

**MISSION ESTATES PROPERTY OWNERS' ASSOCIATION
GENERAL MEETING
THURSDAY, JUNE 27, 2024
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.

MINUTES OF THE GENERAL MEETING OF THE PROPERTY OWNERS OF
MISSION ESTATES PROPERTY OWNERS' ASSOCIATION
JUNE 29, 2023

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 6:30 P.M. on the 29th day of June 2023. The following Directors were present: Scott St Louis, Teresa Moore, Denise Carbajal, and Jay Arrick. The Directors who were not present: Diego Capellini, Scott Coulter, and Lonnie Lawrence. Also present were those listed on the attached pages and Frances Seely.

Mr. St Louis called the meeting to order. The Minutes of the 2022 annual meeting were presented. Those present were asked to read the minutes individually. A motion was made to accept the Minutes as presented. There were no negative votes. The Minutes were accepted as presented.

Mr. St Louis introduced himself and the current Board members. He provided the President's Report for June 29, 2023 which is attached.

Mr. St Louis stated there are 575 developed lots and 7 undeveloped lots. Due to continued market inflation and increases in various operating costs of the association, the Board has increased the annual dues 5%, from \$340 to \$360 for the 2023-2024 fiscal year. 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 special assessments for the 2023-2024 fiscal year.

Mr. St Louis went over the accomplishments for 2022-2023 and the Goals for 2023-2024. Those are found on the 2023 President's Report.

The drastic winter repairs of 2022 left MEPOA with a very large deficit that we are recovering from. Mr. St Louis would like to encourage all members to provide the Board with suggestions on improvements they would like to see.

The Board has sent certified letters to homeowners who are not in compliance with the Covenants, Conditions, and Restrictions. The letter gives them 10 days to correct the issue. Issues are typically yards that need maintenance and anything else that is required by the CCRs. There have not been many issues since.

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. St Louis presented the following proposed slate of Directors for 2023-2024: Scott St Louis, Jay Arrick, Lonnie Lawrence, Scott Coulter, Denise Carbajal, Michael Moore, and Justin Ward. Teresa Moore and Diego Capellini are leaving the Board. Michael Moore and Justin Ward will replace them. These Directors were approved.

The floor was open for discussion and questions or comments.

- A homeowner thanked the Board for their service. It has not gone unnoticed.
- A question on the percentage of grass that would be removed on Mission Drive and replaced by

crushed granite. Mr. St Louis said they are in the process of determining if this could save down the road on sprinklers electrical, mowing, and fertilization.

- A question was raised on litter pickup. Mr. St Louis said the crews that mow are to pick up litter.
- No one wants to see dog poop in common areas or homeowner's yards.
- Mr. St Louis said the Board is trying to reduce the cost of maintenance and utilities.
- Mr. Edwards asked if the deannexation of the property at Santa Fe Drive and Faudree had passed. Mr. St Louis said yes, more than 51% votes were received in favor of removing this property from the Association. ICA owned that property. It was a drill site that was released. The property was zoned as single family homes. Spencer Dobbs, attorney, wanted to purchase the lot to build his business office. This required the HOA to release it so it can be zoned as commercial. The Board said other buyers could build houses or apartments. Mr. Dobbs agreed to purchase the property and agreed to have deed restrictions for several businesses that cannot be built there now or in the future.
- The new Board attorney is giving suggestions on how to proceed with amending our CCR's. There are several minor items to correct in the CCR's. There are some minor changes that can be made by the Board. According to Texas law, there needs to be a majority of all homeowners voting to get some changes approved. The Board would like to send emails or texts to homeowners when votes are needed. We need to get good phone numbers and email addresses.
- A question was raised about homeowners attending Board meetings. They would like meetings to be posted on the website. Mr. St Louis said they meet monthly or bi-monthly and zoom invitations could be sent out. The homeowners could attend during the public portion of meetings. They would be dismissed when the Board goes to private discussions of business of the Association.

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 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**

**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

FINANCIAL PRESENTATION

JUNE 1, 2023 to MAY 31, 2024

**MISSION ESTATES PROPERTY OWNERS' ASSOCIATION
STATEMENT OF FINANCIAL POSITION
AS OF MAY 31, 2024**

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

AS OF MAY 31, 2023 - YEAR END

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

**Property Owners' Association
Combined Balance Sheet
As of May 31, 2024**

	<u>May 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
SouthWest Bank - Checking	8,340.84
SouthWest Bank - Money Market	<u>14,136.45</u>
Total Checking/Savings	22,477.29
Accounts Receivable	
Accounts Receivable	<u>-575.38</u>
Total Accounts Receivable	<u>-575.38</u>
Total Current Assets	<u>21,901.91</u>
TOTAL ASSETS	<u><u>21,901.91</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Dues CM Jones	<u>2,200.00</u>
Total Other Current Liabilities	<u>2,200.00</u>
Total Current Liabilities	<u>2,200.00</u>
Total Liabilities	2,200.00
Equity	
Retained Earnings	44,634.67
Net Income	<u>-24,932.76</u>
Total Equity	<u>19,701.91</u>
TOTAL LIABILITIES & EQUITY	<u><u>21,901.91</u></u>

Property Owners' Association
Combined Profit & Loss
June 2023 through May 2024

	<u>Jun '23 - May 24</u>
Ordinary Income/Expense	
Income	
Dues	208,396.27
Money Market Interest	779.53
Other	5,695.20
PAST DUE ASSESSMENT INTEREST	
Current Year	-396.48
Total PAST DUE ASSESSMENT INTEREST	-396.48
Special Assessments	48,000.00
Total Income	262,474.52
Gross Profit	262,474.52
Expense	
ADMINISTRATIVE	
Bank Charges	6.00
Billing/Administrative Svc	20,160.00
Court Costs	3,031.00
Insurance	4,443.00
Legal Fees	4,708.50
Merchant processing fee	1,777.06
Misc Admin Expenses	651.10
Postage & Box Rental	2,044.89
Supplies / Printing	1,179.27
Total ADMINISTRATIVE	38,000.82
MAINTENANCE	
Capital Projects	52,241.85
Fertilizer	8,335.28
Grounds Maintenance	97,350.56
Litter Pickup	2,598.00
Miscellaneous Maintenance	0.00
Sprinkler Repairs	34,303.57
The Mirage gate	7,876.73
Waterfall Maintenance	5,202.76
Total MAINTENANCE	207,908.75
UTILITIES	
Electric	8,981.32
Water	32,516.39
Total UTILITIES	41,497.71
Total Expense	287,407.28
Net Ordinary Income	-24,932.76
Net Income	-24,932.76

Property Owners' Association
Combined Profit & Loss Prev Year Comparison
June 2023 through May 2024

	Jun '23 - May 24	Jun '22 - May 23	\$ Change	% Change
Ordinary Income/Expense				
Income				
Dues	208,396.27	195,206.12	13,190.15	6.8%
Money Market Interest	779.53	204.10	575.43	281.9%
Other	5,695.20	17,993.95	-12,298.75	-68.4%
PAST DUE ASSESSMENT INTEREST				
Current Year	-396.48	0.00	-396.48	-100.0%
Total PAST DUE ASSESSMENT INTEREST	-396.48	0.00	-396.48	-100.0%
Returned Check Charges	0.00	6.00	-6.00	-100.0%
Special Assessments	48,000.00	48,000.00	0.00	0.0%
Total Income	262,474.52	261,410.17	1,064.35	0.4%
Gross Profit	262,474.52	261,410.17	1,064.35	0.4%
Expense				
ADMINISTRATIVE				
Bank Charges	6.00	12.00	-6.00	-50.0%
Billing/Administrative Svc	20,160.00	19,200.00	960.00	5.0%
Court Costs	3,031.00	2,430.00	601.00	24.7%
Insurance	4,443.00	4,385.00	58.00	1.3%
Legal Fees	4,708.50	5,166.41	-457.91	-8.9%
Merchant processing fee	1,777.06	1,358.18	418.88	30.8%
Misc Admin Expenses	651.10	59.37	591.73	996.7%
Postage & Box Rental	2,044.89	1,874.43	170.46	9.1%
Supplies / Printing	1,179.27	1,169.15	10.12	0.9%
Total ADMINISTRATIVE	38,000.82	35,654.54	2,346.28	6.6%
MAINTENANCE				
Capital Projects	52,241.85	23,347.50	28,894.35	123.8%
Fertilizer	8,335.28	11,312.16	-2,976.88	-26.3%
Grounds Maintenance	97,350.56	83,593.22	13,757.34	16.5%
Litter Pickup	2,598.00	2,976.88	-378.88	-12.7%
Miscellaneous Maintenance	0.00	0.00	0.00	0.0%
Sprinkler Repairs	34,303.57	21,313.30	12,990.27	61.0%
The Mirage gate	7,876.73	5,119.56	2,757.17	53.9%
Waterfall Maintenance	5,202.76	4,863.13	339.63	7.0%
Total MAINTENANCE	207,908.75	152,525.75	55,383.00	36.3%
UTILITIES				
Electric	8,981.32	8,932.80	48.52	0.5%
Water	32,516.39	34,637.78	-2,121.39	-6.1%
Total UTILITIES	41,497.71	43,570.58	-2,072.87	-4.8%
Total Expense	287,407.28	231,750.87	55,656.41	24.0%
Net Ordinary Income	-24,932.76	29,659.30	-54,592.06	-184.1%
Net Income	-24,932.76	29,659.30	-54,592.06	-184.1%

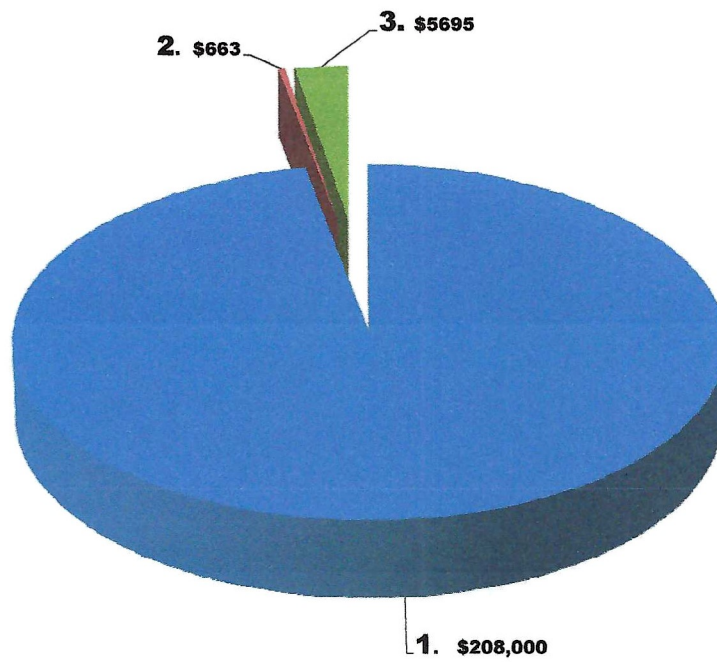
Property Owners' Association
General Profit & Loss Budget vs. Actual
June 2023 through May 2024

	Jun '23 - May 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
PAST DUE ASSESSMENT INTEREST				
Current Year	-396.48			
Total PAST DUE ASSESSMENT INTER...	-396.48			
Returned Check Charges	0.00	0.00	0.00	0.0%
Money Market Interest	662.60	30.00	632.60	2,208.7%
Other	5,695.20	5,000.00	695.20	113.9%
Dues	208,396.27	208,540.00	-143.73	99.9%
Total Income	214,357.59	213,570.00	787.59	100.4%
Gross Profit	214,357.59	213,570.00	787.59	100.4%
Expense				
UTILITIES				
Electric	2,545.62	3,000.00	-454.38	84.9%
Water	26,907.55	23,000.00	3,907.55	117.0%
Total UTILITIES	29,453.17	26,000.00	3,453.17	113.3%
ADMINISTRATIVE				
Bank Charges	6.00	0.00	6.00	100.0%
Misc Admin Expenses	651.10	1,500.00	-848.90	43.4%
Supplies / Printing	1,179.27	1,250.00	-70.73	94.3%
Merchant processing fee	1,777.06	0.00	1,777.06	100.0%
Postage & Box Rental	2,044.89	1,250.00	794.89	163.6%
Court Costs	3,031.00	0.00	3,031.00	100.0%
Insurance	4,443.00	4,700.00	-257.00	94.5%
Legal Fees	4,582.50	9,000.00	-4,417.50	50.9%
Billing/Administrative Svc	20,160.00	20,160.00	0.00	100.0%
Total ADMINISTRATIVE	37,874.82	37,860.00	14.82	100.0%
MAINTENANCE				
Miscellaneous Maintenance	0.00	1,500.00	-1,500.00	0.0%
Litter Pickup	2,598.00	3,000.00	-402.00	86.6%
Fertilizer	8,335.28	12,000.00	-3,664.72	69.5%
Sprinkler Repairs	29,995.62	20,000.00	9,995.62	150.0%
Capital Projects	52,241.85	40,000.00	12,241.85	130.6%
Grounds Maintenance	80,376.48	68,000.00	12,376.48	118.2%
Total MAINTENANCE	173,547.23	144,500.00	29,047.23	120.1%
Total Expense	240,875.22	208,360.00	32,515.22	115.6%
Net Ordinary Income	-26,517.63	5,210.00	-31,727.63	-509.0%
Net Income	-26,517.63	5,210.00	-31,727.63	-509.0%

Mission Estates Property Owners' Association
REVENUES vs EXPENSES - GENERAL
June 1, 2023 to May 31, 2024

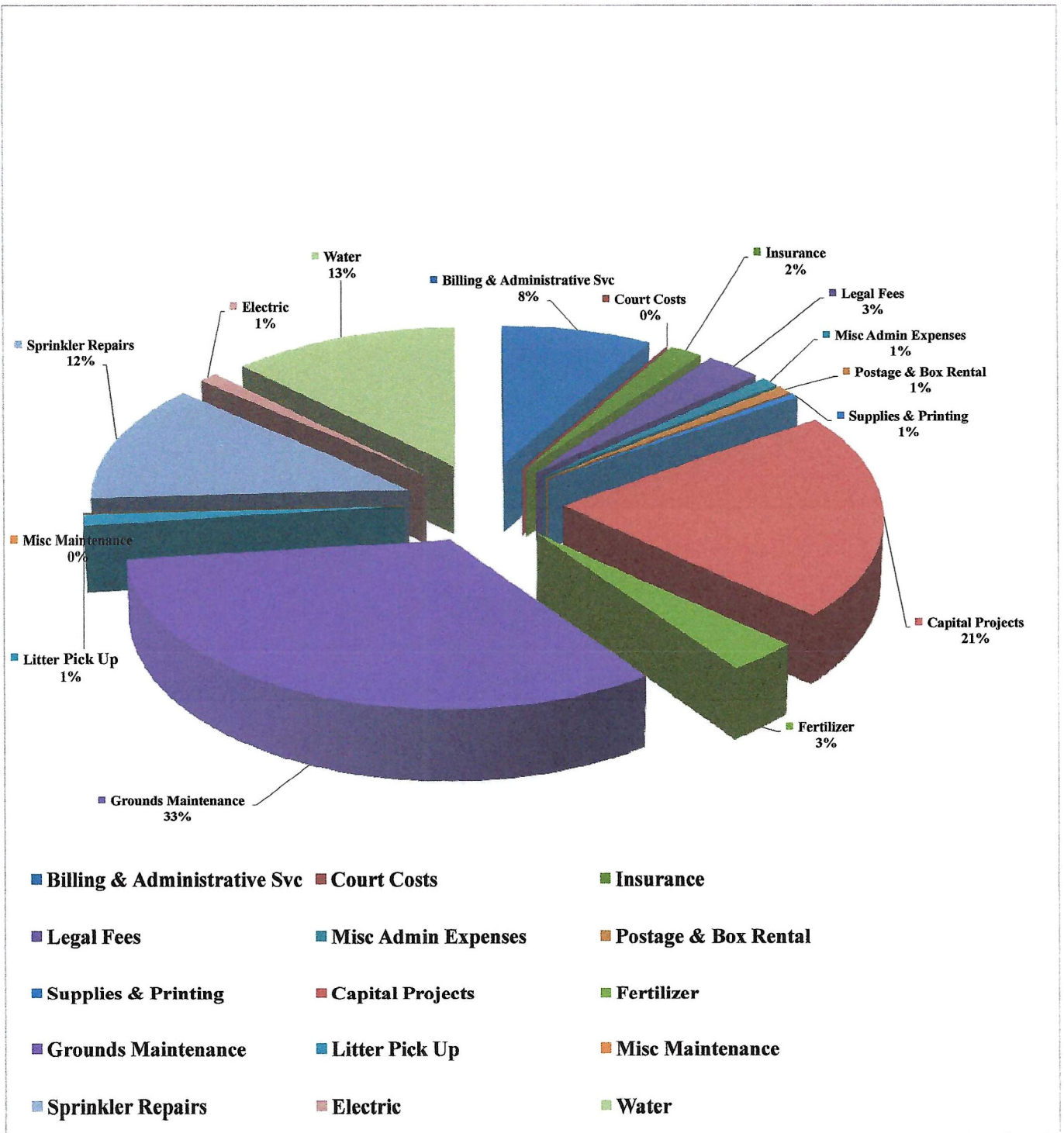
	Revenues	Expenses	Net
Dues	\$208,000	\$0	\$208,000
Money Market Interest	\$663	\$0	\$663
Other	\$5,695	\$0	\$5,695
ADMINISTRATIVE			
Billing & Administrative Svc		\$20,160	(\$20,160)
Court Costs		\$0	\$0
Insurance		\$4,443	(\$4,443)
Legal Fees		\$7,614	(\$7,614)
Misc Admin Expenses		\$2,434	(\$2,434)
Postage & Box Rental		\$2,045	(\$2,045)
Supplies & Printing		\$1,179	(\$1,179)
MAINTENANCE			
Capital Projects		\$52,242	(\$52,242)
Fertilizer		\$8,335	(\$8,335)
Grounds Maintenance		\$80,376	(\$80,376)
Litter Pick Up		\$2,598	(\$2,598)
Misc Maintenance		\$0	\$0
Sprinkler Repairs		\$29,996	(\$29,996)
UTILITIES			
Electric		\$2,545	(\$2,545)
Water		\$26,908	(\$26,908)
TOTAL	\$214,358	\$240,875	(\$26,517)

General 2023-2024 Revenues



- 1. Annual Dues collected
- 2. Money Market Interest
- 3. Other (Liens, releases of liens, court costs, legal fees reimbursed)

General 2023-2024 Expenses



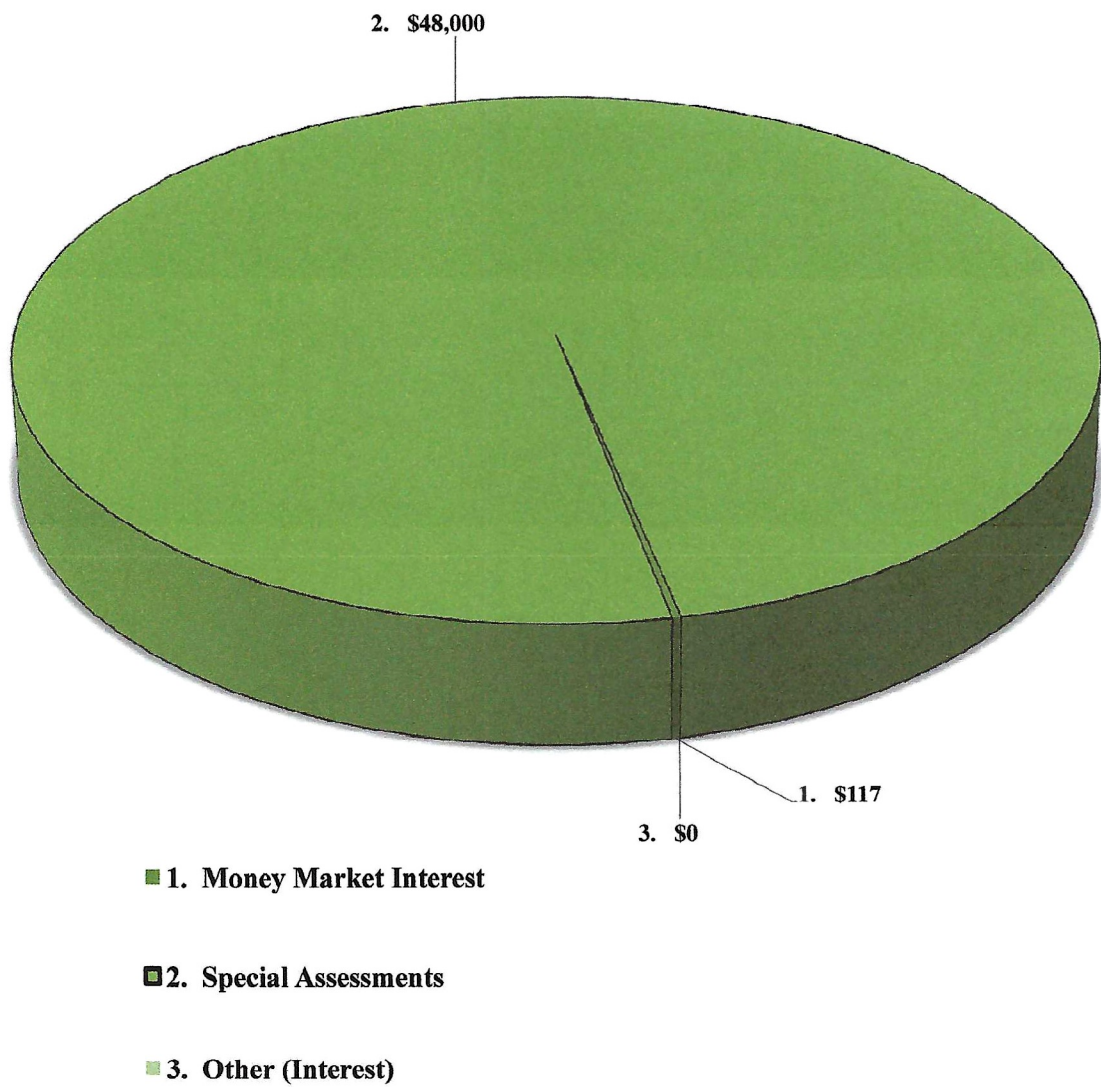
Property Owners' Association
Profit & Loss Budget vs. Actual The Mirage 23-24
June 2023 through May 2024

	Jun '23 - May 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Other	0.00	0.00	0.00	0.0%
Money Market Interest	116.93	5.00	111.93	2,338.6%
Special Assessments	48,000.00	48,000.00	0.00	100.0%
Total Income	48,116.93	48,005.00	111.93	100.2%
Gross Profit	48,116.93	48,005.00	111.93	100.2%
Expense				
Prior Budget Deficit	0.00	6,647.00	-6,647.00	0.0%
Uncategorized Expenses	0.00	0.00	0.00	0.0%
ADMINISTRATIVE				
Legal Fees	126.00			
Total ADMINISTRATIVE	126.00			
UTILITIES				
Water	5,608.84	8,000.00	-2,391.16	70.1%
Electric	6,435.70	6,400.00	35.70	100.6%
Total UTILITIES	12,044.54	14,400.00	-2,355.46	83.6%
MAINTENANCE				
Street Light Repairs	0.00	1,000.00	-1,000.00	0.0%
Miscellaneous Maintenance	0.00	1,000.00	-1,000.00	0.0%
Sprinkler Repairs	4,307.95	2,500.00	1,807.95	172.3%
Waterfall Maintenance	5,202.76	5,000.00	202.76	104.1%
The Mirage gate	7,876.73	2,000.00	5,876.73	393.8%
Grounds Maintenance	16,974.08	15,000.00	1,974.08	113.2%
Total MAINTENANCE	34,361.52	26,500.00	7,861.52	129.7%
Total Expense	46,532.06	47,547.00	-1,014.94	97.9%
Net Ordinary Income	1,584.87	458.00	1,126.87	346.0%
Net Income	1,584.87	458.00	1,126.87	346.0%

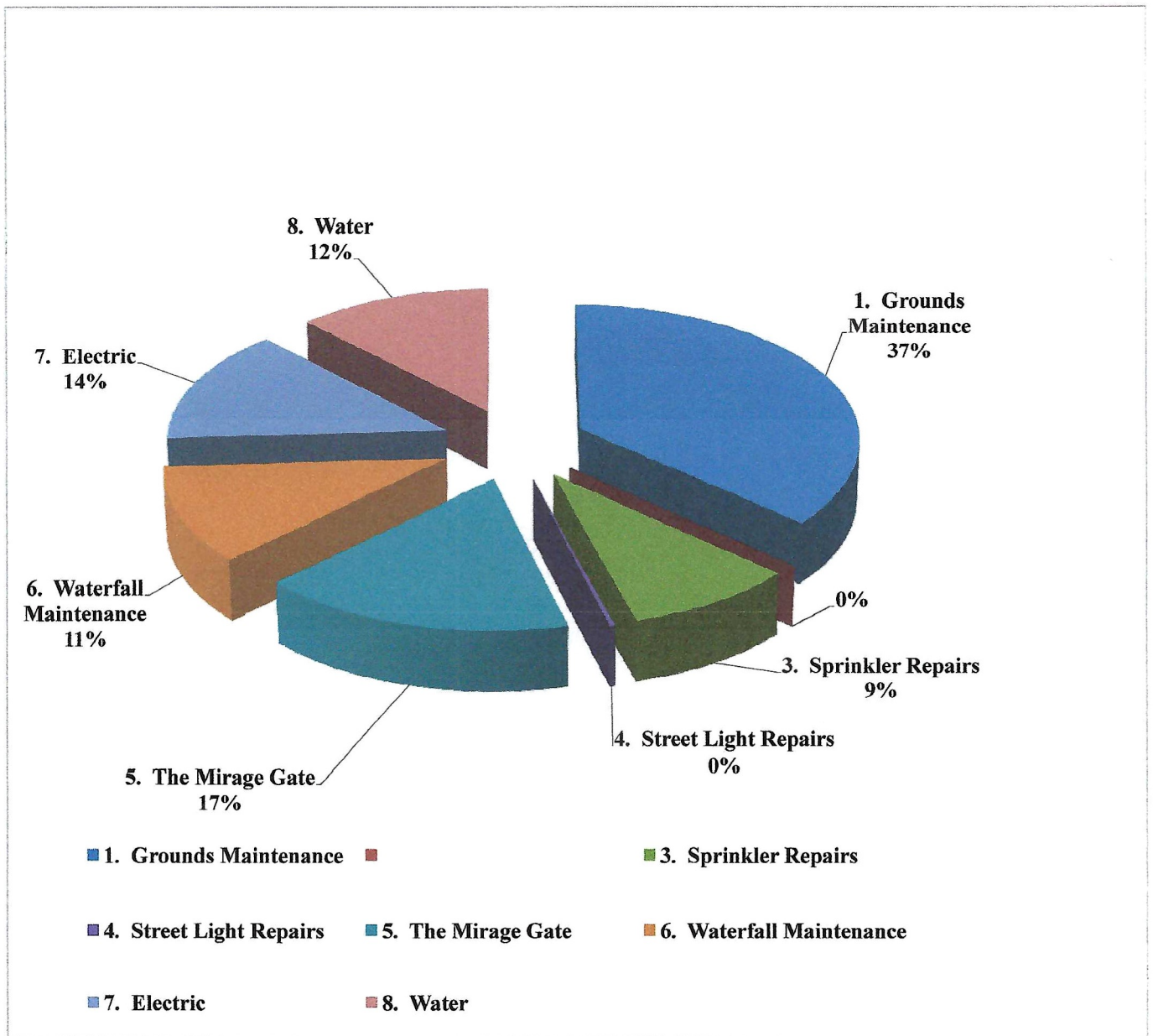
Mission Estates Property Owners' Association
REVENUES vs EXPENSES - THE MIRAGE
June 1, 2023 to May 31, 2024

	Revenues	Expenses	Net
Money Market Interest	\$117	\$0	\$117
Special Assessments	\$48,000	\$0	\$48,000
Other	\$0		\$0
ADMINISTRATIVE			
Billing & Administrative Svc		\$0	\$0
Court Costs		\$0	\$0
Insurance		\$0	\$0
Legal Fees		\$126	(\$126)
Misc Admin Expenses		\$0	\$0
Postage & Box Rental		\$0	\$0
Supplies & Printing		\$0	\$0
MAINTENANCE			
Grounds Maintenance		\$16,974	(\$16,974)
Misc Maintenance		\$0	\$0
Sprinkler Repairs		\$4,308	(\$4,308)
Street Light Repairs		\$0	
The Mirage Gate		\$7,877	(\$7,877)
Waterfall Maintenance		\$5,203	(\$5,203)
UTILITIES			
Electric		\$6,436	(\$6,436)
Water		\$5,609	(\$5,609)
TOTAL	\$48,117	\$46,533	\$1,584

The Mirage - 2023-2024 Revenue



The Mirage 2023-2024 Expenses



Property Owners' Association
Proposed Budget for 2024-2025
June 2024 through May 2025

	General	THE MIRAGE - 3RD	TOTAL
	Jun '24 - May 25	Jun '24 - May 25	Jun '24 - May 25
Ordinary Income/Expense			
Income			
Dues	210,840.00		210,840.00
Money Market Interest	210.00	125.00	335.00
Other	7,500.00	0.00	7,500.00
Special Assessments		48,000.00	48,000.00
Total Income	218,550.00	48,125.00	266,675.00
Gross Profit	218,550.00	48,125.00	266,675.00
Expense			
ADMINISTRATIVE			
Billing/Administrative Svc	21,000.00		21,000.00
Insurance	4,700.00		4,700.00
Legal Fees	8,500.00	200.00	8,700.00
Misc Admin Expenses	2,500.00		2,500.00
Postage & Box Rental	1,700.00		1,700.00
Supplies / Printing	1,700.00		1,700.00
Total ADMINISTRATIVE	40,100.00	200.00	40,300.00
MAINTENANCE			
Capital Projects	30,000.00		30,000.00
Fertilizer	12,000.00		12,000.00
Grounds Maintenance	75,000.00	17,500.00	92,500.00
Lifter Pickup	3,000.00		3,000.00
Miscellaneous Maintenance	1,500.00	2,500.00	4,000.00
Sprinkler Repairs	20,000.00	2,500.00	22,500.00
Street Light Repairs		1,500.00	1,500.00
The Mirage gate		6,500.00	6,500.00
Waterfall Maintenance		5,000.00	5,000.00
Total MAINTENANCE	141,500.00	35,500.00	177,000.00
UTILITIES			
Electric	3,500.00	6,500.00	10,000.00
Water	28,500.00	5,500.00	34,000.00
Total UTILITIES	32,000.00	12,000.00	44,000.00
Total Expense	213,600.00	47,700.00	261,300.00
Net Ordinary Income	4,950.00	425.00	5,375.00
Net Income	4,950.00	425.00	5,375.00

MISSION ESTATES PROPERTY OWNERS' ASSOCIATION

ADDENDUM TO THE 2024-2025 PROPOSED BUDGET

The proposed budgets are based on the following:

General:

582 Developed Lots @ \$30.00 per month (\$360 per year) = \$209,520.00

6 Undeveloped Lots \$18.33 per month (\$ 219.94 per yr) = \$1319.64

Total **\$210,839.64**

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.

MISSION ESTATES PROPERTY OWNERS' ASSOCIATION

Outstanding Customer Balances Greater than \$400.00

June 27, 2024

Maria Alonso	\$	822.43
Christopher Bell	\$	809.11
Renuka Borra	\$	2,200.37
Tommy Chappell	\$	2,747.47
Justin Ford	\$	780.26
Guy Hutson, Jr.	\$	780.26
Darcy Ibarra	\$	780.26
Abby Jorgensen	\$	780.20
Isaac Lozano	\$	2,470.46
Freddie Marquez	\$	911.25
Cesar Mendoza	\$	780.26
Kevin Miller	\$	856.80
Danny Morales	\$	4,628.35
Jason Roman	\$	780.26
Hugo Sanchez	\$	814.73
Frank Schmedeke	\$	827.37
Christopher Snapp	\$	780.26
Shashidhar Somireddy	\$	780.26
James Wilson	\$	510.00
Alma Zamarripa	\$	780.26
Rudolph Zamora	\$	634.93