

Village Creek Community Association, Inc.
Board Meeting Minutes
September 11, 2023

Pursuant to Article VI, Section 1 of the Bylaws of the Village Creek Community Association, Inc., a meeting of the Directors was duly called and held on September 11, 2023 via Virtual Meeting – ID: 368 707 7398; Online Meeting Link: <https://us06web.zoom.us/j/3687077398> ; Dial In – 1-346-284-7799.

IN ATTENDANCE

Representing the Members of the Village Creek Community Association, Inc., were Board Members:

Robert Spiess – President
Jose Alvarado – Treasurer
Ty Thomas – Director

Absent members:

Sara Marion – Vice President
Jennifer Geary – Secretary

Representing Crest Management, was:

CJ, Community Manager for Crest Management

OPEN SESSION

Call to Order / Determination of Quorum

The meeting was called to order at 6:31 p.m. with quorum being established, a Motion was made and seconded to adopt the agenda; Motion carried.

Approval of Minutes

A Motion was made and seconded to approve the minutes of the 202308714 Board Meeting; Motion carried.

Vendor Reports

Landscape – Jake with LEI reported on landscape updates and open work orders. Weather is too dry to plant currently. Drainage installs on two locations coming up. Irrigation inspection coming up between now and the end of the month.

Pool – Peter with Aquatic Management reported on the end of pool season. Will work with management on items needing to be budgeted for in the future. Items include Mushroom pump, two pool pumps, plaster, and pool deck. The credit for 8/26/2023 was provided for the hours of 10 – 3 pm for services due to no lifeguards available until 3:00 pm. Splashpad is operating appropriately and is still open. Need to know when to schedule closure of splashpad. Had no lifeguard complaints this year.

Committee Reports

ARC Committee - Steve Winter reported on exterior modification requests since the August meeting, there were five applications, four receiving approval and one denial.

Jose Alvarado offered information on community events. Cousins Main Lobster will be coming on September 23rd. Would love to have more resident participation to keep the food trucks interested in

coming.

Financial Report – CJ presented the financial report. As of August 31, 2023, there was \$506,626.59 in operating, \$414,094.65 in reserves, \$51,784.50 in receivables, \$24,996.17 in other assets, totaling \$997,501.91 in total assets.

Business

CJ presented the Announcement of Decisions Made Between Meeting –

- 20230814 LEI Grounds Groomers WO 12094 Drainage Installations \$1549.61– Approved
- 20230818 LEI Grounds Groomers Est. 47417 Controller 7 Valve Replacement \$530 – Approved
- Holy Christmas Lights Est. CL2065 Holiday Decoration \$2080. – Approved
- 20230821 LEI Grounds Groomers Est. 48527 Controller 4 Replace 2 Valves \$728 – Approved
- Amazon No Dumping Sign and Installation \$185 - Approve
- 20230508 Brothers Lighting and Electrical Solar Lights for Rear Monument \$498 – Denied

Select Dates to Start/End Village Creek Community Survey – Board selected 9/11/2023 – 9/29/2023.

Discuss Conducting a New Reserve Study – Board discussed the last study and tabled the decision to have one performed.

Select Date for Budget Workshop – CJ to email potential dates.

LEI Grounds Groomers Contract Renewal – Tabled until contract received for review.

Additional Business Items – No items discussed.

Manager Report

CJ with Crest Management discussed the companies that came to inspect the issue noted on the drainage pipes located in the dry area of the lake and the run-off erosion behind the property on Sunset Arbor. Ty Thomas noted anything hydrodynamic was the MUD responsibility and they should be contacted.

Homeowner Forum

Four

property owners were in attendance. Items discussed – Reserve Study, neighbor-to-neighbor issue.

Next Meeting Date

The next meeting date will be on October 9, 2023.

Adjournment of Open Session

With no further business to discuss, the open meeting was adjourned at 7:30 p.m.

EXECUTIVE SESSION

Owners remaining on the call were placed in a room until reconvening back into Open Session. Called Executive Session to Order at 7:39 p.m.

Homeowner Appeals

Account 2910501012 Homeowner Appeal – Homeowner presented their request for variance request for storage building for Board consideration.

Review of Legal Status Report

No Legal Status Report for review.

Review of Collections Report and Enforcement Actions

Board reviewed the 20230831 Collections Report and Enforcement Actions.

Review of Deed Violations Report and Enforcement Actions

No report for review.

Executive Session Adjournment

Board adjournment to Open Session to summarize and take actions on what was discussed during this Executive Session. With no further executive business to discuss, the meeting was adjourned at 8:28 p.m.

Reconvene to Open Session

All owners were transferred from waiting room and Robert Spiess called Open Session back to order at 8:28 p.m.

Board Vote of Collection and Deed Enforcements and Homeowner Appeals

Summary of Items Discussed in Executive Session: No action needed on Legal Status Report or Collections Report.

Motion was made and seconded to deny variance request on account 2910501012, concurring with ARC Committee decision; Motion carried.

Add fenced area on Sweet Rain to action items.

Meeting Adjournment

With no further business to discuss a Motion was made and seconded to adjourn the meeting; Motion carried at 8:29 p.m.

Robert G. Spiess
Robert G. Spiess (Nov 9, 2023 13:31 CST)

Village Creek Community Association, Inc.

Nov 9, 2023

Date

Balance Sheet

Period: 08/01/23..08/31/23
 Village Creek Community Association

Fiscal Start Date: 01/01/23
 All amounts are in USD.

Description	Balance Current Month	Balance Prior Month	Change
Assets			
Cash			
First Citizen - OP - 9325	63,385.49	40,146.71	23,238.78
First Citizen ICS *277	443,241.10	543,032.13	-99,791.03
Total Cash	506,626.59	583,178.84	-76,552.25
Reserve Funds			
First Citizen RES MM 3901	10,296.09	10,296.09	
First Citizen CD 1281-6/27/23	100,949.64	100,949.64	
First Citizen CD 1282-9/27/23	100,949.64	100,949.64	
First Citizen CD 1283-12/27/23	100,949.64	100,949.64	
First Citizen CD 1284-3/27/24	100,949.64	100,949.64	
Total Reserve Funds	414,094.65	414,094.65	
Assessment Receivables			
2020 Assessments	1,611.97	1,611.97	
2021 Assessments	3,795.00	3,795.00	
2022 Assessments	4,729.50	4,729.50	
2023 Assessments	18,429.41	19,982.42	-1,553.01
Finance Charges	4,686.45	4,476.40	210.05
Collection Fees	5,559.08	5,712.83	-153.75
Legal Fees	12,973.09	12,215.59	757.50
Total Assessment Receivables	51,784.50	52,523.71	-739.21
Other Assets			

Balance Sheet

Period: 08/01/23..08/31/23
 Village Creek Community Association

Fiscal Start Date: 01/01/23
 All amounts are in USD.

Description	Balance Current Month	Balance Prior Month	Change
Prepaid Insurance	19,996.17	21,814.00	-1,817.83
Advance Payments	5,000.00	5,000.00	
Total Other Assets	24,996.17	26,814.00	-1,817.83
Total Assets	997,501.91	1,076,611.20	-79,109.29
Liabilities			
Accounts Payable	3,927.70	12,707.87	-8,780.17
Construction Deposits	6,000.00	6,000.00	
Prepaid Assessments	4,922.26	4,536.05	386.21
Deferred Assessments	207,915.00	259,893.75	-51,978.75
Total Liabilities	222,764.96	283,137.67	-60,372.71
Equity			
Reserve Funds			
Reserve Fund	439,171.92	439,171.92	
Reserve Fund Interest	4,124.73	4,124.73	
Reserve Expenditures	-44,864.17	-29,202.00	-15,662.17
Total Reserve Funds	398,432.48	414,094.65	-15,662.17
Members Equity			
Members Equity	327,591.86	327,591.86	
Current Year Surplus (Deficit)	48,712.61	51,787.02	-3,074.41
Total Members Equity	376,304.47	379,378.88	-3,074.41

Balance Sheet

Period: 08/01/23..08/31/23
Village Creek Community Association

Fiscal Start Date: 01/01/23
All amounts are in USD.

Description	Balance Current Month	Balance Prior Month	Change
Total Liabilities and Equity	<u>997,501.91</u>	<u>1,076,611.20</u>	<u>-79,109.29</u>

Income Statement

Period: 08/01/23..08/31/23

Village Creek Community Association

Fiscal Start Date: 01/01/23

All amounts are in USD.

Description	CM Actual	CM Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget	Remaining
Revenue								
Current Year Maintenance Fees	51,978.75	51,978.75		415,830.00	415,830.00		623,745.00	207,915.00
Interest on Unpaid Assessments	243.55		-243.55	2,452.66		-2,452.66		-2,452.66
Interest Earned on Investments	212.48		-212.48	2,686.72		-2,686.72		-2,686.72
Pool Tag Income				190.32		-190.32		-190.32
Total Revenue	52,434.78	51,978.75	-456.03	421,159.70	415,830.00	-5,329.70	623,745.00	202,585.30
Expenses								
Administrative								
Administrative Contract	2,250.00	2,282.50	32.50	17,850.00	18,260.00	410.00	27,390.00	9,540.00
Office Supplies		16.67	16.67	63.37	133.32	69.95	200.00	136.63
Copies	38.10	291.67	253.57	1,000.95	2,333.32	1,332.37	3,500.00	2,499.05
Postage	194.45	333.33	138.88	2,926.02	2,666.68	-259.34	4,000.00	1,073.98
Community Mailouts		200.00	200.00	672.30	1,600.00	927.70	2,400.00	1,727.70
Meetings	149.90	83.33	-66.57	348.90	666.68	317.78	1,000.00	651.10
Administrative Notices		249.00	249.00		1,992.00	1,992.00	2,988.00	2,988.00
Deed Restriction Expenses	465.00	150.00	-315.00	2,105.00	1,200.00	-905.00	1,800.00	-305.00
Record Storage	25.00	25.00		200.00	200.00		300.00	100.00
Total Administrative	3,122.45	3,631.50	509.05	25,166.54	29,052.00	3,885.46	43,578.00	18,411.46
Professional Services								
Legal - Corporate		416.67	416.67	723.24	3,333.32	2,610.08	5,000.00	4,276.76

Income Statement

Period: 08/01/23..08/31/23

Village Creek Community Association

Fiscal Start Date: 01/01/23

All amounts are in USD.

Description	CM Actual	CM Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget	Remaining
Legal - Collections	957.50	1,666.67	709.17	9,328.55	13,333.32	4,004.77	20,000.00	10,671.45
Legal Coll - Billed to Owners	-957.50		957.50	-9,328.55		9,328.55		9,328.55
Legal - Deed Restrictions		83.33	83.33	400.00	666.68	266.68	1,000.00	600.00
Legal DR - Billed to Owners				-400.00		400.00		400.00
Audit and Tax		360.00	360.00		2,880.00	2,880.00	4,320.00	4,320.00
Total Professional Services		2,526.67	2,526.67	723.24	20,213.32	19,490.08	30,320.00	29,596.76
Landscape Maintenance								
Landscape Contract	11,989.69	12,295.83	306.14	95,551.70	98,366.68	2,814.98	147,550.00	51,998.30
Landscape Enhancements		3,333.33	3,333.33	24,900.33	26,666.68	1,766.35	40,000.00	15,099.67
Irrigation Repairs	1,258.00	1,666.67	408.67	17,098.41	13,333.32	-3,765.09	20,000.00	2,901.59
Tree Removal		1,000.00	1,000.00	1,490.14	8,000.00	6,509.86	12,000.00	10,509.86
Force Mows		16.67	16.67		133.32	133.32	200.00	200.00
Total Landscape Maintenance	13,247.69	18,312.50	5,064.81	139,040.58	146,500.00	7,459.42	219,750.00	80,709.42
Repairs & Maintenance								
General Repairs & Maintenance		2,375.00	2,375.00	9,051.94	19,000.00	9,948.06	28,500.00	19,448.06
Lake Maintenance	823.50	1,250.00	426.50	6,844.11	10,000.00	3,155.89	15,000.00	8,155.89
Lake Chemicals				205.50		-205.50		-205.50
Playground Repairs & Maint	7,990.00	625.00	-7,365.00	7,990.00	5,000.00	-2,990.00	7,500.00	-490.00
Recreation Supplies & Maint		125.00	125.00		1,000.00	1,000.00	1,500.00	1,500.00
Locks & Keys		12.50	12.50		100.00	100.00	150.00	150.00

Income Statement

Period: 08/01/23..08/31/23

Village Creek Community Association

Fiscal Start Date: 01/01/23

All amounts are in USD.

Description	CM Actual	CM Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget	Remaining
Mosquito Fogging	530.00	341.67	-188.33	2,650.00	2,733.32	83.32	4,100.00	1,450.00
Signs		66.67	66.67	1,240.00	533.32	-706.68	800.00	-440.00
Total Repairs & Maintenance	9,343.50	4,795.84	-4,547.66	27,981.55	38,366.64	10,385.09	57,550.00	29,568.45
Pool & Splash Pad								
Pool Contract	9,391.00	3,885.00	-5,506.00	37,089.60	31,080.00	-6,009.60	46,620.00	9,530.40
Pool Maintenance & Repairs	334.00	666.67	332.67	11,715.75	5,333.32	-6,382.43	8,000.00	-3,715.75
Pool Equipment & Supplies	479.73	333.33	-146.40	4,436.85	2,666.68	-1,770.17	4,000.00	-436.85
Pool Plumbing Repairs				7,620.40		-7,620.40		-7,620.40
Pool Furniture		250.00	250.00		2,000.00	2,000.00	3,000.00	3,000.00
Pool Tags		58.33	58.33		466.68	466.68	700.00	700.00
Splash Pad Maintenance		416.67	416.67	22,898.76	3,333.32	-19,565.44	5,000.00	-17,898.76
Total Pool & Splash Pad	10,204.73	5,610.00	-4,594.73	83,761.36	44,880.00	-38,881.36	67,320.00	-16,441.36
Utilities & Services								
Street Lights	2,890.08	3,333.33	443.25	19,578.63	26,666.68	7,088.05	40,000.00	20,421.37
Electricity - Meters	927.78	666.67	-261.11	4,681.92	5,333.32	651.40	8,000.00	3,318.08
Water and Sewer	13,712.50	6,666.67	-7,045.83	49,452.50	53,333.32	3,880.82	80,000.00	30,547.50
Telephone/Internet	157.88	150.00	-7.88	1,505.09	1,200.00	-305.09	1,800.00	294.91
Total Utilities & Services	17,688.24	10,816.67	-6,871.57	75,218.14	86,533.32	11,315.18	129,800.00	54,581.86
Other								

Income Statement

Period: 08/01/23..08/31/23

Village Creek Community Association

Fiscal Start Date: 01/01/23
All amounts are in USD.

Description	CM Actual	CM Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget	Remaining
Property Taxes							200.00	200.00
Insurance	1,817.83	1,895.67	77.84	14,816.23	15,165.32	349.09	22,748.00	7,931.77
Bank Fees		1.67	1.67		13.32	13.32	20.00	20.00
Community Events	84.75	900.00	815.25	2,447.30	7,200.00	4,752.70	10,800.00	8,352.70
Website and Newsletter		41.67	41.67	115.18	333.32	218.14	500.00	384.82
Technology		833.33	833.33	1,187.73	6,666.68	5,478.95	10,000.00	8,812.27
Bad Debts		1,329.16	1,329.16	922.24	10,633.36	9,711.12	15,950.00	15,027.76
Holiday Decorating		166.67	166.67	1,067.00	1,333.32	266.32	2,000.00	933.00
TLAC Contribution					747.00	747.00	747.00	747.00
Capital Reserve Contributions		1,038.50	1,038.50		8,308.00	8,308.00	12,462.00	12,462.00
Total Other	1,902.58	6,206.67	4,304.09	20,555.68	50,400.32	29,844.64	75,427.00	54,871.32
Total Expenses	55,509.19	51,899.85	-3,609.34	372,447.09	415,945.60	43,498.51	623,745.00	251,297.91
Surplus (Deficit)	-3,074.41	78.90	3,153.31	48,712.61	-115.60	-48,828.21		-48,712.61

Detail Trial Balance

Friday, September 8, 2023 3:14 PM

Includes Activities from August 1, 2023 to August 31, 2023

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Village Creek Community Association

DARLENE

Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
Account: 100		CASH ACCOUNTS				Ending Balance			0.00
Account: 100-01		First Citizen - OP .05% 9325				Beginning Balance			40,146.71
8/1/2023	Payment	24MF	CASHRECJN	Bank		First Citizen - OP .05%	69.58		
8/1/2023		BD00000000	BNKDEPOSI	Bank		Deposit No.	1,218.50		
8/4/2023	Payment		PAYMENTJN	Bank	CREST	Crest Management		15,662.17	
8/4/2023	Payment		CASHRECJN	Bank		First Citizen - OP .05%	40.00		
8/7/2023	Payment	12752872	PAYMENTJN	Bank	CREST	Inv: 2308-294, Inv: 2308-		3,066.39	
8/7/2023	Payment	12752873	PAYMENTJN	Bank	AQUA	Inv: 2354551MIS, Ref: Test		232.48	
8/7/2023	Payment	12752874	PAYMENTJN	Bank	LAKE	Inv: INV010534, Ref: Lake		500.00	
8/7/2023	Payment	12752877	PAYMENTJN	Bank	LEIG	Inv: 44567		11,989.69	
8/7/2023	Payment	12752878	PAYMENTJN	Bank	KING	Inv: 53468, Ref: Access		322.95	
8/7/2023	Payment	12752879	PAYMENTJN	Bank	PART	Inv: 76519		3,890.00	
8/7/2023	Payment		PAYMENTJN	Bank	RMWB	RMWBH		1,981.85	
8/9/2023	Payment	12778571	PAYMENTJN	Bank	LAKE	Inv: INV026318		205.50	
8/9/2023	Payment	12778572	PAYMENTJN	Bank	CYPR	Inv: 1318950		424.00	
8/10/2023	Payment		PAYMENTJN	Bank	RMWB	RMWBH		4,815.20	
8/11/2023	Payment		CASHRECJN	Bank		First Citizen - OP .05%	461.76		
8/11/2023	Payment	12811153	PAYMENTJN	Bank	MCKE	Inv: 23084601		7,990.00	
8/14/2023	Payment	12818856	PAYMENTJN	Bank	AQUA	Inv: 237037PM, Ref: AUG		9,536.00	
8/16/2023			GENJNL	Bank		Transfer to OP	100,000.00		
8/16/2023	Payment	24MF	CASHRECJN	Bank		First Citizen - OP .05%	70.00		
8/17/2023	Payment		CASHRECJN	Bank		First Citizen - OP .05%	100.00		
8/18/2023	Payment	12865492	PAYMENTJN	Bank	AQUA	Inv: 2355160MIS, Inv:		479.73	
8/21/2023	Payment	24MF	CASHRECJN	Bank		First Citizen - OP .05%	100.05		
8/21/2023	Payment	12908736	PAYMENTJN	Bank	CONS	Inv: 23/8 STL		3,817.86	

Detail Trial Balance

Friday, September 8, 2023 3:14 PM

Includes Activities from August 1, 2023 to August 31, 2023

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Village Creek Community Association

DARLENE

Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
8/23/2023	Payment	24MF	CASHRECJN	Bank		First Citizen - OP .05%	35.00		
8/23/2023	Payment	12916018	PAYMENTJN	Bank	HARR	Inv: 23/8 WAT1		84.55	
8/23/2023	Payment	12916019	PAYMENTJN	Bank	HARR	Inv: 23/8 WAT2		1,947.95	
8/23/2023	Payment	12916020	PAYMENTJN	Bank	HARR	Inv: 23/8 WAT3		93.65	
8/23/2023	Payment	12916023	PAYMENTJN	Bank	HARR	Inv: 23/8 WAT4		3,448.35	
8/23/2023	Payment	12916026	PAYMENTJN	Bank	HARR	Inv: 23/8 WAT5		4,900.35	
8/23/2023	Payment	12916042	PAYMENTJN	Bank	HARR	Inv: 23/8 WAT7		99.65	
8/23/2023	Payment	12916044	PAYMENTJN	Bank	HARR	Inv: 23/8 WAT8		78.50	
8/23/2023	Payment	12916048	PAYMENTJN	Bank	HARR	Inv: 23/8 WAT6		1,028.35	
8/23/2023	Payment	12916063	PAYMENTJN	Bank	HARR	Inv: 23/8 WAT9		78.50	
8/23/2023	Payment	12916067	PAYMENTJN	Bank	HARR	Inv: 23/8 WAT10		219.45	
8/23/2023	Payment	12916075	PAYMENTJN	Bank	HARR	Inv: 23/8 WAT11		1,736.20	
8/25/2023	Payment	12925820	PAYMENTJN	Bank	LAKE	Inv: SVCINV027241		118.00	
8/25/2023	Payment	12925821	PAYMENTJN	Bank	GARA	Inv: ZLWVA		189.00	
8/30/2023	Payment	24MF	CASHRECJN	Bank		First Citizen - OP .05%	71.58		
8/31/2023	Payment		CASHRECJN	Bank		First Citizen - OP .05%	160.00		
8/31/2023			GENJNL	Bank		First Citizen - OP Interest	3.51		
8/31/2023			GENJNL	Bank		COMCAST		157.88	
8/31/2023			GENJNL	Bank		WATER CORRECTION	3.00		
Total Activities							102,332.98	79,094.20	23,238.78
Account: 100-01		First Citizen - OP .05% 9325				Ending Balance		63,385.49	
Account: 100-015		CIT Operating MM .10%				Ending Balance		0.00	
Account: 100-016		First Citizen ICS *277 .15%				Beginning Balance		543,032.13	
8/16/2023			GENJNL	Bank		First Citizen ICS *277 .15%	100,000.00		

Detail Trial Balance

Friday, September 8, 2023 3:14 PM

Includes Activities from August 1, 2023 to August 31, 2023

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Village Creek Community Association

DARLENE

Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
8/31/2023			GENJNL	Bank		First Citizen ICS Interest	208.97		
						Total Activities	208.97	100,000.00	-99,791.03
Account: 100-016		First Citizen ICS *277 .15%				Ending Balance			443,241.10
Account: 102-01		CIT Bank- Reserve ICS 0.45%				Ending Balance			0.00
Account: 102-010		First Citizen RES MM 3901 .10%				Ending Balance			10,296.09
Account: 102-011		First Citizen CD 1281-6/27/23				Ending Balance			100,949.64
Account: 102-012		First Citizen CD 1282-9/27/23				Ending Balance			100,949.64
Account: 102-013		First Citizen CD 1283-12/27/23				Ending Balance			100,949.64
Account: 102-014		First Citizen CD 1284-3/27/24				Ending Balance			100,949.64

Detail Trial Balance

Friday, September 8, 2023 3:14 PM

Includes Activities from August 1, 2023 to August 31, 2023

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DARLENE

Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
Account: 110		ACCOUNTS RECEIVABLES				Ending Balance			0.00
Account: 110-1900		2019 Maintenance Fees				Ending Balance			0.00
Account: 110-2000		2020 Assessments				Ending Balance			1,611.97
Account: 110-2100		2021 Assessments				Ending Balance			3,795.00
Account: 110-2200		2022 Assessments				Ending Balance			4,729.50
Account: 110-2300		2023 Assessments				Beginning Balance			19,982.42
8/1/2023	Payment	23MF351	BNKDEPOSI	Customer		Ramon Hinojos	835.00		
8/11/2023	Payment	23MF615	CASHRECJN	Customer		Rodney Baker -	153.92		
8/11/2023	Payment	23MF637	CASHRECJN	Customer		Mark R Guillory -	307.84		
8/17/2023	Payment	23MF173	CASHRECJN	Customer		Javier Gonzalez - 9688043	96.25		
8/31/2023	Payment	23MF544	CASHRECJN	Customer		Alvaro Cardoze - 9093491	160.00		

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
						Total Activities	0.00	1,553.01	-1,553.01
Account: 110-2300		2023 Assessments				Ending Balance			18,429.41
Account: 110-2400		2024 Assessments				Beginning Balance			0.00
8/1/2023	Payment	24MF	CASHRECJN	Customer		Anissa Hill - 8501979		69.58	
8/1/2023	Refund	24MF	GENJNL	Customer		Anissa Hill - 8501979	69.58		
8/1/2023	Payment	24MF	GENJNL	Customer		Anissa Hill - 8501979		69.58	
8/4/2023	Payment		CASHRECJN	Customer		Stacy Milington -		40.00	
8/4/2023	Refund	24MF	GENJNL	Customer		Stacy Milington -	40.00		
8/4/2023	Payment	24MF	GENJNL	Customer		Stacy Milington -		40.00	
8/16/2023	Payment	24MF	CASHRECJN	Customer		Jeffery Mauney - 8580427		70.00	
8/16/2023	Refund	24MF	GENJNL	Customer		Jeffery Mauney - 8580427	70.00		
8/16/2023	Refund	24MF	GENJNL	Customer		Jeffery Mauney - 8580427	70.00		
8/16/2023	Refund	24MF	GENJNL	Customer		Jeffery Mauney - 8580427		70.00	
8/16/2023	Payment	24MF	GENJNL	Customer		Jeffery Mauney - 8580427		70.00	
8/21/2023	Payment	24MF	CASHRECJN	Customer		Eric Howard - 8970396		100.05	
8/21/2023	Refund	24MF	GENJNL	Customer		Eric Howard - 8970396	100.05		
8/21/2023	Refund	24MF	GENJNL	Customer		Eric Howard - 8970396	100.05		
8/21/2023	Refund	24MF	GENJNL	Customer		Eric Howard - 8970396		100.05	
8/21/2023	Payment	24MF	GENJNL	Customer		Eric Howard - 8970396		100.05	
8/23/2023	Payment	24MF	CASHRECJN	Customer		Stacy Milington -		35.00	
8/23/2023	Refund	24MF	GENJNL	Customer		Stacy Milington -	35.00		
8/23/2023	Refund	24MF	GENJNL	Customer		Stacy Milington -	35.00		
8/23/2023	Refund	24MF	GENJNL	Customer		Stacy Milington -		35.00	
8/23/2023	Payment	24MF	GENJNL	Customer		Stacy Milington -		35.00	
8/30/2023	Payment	24MF	CASHRECJN	Customer		Joan Ermert - 6952775		71.58	
8/30/2023	Refund	24MF	GENJNL	Customer		Joan Ermert - 6952775	71.58		
8/30/2023	Refund	24MF	GENJNL	Customer		Joan Ermert - 6952775	71.58		

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
8/30/2023	Refund	24MF	GENJNL	Customer		Joan Ermert - 6952775		71.58	
8/30/2023	Payment	24MF	GENJNL	Customer		Joan Ermert - 6952775		71.58	
8/31/2023			GENJNL			Reclass Prepaids	386.21		
						Total Activities	1,049.05	1,049.05	0.00
Account: 110-2400		2024 Assessments		Ending Balance					0.00
Account: 114		Finance Charges		Beginning Balance					4,476.40
8/1/2023	Payment	OTHER	BNKDEPOSI	Customer		Ramon Hinojos		6.24	
8/1/2023	Payment	OTHER	BNKDEPOSI	Customer		Ramon Hinojos		6.41	
8/1/2023	Payment	OTHER	BNKDEPOSI	Customer		Ramon Hinojos		7.09	
8/1/2023	Payment	OTHER	BNKDEPOSI	Customer		Ramon Hinojos		6.86	
8/1/2023	Payment	OTHER	BNKDEPOSI	Customer		Ramon Hinojos		6.90	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	1.57		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	7.09		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	6.90		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	7.09		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	4.37		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	7.09		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	6.74		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	7.09		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	7.09		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	19.99		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	6.30		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	3.16		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	26.44		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	7.09		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	13.54		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	2.16		

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	8.87		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	4.38		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	21.97		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	18.81		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	2.33		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	3.27		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	2.79		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	7.09		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	19.99		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	11.84		
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo	8.50		
Total Activities							243.55	33.50	210.05
Account: 114		Finance Charges				Ending Balance		4,686.45	
Account: 115		Collection Fees				Beginning Balance		5,712.83	
8/1/2023	Payment	23RN036	BNKDEPOSI	Customer		Ramon Hinojos		25.00	
8/1/2023	Payment	23CDL021	BNKDEPOSI	Customer		Ramon Hinojos		50.00	
8/1/2023	Payment	23FD013	BNKDEPOSI	Customer		Ramon Hinojos		25.00	
8/1/2023	Payment	23APF009	BNKDEPOSI	Customer		Ramon Hinojos		50.00	
8/17/2023	Payment	23RN015	CASHRECJN	Customer		Javier Gonzalez - 9688043		3.75	
Total Activities							0.00	153.75	-153.75
Account: 115		Collection Fees				Ending Balance		5,559.08	

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
Account: 120		Legal Fees		Beginning Balance					12,215.59
8/1/2023	Payment	LEGAL	BNKDEPOSI	Customer		Ramon Hinojos		200.00	
8/31/2023	Invoice	LEGAL	SALES	Customer		INV 182871	199.00		
8/31/2023	Invoice	LEGAL	SALES	Customer		INV 184876	200.00		
8/31/2023	Invoice	LEGAL	SALES	Customer		INV	178.00		
8/31/2023	Credit	LEGAL	SALES	Customer		Credit Memo R-		178.00	
8/31/2023	Invoice	LEGAL	SALES	Customer		INV 182873	178.00		
8/31/2023	Invoice	LEGAL	SALES	Customer		INV 182872	380.50		
Total Activities							1,135.50	378.00	757.50
Account: 120		Legal Fees		Ending Balance					12,973.09
Account: 150		Prepaid Insurance		Beginning Balance					21,814.00
8/31/2023			GENJNL			Monthly Insurance		1,817.83	
Total Activities							0.00	1,817.83	-1,817.83
Account: 150		Prepaid Insurance		Ending Balance					19,996.17
Account: 160		Advance Payments		Ending Balance					5,000.00
Account: 200		Accounts Payable		Beginning Balance					-12,707.87
8/1/2023	Invoice	2308-294	PURCHASE	Vendor		Invoice P-		2,525.00	
8/1/2023	Invoice	44567	PURCHASE	Vendor		Invoice P-		11,989.69	
8/1/2023	Invoice	237037PM	PURCHASE	Vendor		Invoice P-		9,536.00	

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
8/1/2023	Invoice	23/8 STL	PURCHASE	Vendor		Invoice P-		3,817.86	
8/1/2023	Invoice	23/8 WAT1	PURCHASE	Vendor		Invoice P-		84.55	
8/1/2023	Invoice	23/8 WAT2	PURCHASE	Vendor		Invoice P-		1,947.95	
8/1/2023	Invoice	23/8 WAT3	PURCHASE	Vendor		Invoice P-		93.65	
8/1/2023	Invoice	23/8 WAT4	PURCHASE	Vendor		Invoice P-		3,448.35	
8/1/2023	Invoice	23/8 WAT5	PURCHASE	Vendor		Invoice P-		4,900.35	
8/1/2023	Invoice	23/8 WAT6	PURCHASE	Vendor		Invoice P-		1,028.35	
8/1/2023	Invoice	23/8 WAT7	PURCHASE	Vendor		Invoice P-		99.65	
8/1/2023	Invoice	23/8 WAT8	PURCHASE	Vendor		Invoice P-		78.50	
8/1/2023	Invoice	23/8 WAT9	PURCHASE	Vendor		Invoice P-		78.50	
8/1/2023	Invoice	23/8 WAT10	PURCHASE	Vendor		Invoice P-		219.45	
8/1/2023	Invoice	23/8 WAT11	PURCHASE	Vendor		Invoice P-		1,736.20	
8/3/2023	Invoice	INV026318	PURCHASE	Vendor		Invoice P-		205.50	
8/4/2023	Invoice	080323IN	PURCHASE	Vendor		Reimburse Outdoor		15,662.17	
8/4/2023	Payment		PAYMENTJN	Vendor		Crest Management	15,662.17		
8/7/2023	Payment	12752872	PAYMENTJN	Vendor		Inv: 2308-294, Inv: 2308-	3,066.39		
8/7/2023	Payment	12752873	PAYMENTJN	Vendor		Inv: 2354551MIS, Ref: Test	232.48		
8/7/2023	Payment	12752874	PAYMENTJN	Vendor		Inv: INV010534, Ref: Lake	500.00		
8/7/2023	Payment	12752877	PAYMENTJN	Vendor		Inv: 44567	11,989.69		
8/7/2023	Payment	12752878	PAYMENTJN	Vendor		Inv: 53468, Ref: Access	322.95		
8/7/2023	Payment	12752879	PAYMENTJN	Vendor		Inv: 76519	3,890.00		
8/7/2023	Payment		PAYMENTJN	Vendor		RMWBH	1,981.85		
8/9/2023	Invoice	23084601	PURCHASE	Vendor		Invoice P-		7,990.00	
8/9/2023	Payment	12778571	PAYMENTJN	Vendor		Inv: INV026318	205.50		
8/9/2023	Payment	12778572	PAYMENTJN	Vendor		Inv: 1318950	424.00		
8/10/2023	Payment		PAYMENTJN	Vendor		RMWBH	4,815.20		
8/11/2023	Payment	12811153	PAYMENTJN	Vendor		Inv: 23084601	7,990.00		
8/14/2023	Payment	12818856	PAYMENTJN	Vendor		Inv: 237037PM, Ref: AUG	9,536.00		
8/15/2023	Invoice	2355160MIS	PURCHASE	Vendor		Invoice P-		134.03	
8/15/2023	Invoice	2355161MIS	PURCHASE	Vendor		Invoice P-		345.70	
8/18/2023	Payment	12865492	PAYMENTJN	Vendor		Inv: 2355160MIS, Inv:	479.73		

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
8/21/2023	Payment	12908736	PAYMENTJN	Vendor		Inv: 23/8 STL	3,817.86		
8/22/2023	Invoice	ZLWVA	PURCHASE	Vendor		Invoice P-		189.00	
8/22/2023	Invoice	SVCINV0272	PURCHASE	Vendor		Invoice P-		118.00	
8/23/2023	Payment	12916018	PAYMENTJN	Vendor		Inv: 23/8 WAT1	84.55		
8/23/2023	Payment	12916019	PAYMENTJN	Vendor		Inv: 23/8 WAT2	1,947.95		
8/23/2023	Payment	12916020	PAYMENTJN	Vendor		Inv: 23/8 WAT3	93.65		
8/23/2023	Payment	12916023	PAYMENTJN	Vendor		Inv: 23/8 WAT4	3,448.35		
8/23/2023	Payment	12916026	PAYMENTJN	Vendor		Inv: 23/8 WAT5	4,900.35		
8/23/2023	Payment	12916042	PAYMENTJN	Vendor		Inv: 23/8 WAT7	99.65		
8/23/2023	Payment	12916044	PAYMENTJN	Vendor		Inv: 23/8 WAT8	78.50		
8/23/2023	Payment	12916048	PAYMENTJN	Vendor		Inv: 23/8 WAT6	1,028.35		
8/23/2023	Payment	12916063	PAYMENTJN	Vendor		Inv: 23/8 WAT9	78.50		
8/23/2023	Payment	12916067	PAYMENTJN	Vendor		Inv: 23/8 WAT10	219.45		
8/23/2023	Payment	12916075	PAYMENTJN	Vendor		Inv: 23/8 WAT11	1,736.20		
8/25/2023	Payment	12925820	PAYMENTJN	Vendor		Inv: SVCINV027241	118.00		
8/25/2023	Payment	12925821	PAYMENTJN	Vendor		Inv: ZLWVA	189.00		
8/30/2023	Invoice	44848	PURCHASE	Vendor		Invoice P-		1,258.00	
8/30/2023	Invoice	INV011236	PURCHASE	Vendor		Invoice P-		500.00	
8/31/2023	Invoice	1334436	PURCHASE	Vendor		Invoice P-		530.00	
8/31/2023	Invoice	INV182873	PURCHASE	Vendor		Invoice P-		178.00	
8/31/2023	Invoice	INV182872	PURCHASE	Vendor		Invoice P-		380.50	
8/31/2023	Invoice	INV182871	PURCHASE	Vendor		Invoice P-		199.00	
8/31/2023	Invoice	INV184876	PURCHASE	Vendor		Invoice P-		200.00	
8/31/2023	Invoice	2309-291	PURCHASE	Vendor		Invoice P-		682.20	
Total Activities							78,936.32	70,156.15	8,780.17
Account: 200		Accounts Payable				Ending Balance		-3,927.70	

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
Account: 205		Construction Deposits			Ending Balance				-6,000.00
Account: 210		Prepaid Assessments			Beginning Balance				-4,536.05
8/31/2023			GENJNL			Reclass Prepays		386.21	
						Total Activities	0.00	386.21	-386.21
Account: 210		Prepaid Assessments			Ending Balance				-4,922.26
Account: 220		Deferred Assessments			Beginning Balance				-259,893.75
8/31/2023			GENJNL			Monthly Income	51,978.75		
						Total Activities	51,978.75	0.00	51,978.75
Account: 220		Deferred Assessments			Ending Balance				-207,915.00
Account: 310		Reserve Fund			Ending Balance				-439,171.92
Account: 310-01		Reserve Fund Interest			Ending Balance				-4,124.73
Account: 310-02		Reserve Expenditures			Beginning Balance				29,202.00
8/4/2023	Invoice	080323IN	PURCHASE	Vendor		Reimburse Outdoor	15,662.17		

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
						Total Activities	15,662.17	0.00	15,662.17
Account: 310-02						Reserve Expenditures			Ending Balance
									44,864.17
Account: 320						Members Equity			Ending Balance
									-327,591.86
Account: 400						Current Year Maintenance Fees			Beginning Balance
									-363,851.25
8/31/2023			GENJNL			Monthly Income		51,978.75	
						Total Activities	0.00	51,978.75	-51,978.75
Account: 400						Current Year Maintenance Fees			Ending Balance
									-415,830.00
Account: 450						Interest on Unpaid Assessments			Beginning Balance
									-2,209.11
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		1.57	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		7.09	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		6.90	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		7.09	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		4.37	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		7.09	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		6.74	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		7.09	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		7.09	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		19.99	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		6.30	

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		3.16	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		26.44	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		7.09	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		13.54	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		2.16	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		8.87	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		4.38	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		21.97	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		18.81	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		2.33	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		3.27	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		2.79	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		7.09	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		19.99	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		11.84	
8/31/2023	Finance	OTHER	FINCHRG	Customer		Finance Charge Memo		8.50	
Total Activities							0.00	243.55	-243.55
Account: 450	Interest on Unpaid Assessments				Ending Balance				-2,452.66
Account: 460	Interest Earned on Investments				Beginning Balance				-2,474.24
8/31/2023			GENJNL			First Citizen - OP Interest		3.51	
8/31/2023			GENJNL			First Citizen ICS Interest		208.97	
Total Activities							0.00	212.48	-212.48
Account: 460	Interest Earned on Investments				Ending Balance				-2,686.72

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
Account: 461		POOL TAG INCOME			Ending Balance				-190.32
Account: 470		Miscellaneous Income			Beginning Balance				0.00
8/1/2023	Refund	24MF	GENJNL	Customer		Anissa Hill - 8501979		69.58	
8/1/2023	Payment	24MF	GENJNL	Customer		Anissa Hill - 8501979	69.58		
8/4/2023	Refund	24MF	GENJNL	Customer		Stacy Milington -		40.00	
8/4/2023	Payment	24MF	GENJNL	Customer		Stacy Milington -	40.00		
8/16/2023	Refund	24MF	GENJNL	Customer		Jeffery Mauney - 8580427		70.00	
8/16/2023	Payment	24MF	GENJNL	Customer		Jeffery Mauney - 8580427	70.00		
8/21/2023	Refund	24MF	GENJNL	Customer		Eric Howard - 8970396		100.05	
8/21/2023	Payment	24MF	GENJNL	Customer		Eric Howard - 8970396	100.05		
8/23/2023	Refund	24MF	GENJNL	Customer		Stacy Milington -		35.00	
8/23/2023	Payment	24MF	GENJNL	Customer		Stacy Milington -	35.00		
8/30/2023	Refund	24MF	GENJNL	Customer		Joan Ermert - 6952775		71.58	
8/30/2023	Payment	24MF	GENJNL	Customer		Joan Ermert - 6952775	71.58		
						Total Activities	386.21	386.21	0.00
Account: 470		Miscellaneous Income			Ending Balance				0.00
Account: 500		ADMINISTRATIVE EXPENSES			Ending Balance				0.00
Account: 500-01		Administrative Contract			Beginning Balance				15,600.00
8/1/2023	Invoice	2308-294	PURCHASE	Vendor		AUG MGMT CONTRACT	2,250.00		

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
						Total Activities	2,250.00	0.00	2,250.00
Account: 500-01		Administrative Contract				Ending Balance			17,850.00
Account: 500-02		Office Supplies				Ending Balance			63.37
Account: 500-03		Copies				Beginning Balance			962.85
8/31/2023	Invoice	2309-291	PURCHASE	Vendor		AUG ADMIN EXPENSES	38.10		
						Total Activities	38.10	0.00	38.10
Account: 500-03		Copies				Ending Balance			1,000.95
Account: 500-04		Postage				Beginning Balance			2,731.57
8/31/2023	Invoice	2309-291	PURCHASE	Vendor		AUG ADMIN EXPENSES	194.45		
						Total Activities	194.45	0.00	194.45
Account: 500-04		Postage				Ending Balance			2,926.02
Account: 500-05		Community Mailouts				Ending Balance			672.30

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance	
Account: 500-06		Meetings				Beginning Balance			199.00	
8/31/2023	Invoice	2309-291	PURCHASE	Vendor		AUG ADMIN EXPENSES	149.90			
							Total Activities	149.90	0.00	149.90
Account: 500-06		Meetings				Ending Balance			348.90	
Account: 500-09		Administrative Notices				Beginning Balance			0.00	
8/31/2023	Invoice	INV182872	PURCHASE	Vendor		INV 182872	380.50			
8/31/2023			GENJNL			INV 182872		380.50		
							Total Activities	380.50	380.50	0.00
Account: 500-09		Administrative Notices				Ending Balance			0.00	
Account: 500-10		Deed Restriction Expenses				Beginning Balance			1,640.00	
8/1/2023	Invoice	2308-294	PURCHASE	Vendor		AUG MGMT CONTRACT	250.00			
8/31/2023	Invoice	2309-291	PURCHASE	Vendor		AUG ADMIN EXPENSES	215.00			
							Total Activities	465.00	0.00	465.00
Account: 500-10		Deed Restriction Expenses				Ending Balance			2,105.00	
Account: 500-11		Record Storage				Beginning Balance			175.00	
8/1/2023	Invoice	2308-294	PURCHASE	Vendor		AUG MGMT CONTRACT	25.00			

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
						Total Activities	25.00	0.00	25.00
Account: 500-11		Record Storage				Ending Balance			200.00
Account: 550		PROFESSIONAL SERVICES				Ending Balance			0.00
Account: 550-01		Legal - Corporate				Ending Balance			723.24
Account: 550-02		Legal - Collections				Beginning Balance			8,371.05
8/31/2023	Invoice	INV182873	PURCHASE	Vendor		INV182873	178.00		
8/31/2023	Invoice	INV182871	PURCHASE	Vendor		INV 182871	199.00		
8/31/2023	Invoice	INV184876	PURCHASE	Vendor		INV 184876	200.00		
8/31/2023			GENJNL			INV 182872	380.50		
						Total Activities	957.50	0.00	957.50
Account: 550-02		Legal - Collections				Ending Balance			9,328.55
Account: 550-021		Legal Coll - Billed to Owners				Beginning Balance			-8,371.05
8/31/2023	Invoice	LEGAL	SALES	Customer		INV 182871		199.00	
8/31/2023	Invoice	LEGAL	SALES	Customer		INV 184876		200.00	
8/31/2023	Invoice	LEGAL	SALES	Customer		INV		178.00	
8/31/2023	Credit	LEGAL	SALES	Customer		Credit Memo R-	178.00		

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
8/31/2023	Invoice	LEGAL	SALES	Customer		INV 182873		178.00	
8/31/2023	Invoice	LEGAL	SALES	Customer		INV 182872		380.50	
						Total Activities	178.00	1,135.50	-957.50
Account: 550-021		Legal Coll - Billed to Owners			Ending Balance				-9,328.55
Account: 550-03		Legal - Deed Restrictions			Ending Balance				400.00
Account: 550-031		Legal DR - Billed to Owners			Ending Balance				-400.00
Account: 550-04		Audit and Tax			Ending Balance				0.00
Account: 600		LANDSCAPE MAINTENANCE			Ending Balance				0.00
Account: 600-01		Landscape Contract			Beginning Balance				83,562.01
8/1/2023	Invoice	44567	PURCHASE	Vendor		AUG LANDSCAPE	11,989.69		

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
Account: 610		GENERAL MAINTENANCE				Ending Balance			0.00
Account: 610-01		General Repairs & Maintenance				Ending Balance			9,051.94
Account: 610-03		Lake Maintenance				Beginning Balance			6,020.61
8/3/2023	Invoice	INV026318	PURCHASE	Vendor		Lake Maintenance	205.50		
8/22/2023	Invoice	SVCINV0272	PURCHASE	Vendor		Lake Maintenance	118.00		
8/30/2023	Invoice	INV011236	PURCHASE	Vendor		Lake Maintenance	500.00		
						Total Activities	823.50	0.00	823.50
Account: 610-03		Lake Maintenance				Ending Balance			6,844.11
Account: 610-031		Lake Chemicals				Ending Balance			205.50
Account: 610-05		Playground Repairs & Maint				Beginning Balance			0.00
8/9/2023	Invoice	23084601	PURCHASE	Vendor		Playground Rpr/Maint	7,990.00		
						Total Activities	7,990.00	0.00	7,990.00
Account: 610-05		Playground Repairs & Maint				Ending Balance			7,990.00

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
Account: 610-06		Recreation Supplies & Maint				Ending Balance			0.00
Account: 610-07		Locks & Keys				Ending Balance			0.00
Account: 610-08		Mosquito Fogging				Beginning Balance			2,120.00
8/31/2023	Invoice	1334436	PURCHASE	Vendor		Mosquito Fogging	530.00		
						Total Activities	530.00	0.00	530.00
Account: 610-08		Mosquito Fogging				Ending Balance			2,650.00
Account: 610-09		Signs				Ending Balance			1,240.00
Account: 620		POOL & SPLASH PAD				Ending Balance			0.00
Account: 620-01		Pool Contract				Beginning Balance			27,698.60
8/1/2023	Invoice	237037PM	PURCHASE	Vendor		AUG POOL CONTRACT	9,536.00		
8/31/2023			GENJNL			Correct Deck Drain Inv		145.00	

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
						Total Activities	9,536.00	145.00	9,391.00
Account: 620-01		Pool Contract				Ending Balance			37,089.60
Account: 620-02		Pool Maintenance & Repairs				Beginning Balance			11,381.75
8/22/2023	Invoice	ZLWVA	PURCHASE	Vendor		Pool Gate Rpr	189.00		
8/31/2023			GENJNL			Correct Deck Drain Inv	145.00		
						Total Activities	334.00	0.00	334.00
Account: 620-02		Pool Maintenance & Repairs				Ending Balance			11,715.75
Account: 620-03		Pool Equipment & Supplies				Beginning Balance			3,957.12
8/15/2023	Invoice	2355160MIS	PURCHASE	Vendor		Test Reagent	134.03		
8/15/2023	Invoice	2355161MIS	PURCHASE	Vendor		Liquid Injector/Tubing	345.70		
						Total Activities	479.73	0.00	479.73
Account: 620-03		Pool Equipment & Supplies				Ending Balance			4,436.85
Account: 620-04		Pool Plumbing Repairs				Ending Balance			7,620.40

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
Account: 620-05		Pool Furniture			Ending Balance				0.00
Account: 620-06		Pool Tags			Ending Balance				0.00
Account: 620-07		Splash Pad Maintenance			Ending Balance				22,898.76
Account: 700		UTILITIES			Ending Balance				0.00
Account: 700-01		Street Lights			Beginning Balance				16,688.55
8/1/2023	Invoice	23/8 STL	PURCHASE	Vendor		Constellation Energy	2,890.08		
						Total Activities	2,890.08	0.00	2,890.08
Account: 700-01		Street Lights			Ending Balance				19,578.63
Account: 700-02		Electricity - Meters			Beginning Balance				3,754.14
8/1/2023	Invoice	23/8 STL	PURCHASE	Vendor		Constellation Energy	927.78		

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance	
							Total Activities	927.78	0.00	927.78
Account: 700-02	Electricity - Meters						Ending Balance			4,681.92
Account: 700-03	Water and Sewer						Beginning Balance			35,740.00
8/1/2023	Invoice	23/8 WAT1	PURCHASE	Vendor		MUD 30405-0450160000	84.55			
8/1/2023	Invoice	23/8 WAT2	PURCHASE	Vendor		MUD 30405-0450122000	1,947.95			
8/1/2023	Invoice	23/8 WAT3	PURCHASE	Vendor		MUD 30405-0450120000	93.65			
8/1/2023	Invoice	23/8 WAT4	PURCHASE	Vendor		MUD 30405-0450110000	3,448.35			
8/1/2023	Invoice	23/8 WAT5	PURCHASE	Vendor		MUD 30405-0450109000	4,900.35			
8/1/2023	Invoice	23/8 WAT6	PURCHASE	Vendor		MUD 30405-0450108000	1,028.35			
8/1/2023	Invoice	23/8 WAT7	PURCHASE	Vendor		MUD 30405-0450106000	99.65			
8/1/2023	Invoice	23/8 WAT8	PURCHASE	Vendor		MUD 30405-0450118000	78.50			
8/1/2023	Invoice	23/8 WAT9	PURCHASE	Vendor		MUD 30405-0450116000	78.50			
8/1/2023	Invoice	23/8 WAT10	PURCHASE	Vendor		MUD 30405-0450112000	219.45			
8/1/2023	Invoice	23/8 WAT11	PURCHASE	Vendor		MUD 30405-0458996400	1,736.20			
8/31/2023			GENJNL			WATER CORRECTION		3.00		
							Total Activities	13,715.50	3.00	13,712.50
Account: 700-03	Water and Sewer						Ending Balance			49,452.50
Account: 700-04	Telephone/Internet						Beginning Balance			1,347.21
8/31/2023			GENJNL			COMCAST	157.88			

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
						Total Activities	157.88	0.00	157.88
Account: 700-04		Telephone/Internet				Ending Balance			1,505.09
Account: 800		OTHER EXPENSES				Ending Balance			0.00
Account: 800-01		Property Taxes				Ending Balance			0.00
Account: 800-02		Insurance				Beginning Balance			12,998.40
8/31/2023			GENJNL			Monthly Insurance	1,817.83		
						Total Activities	1,817.83	0.00	1,817.83
Account: 800-02		Insurance				Ending Balance			14,816.23
Account: 800-03		Bank Fees				Ending Balance			0.00
Account: 800-04		Community Events				Beginning Balance			2,362.55
8/31/2023	Invoice	2309-291	PURCHASE	Vendor		AUG ADMIN EXPENSES	84.75		

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
						Total Activities	84.75	0.00	84.75
Account: 800-04			Community Events			Ending Balance			2,447.30
Account: 800-05			Website and Newsletter			Ending Balance			115.18
Account: 800-06			Technology			Ending Balance			1,187.73
Account: 800-07			Bad Debts			Ending Balance			922.24
Account: 800-08			Holiday Decorating			Ending Balance			1,067.00
Account: 800-081			TLAC Contribution			Ending Balance			0.00
Account: 800-09			Miscellaneous			Ending Balance			0.00

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Posting Date	Document Type	External Doc. No.	Source Code	Source Type	Vendor/Payee Name	Description	Debit	Credit	Balance
Account: 910					Capital Reserve Contributions	Ending Balance			0.00
						Report Total Beginning Balance			0.00
						Report Total Activities	309,106.69	309,106.69	0.00
						Report Total Ending Balance			0.00