

**MISSION ESTATES PROPERTY OWNERS' ASSOCIATION
GENERAL MEETING
TUESDAY, JUNE 14, 2022
6:00 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 15, 2021

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 15TH day of June 2021. The following Directors were present: Matt Lippman, Bryce Harper, Ryan Scott, and Diego Capellini. The Directors who were not present: Nancy Stewart, Lori Carrasco, and Denise Carbajal. Also present were those listed on the attached pages and Frances Seely.

Mr. Lippman called the meeting to order. The Minutes of the 2020 annual meeting were posted on the website. There was no in-person meeting due to Covid-19 restrictions.

Mr. Lippman introduced himself to the homeowners who were present. He provided the President's Report for June 15, 2021 which is attached. He stated he was glad everyone was here. He thanked Ryan Scott and Bryce Harper for their service on the Board. They are stepping down from the Board as of May 31, 2021. He welcomed Lonnie Lawrence to the 21-22 Board. Previously an amendment was made to the By-Laws allowing directors to serve 3yr, 2 yr, and 1 yr terms. Mr. Lippman asked homeowners to consider serving in the future.

Mr. Lippman presented the following proposed slate of Directors for 2021-2022
Matt Lippman, Diego Capellini, Denise Carbajal, Lori Carrasco, Nancy Stewart, Lonnie Lawrence, and Scott St. Louis. These Directors were approved.

Mr. Lippman reminded homeowners they need to contact the Architectural Review Board for all new construction and exterior improvements. This will assure the plans are in compliance.

Mr. Lippman thanked Frances Seely for her work with the Board and said they appreciate her work.

When the 1st Filing was developed the necessary paper work was not filed with Midland County to bring this into the HOA. Those homeowners were contacted and asked to complete the necessary forms. There are 18 homes left that have not chosen to join. The Board continues to work towards getting them to join.

The Mirage is part of the HOA and they pay into the General fund as well as a special assessment for their own expenses.

Mr. Lippman encouraged homeowners to read through the 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. A motion was made by Elton Powell and seconded by Dan Powers to approve the Financials as presented. The motion carried.

The floor was open for discussion and questions. Mr. Lippman stated the Board had checked on buying the prior drill site at Santa Fe Drive and Faudree Road. The cost of that property is upwards of a million dollars. He contacted Odessa Country Club to see if they had any interest in the lot. He is

concerned if a business goes in there it will increase traffic. The Board will continue to monitor this. Dan Powers said years ago they had looked at this lot for a park. He asked if this could be done. He asked if the land would have to be rezoned. Mr. Lippman said if it is they could weigh in to this. Dan Powers spoke to Mr. Bushman to see if he would consider gifting the lot to the Association. Dan Powers asked if Odessa Country Club would consider a joint venture with the HOA. Mr. Lippman said there is not a lot of interest from OCC. Dan Powers said he would help with this if needed.

Tammy Powers asked the timeline on speed limit signs on Santa Fe Drive. Mr. Lippman said they are working on this on Santa Fe Drive past San Jose and on Mission Drive on either side of Santa Fe Drive. He expects something to be done in July or so. There were other options presented but due to objections from some homeowners, those have been tabled. Ryan Scott asked why there couldn't be speed bumps. These are not an option according to the City. Dan Powers suggested rumble strips. Mr. Lippman said they may revisit this in the future.

Mr. Lippman said he appreciated all for coming out. There are drinks coupons and snacks available.

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 15, 2021**

President's Report June 15, 2021

Good evening Mission Estates Property Owners' Association members. I would like to thank each of you for giving your time to attend tonight's 2021 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 2020-2021 Board of Directors serving this year are:

Matt Lippman President

Ryan Scott Vice President (Term is expiring)

Bryce Harper Secretary/Treasurer (Term is expiring)

Diego Capellini

Nancy Stewart

Lori Carrasco

Denise Carbajal

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

The 2020-2021 Architectural Review Committee are:

Chairman

Jim Brown
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 thanks is in order to Frances for her tireless efforts in managing the business of the Association.

Currently there are 569 developed lots and 7 undeveloped lots in Mission Estates. There were 45 liens filed for the year and 21 releases. There is no need to recommend an increase in dues for 2021-2022.

There are currently 18 properties within the neighborhood 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 18 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.

Improvements Done in 2020-2021

Speed Control

The Board has worked with the City of Odessa to address the ongoing situation for speed control. To date, a new 4-Way Stop Sign was installed at the intersection of San Jose and Cristobal. The Board has also worked with the City to replace missing or incorrect Speed Limit signs. Orange accents have been added to select Speed Limit signs on Mission Drive.

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

The pump and wiring for the waterfall were replaced, and the palm trees were trimmed.

Entrance Lighting

The lighting at the San Subia entrance has been enhanced.

Irrigation

The Board has worked with our contractor to expand the reach of the water well water, reducing the amount spent on water. The Board also investigated drilling additional water wells, but determined that there is a low probability of success in the areas where water wells would be beneficial.

Wrought Iron Fence on Pipeline Right-of-Way

This portion of the wall along Faudree was straightened and touched up.

2021-2022 Goals

Drainage at Santa Fe / Faudree intersection

The Board has worked with the City, Odessa Country Club, and ICA Properties in seeking improvement to the drainage at this intersection. The City is planning to seek bids for a drainage project which should alleviate the rainwater that backs up in the intersection.

Speed Control

We continue to explore options to reduce speeding in our neighborhood. The current plan is to install digital speed display signs to alert drivers to their speed.

CCR Updates

Work began in 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 Board is working on a plan to put up decorative Christmas Lights at the Santa Fe Drive and San Subia entrances from Faudree.

Decorative Signs

The rock Mission Estates signs that are set on grass need to be reinforced to keep them from falling over when the ground is wet.

The Mirage Perimeter Wall

The wall is in bad shape from age and weather conditions. The Board has worked with contractors to evaluate options. The preferred plan of repairing the wall is being evaluated by the Mirage residents.

Our Board has worked this year to address violations and concerns, and to provide solutions for our residents. With seven board members and 569 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 Lipman

**MISSION ESTATES PROPERTY
OWNERS' ASSOCIATION
PRESIDENT'S REPORT
FOR
JUNE 14, 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 Lipman	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 1st 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 1st 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

June 14, 2022

Proposed Board of Directors for 2022-2023

Jay Arrick

Diego Capellini

Denise Carbajal

Scott Coulter

Lonnie Lawrence

Scott St. Louis

Teresa Moore

MISSION ESTATES PROPERTY
OWNERS' ASSOCIATION

FINANCIAL PRESENTATION

JUNE 1, 2021 to MAY 31, 2022

**MISSION ESTATES PROPERTY OWNERS' ASSOCIATION
STATEMENT OF FINANCIAL POSITION**

AS OF MAY 31, 2022

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
\$81,702.70	(\$52,389.11)	\$29,313.59
\$4,200.00	(\$600.00)	\$3,600.00
\$85,902.70	(\$52,989.11)	\$32,913.59

General Fund
Unearned income - dues
Total General Fund

The Mirage

(\$2,053.58) (\$12,180.58) (\$14,234.16)

Totals

\$83,849.12 (\$65,169.69) **\$18,679.43**

AS OF MAY 31, 2021 - YEAR END

GENERAL CHECKING - SOUTHWEST BANK \$3,223.14

MONEY MARKET - SOUTHWEST BANK \$80,625.98

TOTAL ASSETS

\$83,849.12

Allocated As:

Prior year	Current Year	Total
\$83,375.17	(\$1,672.47)	\$81,702.70
\$4,200.00	\$4,200.00	\$4,200.00
\$2,527.53	\$2,527.53	\$85,902.70

General Fund
Unearned income - dues
Total General Fund

The Mirage

\$1,301.64 (\$3,355.22) (\$2,053.58)

Totals

\$84,676.81 \$1,699.84 **\$83,849.12**

**Mission Estates Property Owners' Assn
Combined Balance Sheet 5.31.2022
As of May 31, 2022**

ASSETS	
Current Assets	
Checking/Savings	8,026.61
SouthWest Bank - Checking	10,652.82
SouthWest Bank - Money Market	
Total Checking/Savings	18,679.43
Accounts Receivable	
Accounts Receivable	-104.06
Total Accounts Receivable	-104.06
Total Current Assets	18,575.37
TOTAL ASSETS	18,575.37
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Dues CM Jones	3,600.00
Total Other Current Liabilities	3,600.00
Total Current Liabilities	3,600.00
Total Liabilities	3,600.00
Equity	
Retained Earnings	79,544.51
Net Income	-64,569.14
Total Equity	14,975.37
TOTAL LIABILITIES & EQUITY	18,575.37

May 31, 22

Mission Estates Property Owners' Assn Combined Profit & Loss June 2021 through May 2022

Jun '21 - May '22	
173,352.41	Ordinary Income/Expense
26.84	Income
6,047.58	Dues
6.00	Money Market Interest
36,000.00	Other
215,432.83	Returned Check Charges
215,432.83	Special Assessments
	Total Income
	Gross Profit
	Expense
	ADMINISTRATIVE
37.00	Bank Charges
18,450.00	Billing/Administrative Svc
2,184.00	Court Costs
4,159.00	Insurance
8,395.34	Legal Fees
756.81	Merchant processing fee
1,307.17	Misc Admin Expenses
1,420.08	Postage & Box Rental
1,193.19	Supplies / Printing
37,902.59	Total ADMINISTRATIVE
	MAINTENANCE
44,519.81	Capital Projects
11,258.04	Fertilizer
85,437.28	Grounds Maintenance
2,598.00	Litter Pickup
270.63	Miscellaneous Maintenance
43,141.91	Sprinkler Repairs
1,938.22	Street Light Repairs
1,039.20	The Mirage gate
14,179.97	Waterfall Maintenance
204,383.06	Total MAINTENANCE
	UTILITIES
7,771.86	Electric
29,944.46	Water
37,716.32	Total UTILITIES
	Total Expense
280,001.97	Net Ordinary Income
-64,569.14	Other Income/Expense
	Other Expense
	Ask My Accountant
0.00	Total Other Expense
0.00	Net Other Income
-64,569.14	Net Income

Mission Estates Property Owners' Assn Combined Profit & Loss Prev Year Comparison June 2021 through May 2022

	Jun '21 - May 22	Jun '20 - May 21	\$ Change	% Change
Ordinary Income/Expense				
Income				
Dues	173,352.41	171,532.97	1,819.44	1.1%
Money Market Interest	26.84	37.47	-10.63	-28.4%
Other	6,047.58	2,841.10	3,206.48	112.9%
Returned Check Charges	6.00	12.00	-6.00	-50.0%
Special Assessments	36,000.00	30,240.00	5,760.00	19.1%
Total Income	215,432.83	204,663.54	10,769.29	5.3%
Gross Profit	215,432.83	204,663.54	10,769.29	5.3%
Expense				
ADMINISTRATIVE				
Bank Charges	37.00	12.00	25.00	208.3%
Billing/Administrative Svc	18,450.00	18,000.00	450.00	2.5%
Court Costs	2,184.00	1,636.00	548.00	33.5%
Insurance	4,159.00	4,141.00	18.00	0.4%
Legal Fees	8,395.34	1,045.00	7,350.34	703.4%
Merchant processing fee	756.81	57.96	698.85	1,205.8%
Misc Admin Expenses	1,307.17	164.21	1,142.96	696.0%
Postage & Box Rental	1,420.08	1,452.60	-32.52	-2.2%
Supplies / Printing	1,193.19	724.43	468.76	64.7%
Total ADMINISTRATIVE	37,902.59	27,233.20	10,669.39	39.2%
MAINTENANCE				
Capital Projects	44,519.81	14,984.31	29,535.50	197.1%
Fertilizer	11,258.04	7,793.21	3,464.83	44.5%
Grounds Maintenance	85,437.28	63,675.31	21,761.97	34.2%
Litter Pickup	2,598.00	2,598.00	0.00	0.0%
Miscellaneous Maintenance	270.63	0.00	270.63	100.0%
Sprinkler Repairs	43,141.91	37,538.38	5,603.53	14.9%
Street Light Repairs	1,938.22	0.00	1,938.22	100.0%
The Mirage gate	1,039.20	595.37	443.83	74.6%
Waterfall Maintenance	14,179.97	8,514.48	5,665.49	66.5%
Total MAINTENANCE	204,383.06	135,699.06	68,684.00	50.6%
UTILITIES				
Electric	7,771.86	6,925.17	846.69	12.2%
Water	29,944.46	40,929.15	-10,984.69	-26.8%
Total UTILITIES	37,716.32	47,854.32	-10,138.00	-21.2%
Total Expense	280,001.97	210,786.58	69,215.39	32.8%
Net Ordinary Income	-64,569.14	-6,123.04	-58,446.10	-954.5%
Net Income	-64,569.14	-6,123.04	-58,446.10	-954.5%

**Mission Estates Property Owners' Assn
General Profit & Loss Budget vs. Actual
June 2021 through May 2022**

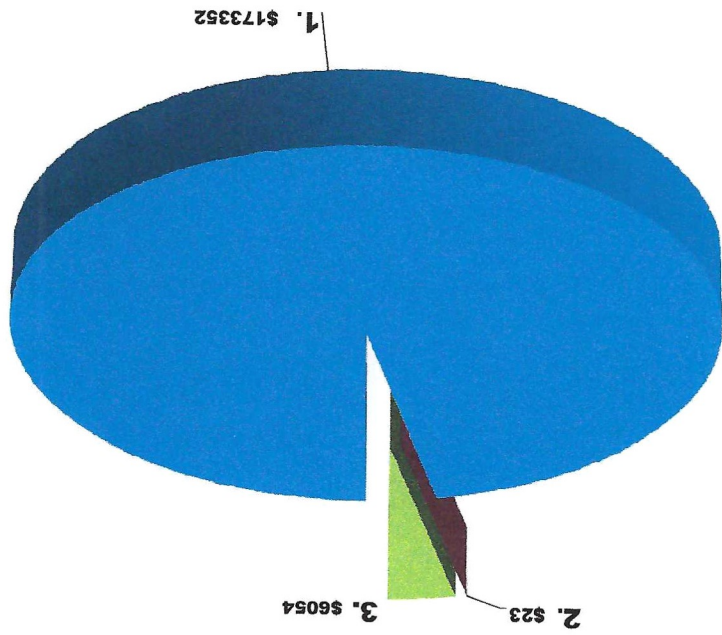
	Jun '21 - May 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Returned Check Charges	6.00	0.00	6.00	100.0%
Money Market Interest	22.82	30.00	-7.18	76.1%
Other	6,047.58	500.00	5,547.58	1,209.5%
Dues	173,352.41	171,975.00	1,377.41	100.8%
Total Income	179,428.81	172,505.00	6,923.81	104.0%
Gross Profit	179,428.81	172,505.00	6,923.81	104.0%
Expense				
Bank Service Charges	0.00	0.00	0.00	0.0%
UTILITIES				
Electric	2,283.74	2,500.00	-216.26	91.3%
Water	26,160.42	35,000.00	-8,839.58	74.7%
Total UTILITIES	28,444.16	37,500.00	-9,055.84	75.9%
ADMINISTRATIVE				
Bank Charges	37.00	0.00	37.00	100.0%
Merchant processing fee	756.81	0.00	756.81	100.0%
Supplies / Printing	1,193.19	1,100.00	93.19	108.5%
Misc Admin Expenses	1,307.17	1,000.00	307.17	130.7%
Postage & Box Rental	1,420.08	1,100.00	320.08	129.1%
Court Costs	2,184.00	0.00	2,184.00	100.0%
Insurance	4,159.00	4,200.00	-41.00	99.0%
Legal Fees	8,395.34	5,000.00	3,395.34	167.9%
Billing/Administrative Svc	18,450.00	18,450.00	0.00	100.0%
Total ADMINISTRATIVE	37,902.59	30,850.00	7,052.59	122.9%
MAINTENANCE				
Miscellaneous Maintenance	270.63	1,500.00	-1,229.37	18.0%
Litter Pickup	2,598.00	2,600.00	-2.00	99.9%
Fertilizer	11,258.04	9,000.00	2,258.04	125.1%
Sprinkler Repairs	42,043.51	15,000.00	27,043.51	280.3%
Capital Projects	44,519.81	15,000.00	29,519.81	296.8%
Grounds Maintenance	64,780.63	60,000.00	4,780.63	108.0%
Total MAINTENANCE	165,470.62	103,100.00	62,370.62	160.5%
Total Expense	231,817.37	171,450.00	60,367.37	135.2%
Net Ordinary Income	-52,388.56	1,055.00	-53,443.56	-4,965.7%
Net Income	-52,388.56	1,055.00	-53,443.56	-4,965.7%

Mission Estates Property Owners' Association
REVENUES vs EXPENSES - GENERAL
June 1, 2021 to May 31, 2022

	Revenues	Expenses	Net
Dues	\$173,352	\$0	\$173,352
Money Market Interest	\$23	\$0	\$23
Other	\$6,054	\$0	\$6,054
ADMINISTRATIVE			
Billing & Administrative Svc	\$18,450	\$2,184	(\$18,450)
Court Costs		\$2,184	(\$2,184)
Insurance		\$4,159	(\$4,159)
Legal Fees		\$8,395	(\$8,395)
Misc Admin Expenses		\$2,101	(\$2,101)
Postage & Box Rental		\$1,420	(\$1,420)
Supplies & Printing		\$1,193	(\$1,193)
MAINTENANCE			
Capital Projects		\$44,520	(\$44,520)
Fertilizer		\$11,258	(\$11,258)
Grounds Maintenance		\$64,781	(\$64,781)
Litter Pick Up		\$2,598	(\$2,598)
Misc Maintenance		\$270	(\$270)
Sprinkler Repairs		\$42,044	(\$42,044)
UTILITIES			
Electric		\$2,284	(\$2,284)
Water		\$26,160	(\$26,160)
TOTAL	\$179,429	\$231,817	(\$52,388)

General 2021-2022 Revenues

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



Category	Percentage
Grounds Maintenance	28%
Sprinkler Repairs	18%
Capital Projects	19%
Billing & Administrative Svc	8%
Litter Pick Up	1%
Misc Maintenance	0%
Electric	1%
Water	11%
Insurance	2%
Court Costs	1%
Legal Fees	4%
Misc Admin Expenses	1%
Postage & Box Rental	1%
Supplies & Printing	0%
Fertilizer	5%
Insurance	2%

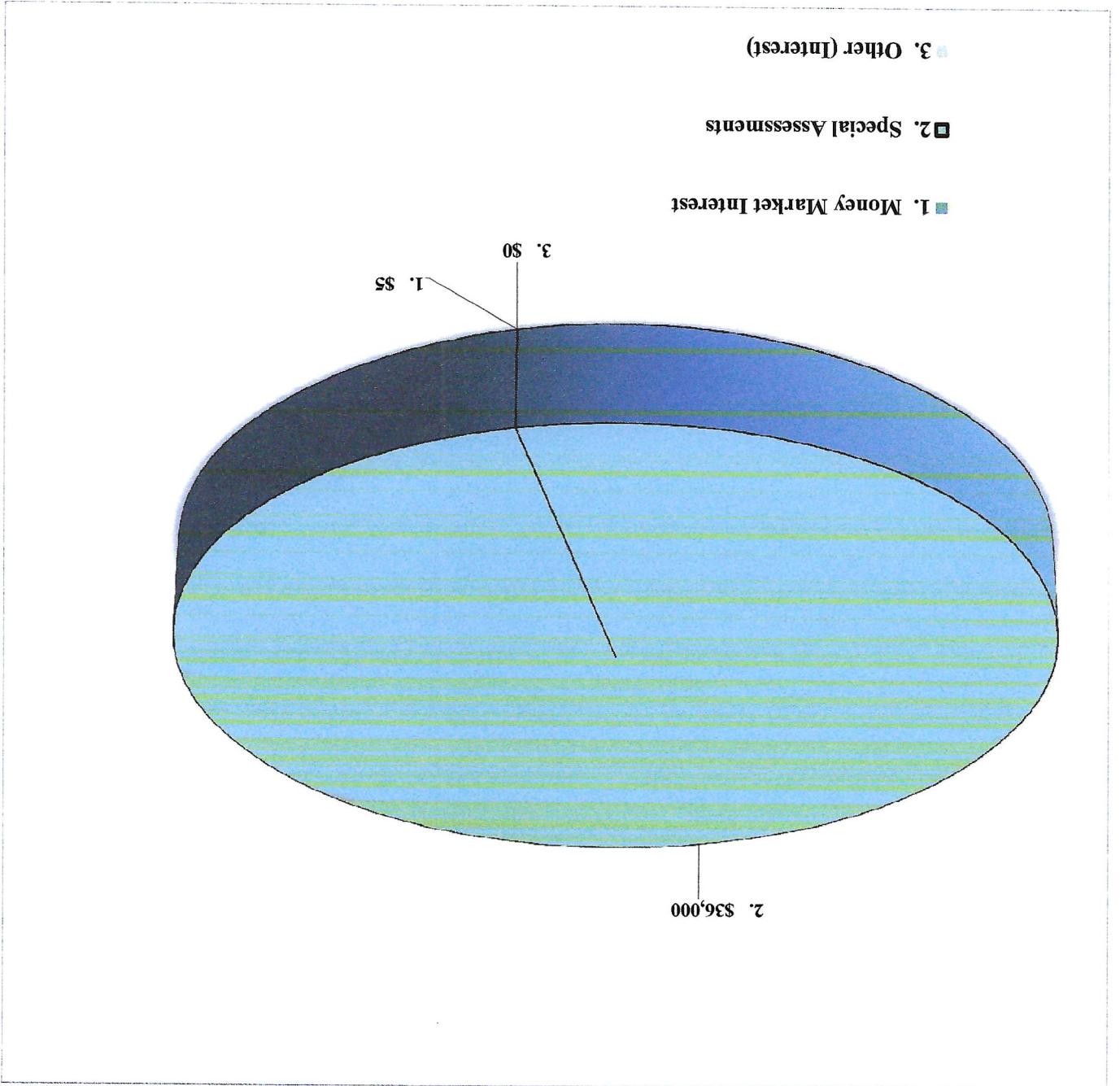
Mission Estates Property Owners' Assn
Profit & Loss Budget vs. Actual The Mirage 21-22
June 2021 through May 2022

	Jun '21 - May 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Other	0.00	0.00	0.00	0.0%
Money Market Interest	4.02	5.00	-0.98	80.4%
Special Assessments	36,000.00	36,000.00	0.00	100.0%
Total Income	36,004.02	36,005.00	-0.98	100.0%
Gross Profit	36,004.02	36,005.00	-0.98	100.0%
Expense				
UTILITIES				
Water	3,784.04	4,300.00	-515.96	88.0%
Electric	5,488.12	6,200.00	-711.88	88.5%
Total UTILITIES	9,272.16	10,500.00	-1,227.84	88.3%
MAINTENANCE				
Miscellaneous Maintenance	0.00	1,500.00	-1,500.00	0.0%
The Mirage gate	1,039.20	2,000.00	-960.80	52.0%
Sprinkler Repairs	1,098.40	2,500.00	-1,401.60	43.9%
Street Light Repairs	1,938.22	500.00	1,438.22	387.6%
Waterfall Maintenance	14,179.97	3,000.00	11,179.97	472.7%
Grounds Maintenance	20,656.65	8,000.00	12,656.65	258.2%
Total MAINTENANCE	38,912.44	17,500.00	21,412.44	222.4%
Total Expense	48,184.60	28,000.00	20,184.60	172.1%
Net Ordinary Income	-12,180.58	8,005.00	-20,185.58	-152.2%
Net Income	-12,180.58	8,005.00	-20,185.58	-152.2%

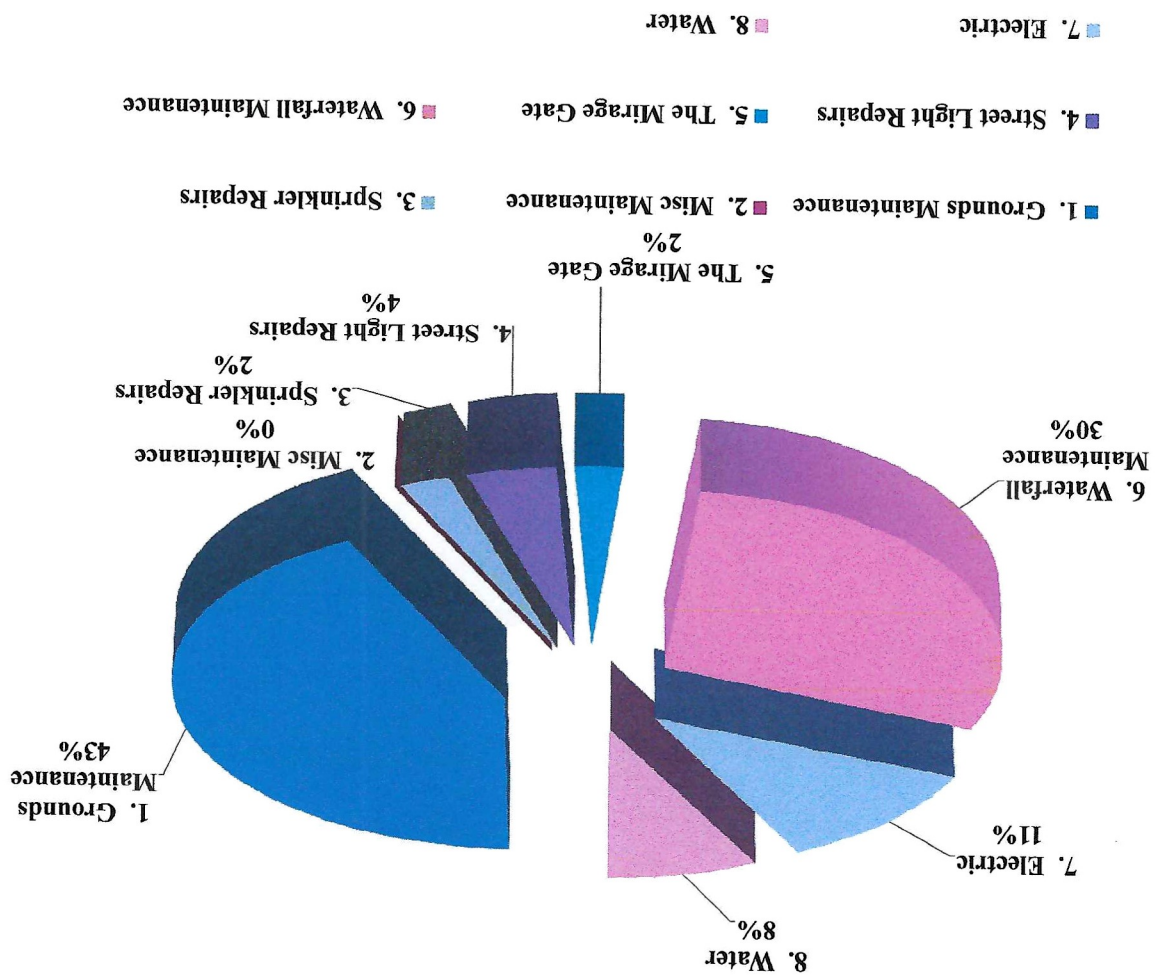
**Mission Estates Property Owners' Association
REVENUES vs EXPENSES - THE MIRAGE
June 1, 2021 to May 31, 2022**

	Revenues	Expenses	Net
Money Market Interest	\$4	\$0	\$4
Special Assessments	\$36,000	\$0	\$36,000
Other	\$0		\$0
ADMINISTRATIVE			
Billing & Administrative Svc	\$0	\$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		\$20,657	(\$20,657)
Misc Maintenance		\$0	\$0
Sprinkler Repairs		\$1,098	(\$1,098)
Street Light Repairs		\$1,938	
The Mirage Gate		\$1,039	(\$1,039)
Waterfall Maintenance		\$14,180	(\$14,180)
UTILITIES			
Electric		\$5,489	(\$5,489)
Water		\$3,784	(\$3,784)
TOTAL	\$36,004	\$48,185	(\$12,181)

The Mirage - 2021-2022 Revenue



The Mirage 2021-2022 Expenses



Mission Estates Property Owners' Assn Proposed Budget for 2022-2023 June 2022 through May 2023

	General	THE MIRAGE - 3RD	TOTAL
Jun '22 - May '23	Jun '22 - May '23	Jun '22 - May '23	Jun '22 - May '23
Ordinary Income/Expense			
Income	196,953.91	30.00	196,953.91
Dues		5.00	35.00
Money Market Interest	500.00		500.00
Other			
Special Assessments			
Total Income	197,483.91	48,005.00	245,488.91
Gross Profit	197,483.91	48,005.00	245,488.91
Expense			
ADMINISTRATIVE			
Billing/Administrative Svc	19,200.00		19,200.00
Insurance	4,500.00		4,500.00
Legal Fees	7,500.00		7,500.00
Misc Admin Expenses	1,250.00		1,250.00
Postage & Box Rental	1,100.00		1,100.00
Supplies / Printing	1,100.00		1,100.00
Total ADMINISTRATIVE	34,650.00		34,650.00
MAINTENANCE			
Capital Projects	28,000.00		28,000.00
Fertilizer	13,000.00		13,000.00
Grounds Maintenance	68,000.00	10,000.00	78,000.00
Litter Pickup	2,800.00		2,800.00
Miscellaneous Maintenance	1,500.00		3,000.00
Sprinkler Repairs	20,000.00		22,500.00
Street Light Repairs			1,000.00
The Mirage gate			1,500.00
Waterfall Maintenance			6,000.00
Total MAINTENANCE	133,300.00	22,500.00	155,800.00
Prior Budget Deficit		14,234.00	14,234.00
UTILITIES			
Electric	2,500.00	6,000.00	8,500.00
Water	22,000.00	4,200.00	26,200.00
Total UTILITIES	24,500.00	10,200.00	34,700.00
Total Expense	192,450.00	46,934.00	239,384.00
Net Ordinary Income	5,033.91	1,071.00	6,104.91
Net Income	5,033.91	1,071.00	6,104.91

MISSION ESTATES PROPERTY OWNERS' ASSOCIATION
ADDENDUM TO THE 2022-2023 PROPOSED BUDGET

The proposed budgets are based on the following:

General:

575 Developed Lots @ \$28.33 per month (\$340 per year) = \$195,500.00
7 Undeveloped Lots \$17.31 per month (\$ 207.72 per yr) = \$1,454.04
Total \$196,954.04

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.