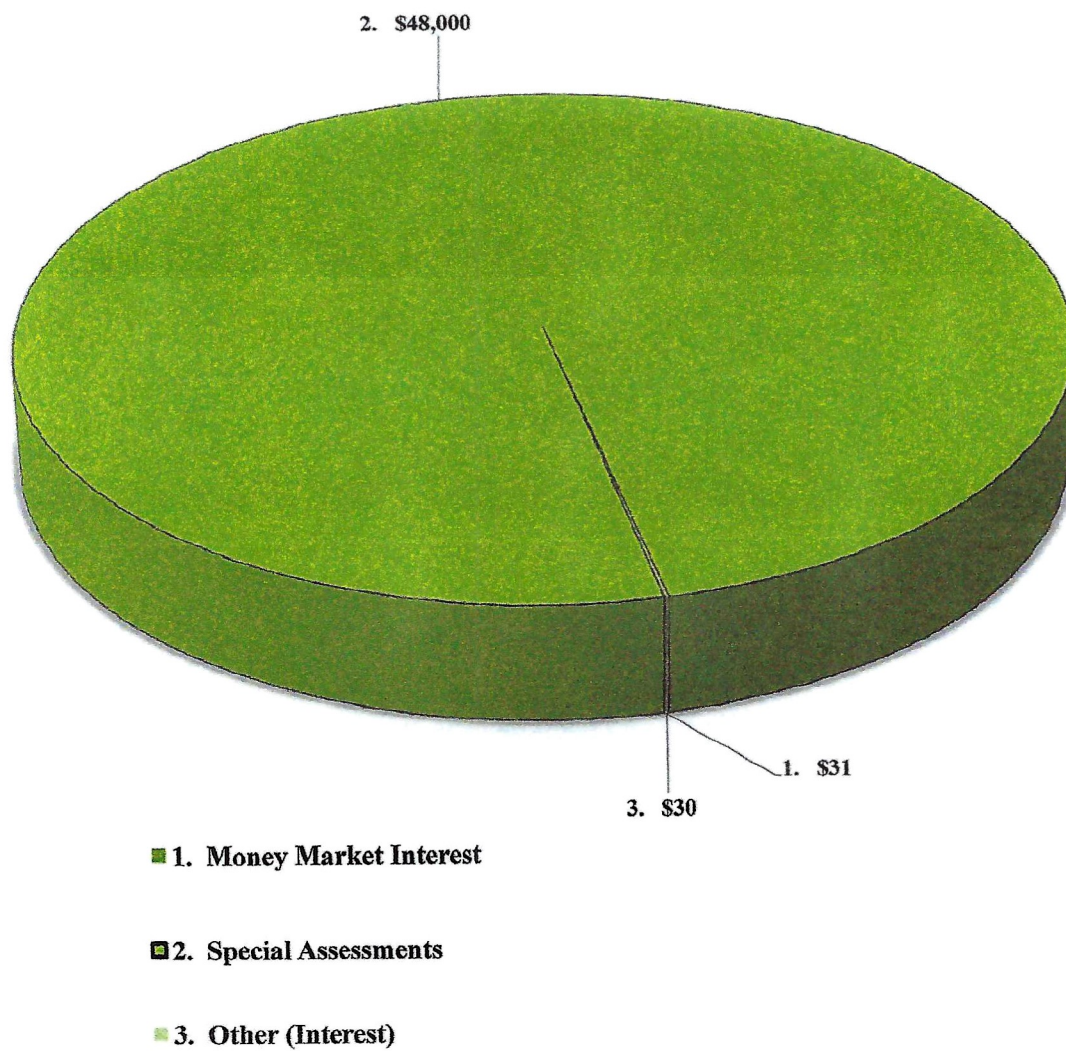
Mission Estates Property Owners' Association

REVENUES vs EXPENSES - THE MIRAGE

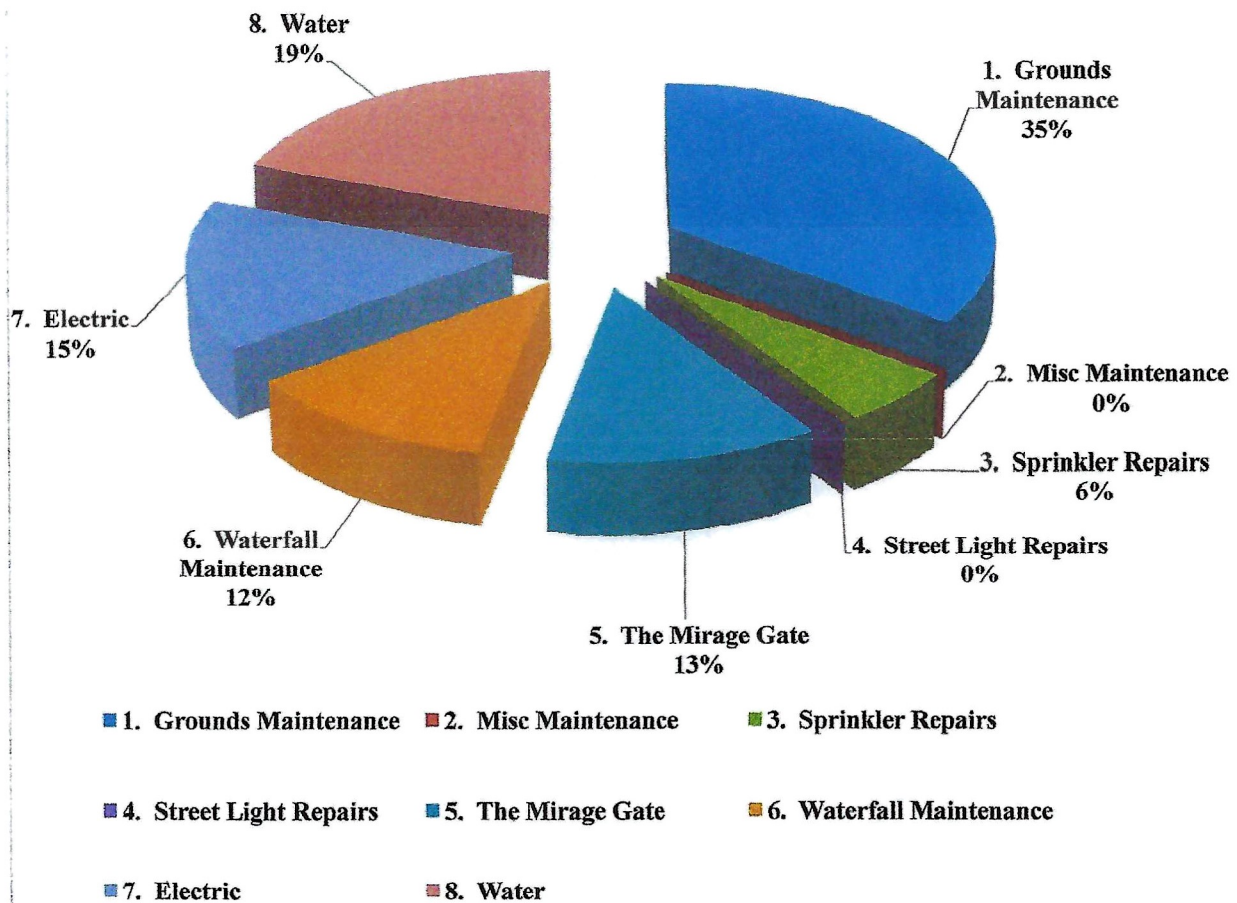
June 1, 2022 to May 31, 2023

	Revenues	Expenses	Net
Money Market Interest	\$31	\$0	\$31
Special Assessments	\$48,000	\$0	\$48,000
Other	\$30		\$30
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		\$14,166	(\$14,166)
Misc Maintenance		\$0	\$0
Sprinkler Repairs		\$2,230	(\$2,230)
Street Light Repairs		\$0	
The Mirage Gate		\$5,120	(\$5,120)
Waterfall Maintenance		\$4,863	(\$4,863)
UTILITIES			
Electric		\$6,233	(\$6,233)
Water		\$7,862	(\$7,862)
TOTAL	\$48,061	\$40,474	\$7,587

The Mirage - 2022-2023 Revenue



The Mirage 2022-2023 Expenses



Property Owners' Association
Proposed Budget for 2023-2024
June 2023 through May 2024

	General	THE MIRAGE - 3RD	TOTAL
	Jun '23 - May 24	Jun '23 - May 24	Jun '23 - May 24
Ordinary Income/Expense			
Income			
Dues	208,540.00		208,540.00
Money Market Interest	30.00	5.00	35.00
Other	5,000.00	0.00	5,000.00
Special Assessments		48,000.00	48,000.00
Total Income	213,570.00	48,005.00	261,575.00
Gross Profit	213,570.00	48,005.00	261,575.00
Expense			
ADMINISTRATIVE			
Billing/Administrative Svc	20,160.00		20,160.00
Insurance	4,700.00		4,700.00
Legal Fees	9,000.00		9,000.00
Misc Admin Expenses	1,500.00		1,500.00
Postage & Box Rental	1,250.00		1,250.00
Supplies / Printing	1,250.00		1,250.00
Total ADMINISTRATIVE	37,860.00		37,860.00
MAINTENANCE			
Capital Projects	40,000.00		40,000.00
Fertilizer	12,000.00		12,000.00
Grounds Maintenance	68,000.00	15,000.00	83,000.00
Litter Pickup	3,000.00		3,000.00
Miscellaneous Maintenance	1,500.00	1,000.00	2,500.00
Sprinkler Repairs	20,000.00	2,500.00	22,500.00
Street Light Repairs		1,000.00	1,000.00
The Mirage gate		2,000.00	2,000.00
Waterfall Maintenance		5,000.00	5,000.00
Total MAINTENANCE	144,500.00	26,500.00	171,000.00
Prior Budget Deficit		6,647.00	6,647.00
UTILITIES			
Electric	3,000.00	6,400.00	9,400.00
Water	23,000.00	8,000.00	31,000.00
Total UTILITIES	26,000.00	14,400.00	40,400.00
Total Expense	208,360.00	47,547.00	255,907.00
Net Ordinary Income	5,210.00	458.00	5,668.00
Net Income	5,210.00	458.00	5,668.00

MISSION ESTATES PROPERTY OWNERS' ASSOCIATION

ADDENDUM TO THE 2023-2024 PROPOSED BUDGET

The proposed budgets are based on the following:

General:

575 Developed Lots @ \$30.00 per month (\$360 per year) =	\$207,000.00
7 Undeveloped Lots \$18.33 per month (\$ 219.94 per yr) =	\$1,539.58
Total	\$208,539.58

The Mirage:

12 Lots @ \$333.33 per month (\$4,000 per year) = **\$48,000.00**

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