

Village Creek Community Association, Inc.
Board Meeting Minutes
December 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 December 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:

Sara Marion – Vice President
Jose Alvarado – Treasurer
Jennifer Geary – Secretary
Ty Thomas – Director

Absent members:

Robert Spiess – President

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 by Sara Marion, 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 November 13, 2023, Board Meeting; Motion carried.

Vendor Reports

Landscape – CJ gave a report on items addressed with LEI regarding new plantings, mowing tracks, a tree by the pools house as well as several items addressed with them previously.

Committee Reports

ARC Committee - Steve Winter reported the committee received eight exterior modification requests, three approved, two denied and three pending as of the meeting date.

The Board discussed a holiday event. Ty Thomas has talked with Marsha Bailey who has volunteered to assist with the decorating contest, addresses to be submitted by the 17th and judging will be done on December 19th. Ty Thomas will work on hiring a Santa and send out a notice to owners for December 17th if they get everything together. The owner, Jason Lewis offered information for Santa.

Financial Report – CJ presented the financial report. As of October 31, 2023, there was \$395,662.94

in operating, \$417,993.51 in reserves, \$51,600.71 in receivables, \$19,542.68 in other assets, totaling \$884,799.84 in total assets. A Motion was made and seconded to transfer any surplus funds approved in the November Board meeting as a total of \$15,000 to an Operating Reserve account and all remaining surplus funds to Capital Reserve accounts.; Motion carried.

Business

After review of the 2024 Preliminary Budget and Assessment a Motion was made and seconded to approve the 2024 Assessment at \$835.00 and the 2024 Budget as presented; Motion carried.

CJ presented the Announcement of Decisions Made Between Meeting –

- Account 2910204004 Variance Request for Specific Wire Fence Along Lake Property – Approved
- Board Proposal to Allow Exception with Wire Fence to keep ducks out of pools and yards along the lake properties with wrought iron fencing – Approved
- 20231205 Holy Christmas Lights Rear Monument Décor - \$440.00 – Approved

Tree Trimming Proposal – Monster Tree Owner, Tobias Judd presented to the Board a proposal summary for tree trimmings along the common areas on Lake Vista Drive, and the trail areas. A tree removal proposal of three dead trees in the park area and one large oak on the lake path, three pines in the trails with pine beetles, eleven dead pines in the old splashpad park area. Monster Tree will extend similar pricing for homeowners to be able to sign up for and take advantage of while their crews are in the community. The proposal document was in the Board packet and will be placed in the Board Decision portal for a closer review and decision of what work they prefer. This will be an annual program to maintain a healthier environment for the trees and community. The Board asked management to email the MUD to confirm any responsibility of the Cypress Trees in the retention area.

Additional Business – No other business presented.

Open Action Items

1. Pool House Surge Protection
2. Pool House Exterior Walkway Floor – Proposals in progress.
3. Parking Lot Cleaning and Restriping – Proposal approved.
4. Flagpole Installation Proposal – received pole installation proposal. Still working on electric for the lighting.
5. Old Splashpad Lighting – Centerpoint should be contacted.
6. Update New Google Spreadsheet

Manager Report

CJ reported that the Open Action Spreadsheet Ty Thomas shared needs to be completed. Items have been added to the Excel Sheet but will be moved to the Google sheet. The old irrigation pump station needs a few pickets replaced, the handyman will be out after the holidays to count and get the work done. CJ requested the Manager Report be removed from the agenda and will make a report of items under the Open Action Items and/or Business.

Homeowner Forum

Two property owners were in attendance. Items discussed – Jason Lewis introduced himself and his wife as new owners in the community. Ty Thomas shared the information for the Facebook page and community website, Sara Marion shared that she updates the Facebook page. Ty Thomas encourages owners to contact the Board through the website to get involved in community events and committees.

Next Meeting Date

The next meeting date will be on January 8, 2023.

Adjournment of Open Session

With no further business to discuss, the open meeting was adjourned at 7:53 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 7:31 p.m.

Homeowner Appeals

No Homeowner Appeals

Steve Winter discussed an Exterior Modification with the Board.

Review of Legal Status Report

The Board reviewed the 20231130 Legal Status Report.

Review of Collections Report and Enforcement Actions

Board reviewed the 20231130 Collections Report and Enforcement Actions.

Review of Deed Violations Report and Enforcement Actions

Board reviewed the 20231206 Deed Violation and Enforcement Action reports.

Executive Session Adjournment

At 8:12 the Board adjourned back to Open Session to summarize and take actions on what was discussed during this Executive Session.

Reconvene to Open Session

No owners were available to be transferred from a waiting room and Sara Marion called Open Session back to order at 8:12 p.m.

Board Vote of Collection and Deed Enforcements and Homeowner Appeals

Summary of Items Discussed in Executive Session: No actions were taken on the 20231130 Legal Status Report or the 20231130 Collections and Enforcements Actions Report.

After review of the 20231206 Deed Violation and Enforcement Action reports, a Motion was made and seconded to escalate to legal counsel for deed enforcement on four accounts; 2911003026, 2911401017, 2911301001 and 2910801027 as presented; Motion carried.

Meeting Adjournment

With no further business to discuss a Motion was made and seconded to adjourn the meeting; Motion carried at 8:25 p.m.

Robert G. Spiess
Robert G. Spiess (Jan 9, 2024 14:56 CST)

Village Creek Community Association, Inc.

Jan 9, 2024
Date

Balance Sheet

Period: 10/01/23..10/31/23
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	76,633.80	112,960.49	-36,326.69
First Citizen ICS *277	343,533.86	343,402.60	131.26
Total Cash	420,167.66	456,363.09	-36,195.43
Reserve Funds			
First Citizen RES MM 3901	10,296.09	10,296.09	
First Citizen CD 1281-6/27/24	101,972.52	101,972.52	
First Citizen CD 1282-9/27/24	101,908.30	101,908.30	
First Citizen CD 1283-12/27/23	101,908.30	101,908.30	
First Citizen CD 1284-3/27/24	101,908.30	101,908.30	
Total Reserve Funds	417,993.51	417,993.51	
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	17,525.09	18,275.49	-750.40
Finance Charges	5,072.24	4,908.81	163.43
Collection Fees	5,352.83	5,527.83	-175.00
Legal Fees	14,318.09	12,973.09	1,345.00
Total Assessment Receivables	52,404.72	51,821.69	583.03
Other Assets			

Balance Sheet

Period: 10/01/23..10/31/23
Village Creek Community Association

11/07/23
Page 2 / 3
DARLENE

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

Description	Balance Current Month	Balance Prior Month	Change
Prepaid Insurance	16,360.51	18,178.34	-1,817.83
Advance Payments	5,000.00	5,000.00	
Total Other Assets	21,360.51	23,178.34	-1,817.83
Total Assets	911,926.40	949,356.63	-37,430.23
Liabilities			
Accounts Payable	1,095.80	2,722.70	-1,626.90
Construction Deposits	5,000.00	5,000.00	
Prepaid Assessments	5,986.33	5,439.70	546.63
Deferred Assessments	103,957.50	155,936.25	-51,978.75
Total Liabilities	116,039.63	169,098.65	-53,059.02
Equity			
Reserve Funds			
Reserve Fund	439,171.92	439,171.92	
Reserve Fund Interest	8,023.59	8,023.59	
Reserve Expenditures	-44,864.17	-44,864.17	
Total Reserve Funds	402,331.34	402,331.34	
Members Equity			
Members Equity	327,591.86	327,591.86	
Current Year Surplus (Deficit)	65,963.57	50,334.78	15,628.79
Total Members Equity	393,555.43	377,926.64	15,628.79

Balance Sheet

Period: 10/01/23..10/31/23
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>911,926.40</u>	<u>949,356.63</u>	<u>-37,430.23</u>

Income Statement

Period: 10/01/23..10/31/23

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		519,787.50	519,787.50		623,745.00	103,957.50
Interest on Unpaid Assessments	233.82		-233.82	2,920.94		-2,920.94		-2,920.94
Interest Earned on Investments	135.37		-135.37	2,985.79		-2,985.79		-2,985.79
Pool Tag Income				190.32		-190.32		-190.32
Total Revenue	52,347.94	51,978.75	-369.19	525,884.55	519,787.50	-6,097.05	623,745.00	97,860.45
Expenses								
Administrative								
Administrative Contract	2,250.00	2,282.50	32.50	22,350.00	22,825.00	475.00	27,390.00	5,040.00
Office Supplies		16.67	16.67	63.37	166.66	103.29	200.00	136.63
Copies	53.85	291.67	237.82	1,085.40	2,916.66	1,831.26	3,500.00	2,414.60
Postage	304.71	333.33	28.62	3,379.91	3,333.34	-46.57	4,000.00	620.09
Community Mailouts		200.00	200.00	672.30	2,000.00	1,327.70	2,400.00	1,727.70
Meetings		83.33	83.33	348.90	833.34	484.44	1,000.00	651.10
Administrative Notices		249.00	249.00		2,490.00	2,490.00	2,988.00	2,988.00
Deed Restriction Expenses	520.00	150.00	-370.00	2,800.00	1,500.00	-1,300.00	1,800.00	-1,000.00
Record Storage	25.00	25.00		250.00	250.00		300.00	50.00
Total Administrative	3,153.56	3,631.50	477.94	30,949.88	36,315.00	5,365.12	43,578.00	12,628.12
Professional Services								
Legal - Corporate		416.67	416.67	723.24	4,166.66	3,443.42	5,000.00	4,276.76

Income Statement

Period: 10/01/23..10/31/23

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	1,345.00	1,666.67	321.67	10,673.55	16,666.66	5,993.11	20,000.00	9,326.45
Legal Coll - Billed to Owners	-1,345.00		1,345.00	-10,673.55		10,673.55		10,673.55
Legal - Deed Restrictions		83.33	83.33	400.00	833.34	433.34	1,000.00	600.00
Legal DR - Billed to Owners				-400.00		400.00		400.00
Audit and Tax		360.00	360.00	1,690.00	3,600.00	1,910.00	4,320.00	2,630.00
Total Professional Services		2,526.67	2,526.67	2,413.24	25,266.66	22,853.42	30,320.00	27,906.76
Landscape Maintenance								
Landscape Contract	11,989.69	12,295.83	306.14	119,531.08	122,958.34	3,427.26	147,550.00	28,018.92
Landscape Enhancements		3,333.33	3,333.33	24,900.33	33,333.34	8,433.01	40,000.00	15,099.67
Irrigation Repairs		1,666.67	1,666.67	22,776.52	16,666.66	-6,109.86	20,000.00	-2,776.52
Tree Removal		1,000.00	1,000.00	1,490.14	10,000.00	8,509.86	12,000.00	10,509.86
Force Mows		16.67	16.67		166.66	166.66	200.00	200.00
Total Landscape Maintenance	11,989.69	18,312.50	6,322.81	168,698.07	183,125.00	14,426.93	219,750.00	51,051.93
Repairs & Maintenance								
General Repairs & Maintenance		2,375.00	2,375.00	9,051.94	23,750.00	14,698.06	28,500.00	19,448.06
Lake Maintenance	500.00	1,250.00	750.00	5,000.00	12,500.00	7,500.00	15,000.00	10,000.00
Lake Chemicals	1,292.85		-1,292.85	3,960.46		-3,960.46		-3,960.46
Playground Repairs & Maint		625.00	625.00	7,990.00	6,250.00	-1,740.00	7,500.00	-490.00
Recreation Supplies & Maint		125.00	125.00		1,250.00	1,250.00	1,500.00	1,500.00
Locks & Keys		12.50	12.50		125.00	125.00	150.00	150.00

Income Statement

Period: 10/01/23..10/31/23

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	424.00	341.67	-82.33	3,498.00	3,416.66	-81.34	4,100.00	602.00
Signs		66.67	66.67	1,284.31	666.66	-617.65	800.00	-484.31
Total Repairs & Maintenance	2,216.85	4,795.84	2,578.99	30,784.71	47,958.32	17,173.61	57,550.00	26,765.29
Pool & Splash Pad								
Pool Contract	720.00	3,885.00	3,165.00	41,499.10	38,850.00	-2,649.10	46,620.00	5,120.90
Pool Maintenance & Repairs		666.67	666.67	11,715.75	6,666.66	-5,049.09	8,000.00	-3,715.75
Pool Equipment & Supplies	65.00	333.33	268.33	4,631.85	3,333.34	-1,298.51	4,000.00	-631.85
Pool Plumbing Repairs				7,620.40		-7,620.40		-7,620.40
Pool Furniture	1,695.00	250.00	-1,445.00	1,695.00	2,500.00	805.00	3,000.00	1,305.00
Pool Tags		58.33	58.33		583.34	583.34	700.00	700.00
Splash Pad Maintenance		416.67	416.67	22,898.76	4,166.66	-18,732.10	5,000.00	-17,898.76
Total Pool & Splash Pad	2,480.00	5,610.00	3,130.00	90,060.86	56,100.00	-33,960.86	67,320.00	-22,740.86
Utilities & Services								
Street Lights	3,164.36	3,333.33	168.97	25,754.38	33,333.34	7,578.96	40,000.00	14,245.62
Electricity - Meters	731.36	666.67	-64.69	6,236.38	6,666.66	430.28	8,000.00	1,763.62
Water and Sewer	10,901.65	6,666.67	-4,234.98	76,825.30	66,666.66	-10,158.64	80,000.00	3,174.70
Telephone/Internet	220.61	150.00	-70.61	1,883.58	1,500.00	-383.58	1,800.00	-83.58
Total Utilities & Services	15,017.98	10,816.67	-4,201.31	110,699.64	108,166.66	-2,532.98	129,800.00	19,100.36

Other

Income Statement

11/7/2023

Page 4 / 4

DARLENE

Period: 10/01/23..10/31/23

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	18,451.89	18,956.66	504.77	22,748.00	4,296.11
Bank Fees		1.67	1.67		16.66	16.66	20.00	20.00
Community Events		900.00	900.00	2,447.30	9,000.00	6,552.70	10,800.00	8,352.70
Website and Newsletter	43.24	41.67	-1.57	158.42	416.66	258.24	500.00	341.58
Technology		833.33	833.33	1,187.73	8,333.34	7,145.61	10,000.00	8,812.27
Bad Debts		1,329.16	1,329.16	922.24	13,291.68	12,369.44	15,950.00	15,027.76
Holiday Decorating		166.67	166.67	3,147.00	1,666.66	-1,480.34	2,000.00	-1,147.00
TLAC Contribution					747.00	747.00	747.00	747.00
Capital Reserve Contributions		1,038.50	1,038.50		10,385.00	10,385.00	12,462.00	12,462.00
Total Other	1,861.07	6,206.67	4,345.60	26,314.58	62,813.66	36,499.08	75,427.00	49,112.42
Total Expenses	36,719.15	51,899.85	15,180.70	459,920.98	519,745.30	59,824.32	623,745.00	163,824.02
Surplus (Deficit)	15,628.79	78.90	-15,549.89	65,963.57	42.20	-65,921.37		-65,963.57

Balance Sheet

Period: 11/01/23..11/30/23
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	52,002.01	76,633.80	-24,631.79
First Citizen ICS *277	343,660.93	343,533.86	127.07
Total Cash	395,662.94	420,167.66	-24,504.72
Reserve Funds			
First Citizen RES MM 3901	10,296.09	10,296.09	
First Citizen CD 1281-6/27/24	101,972.52	101,972.52	
First Citizen CD 1282-9/27/24	101,908.30	101,908.30	
First Citizen CD 1283-12/27/23	101,908.30	101,908.30	
First Citizen CD 1284-3/27/24	101,908.30	101,908.30	
Total Reserve Funds	417,993.51	417,993.51	
Assessment Receivables			
2020 Assessments	1,379.00	1,611.97	-232.97
2021 Assessments	3,036.00	3,795.00	-759.00
2022 Assessments	3,970.50	4,729.50	-759.00
2023 Assessments	16,555.09	17,525.09	-970.00
Finance Charges	5,084.95	5,072.24	12.71
Collection Fees	4,927.08	5,352.83	-425.75
Legal Fees	16,648.09	14,318.09	2,330.00
Total Assessment Receivables	51,600.71	52,404.72	-804.01
Other Assets			

Balance Sheet

Period: 11/01/23..11/30/23
Village Creek Community Association

12/05/23
Page 2 / 3
DARLENE

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

Description	Balance Current Month	Balance Prior Month	Change
Prepaid Insurance	14,542.68	16,360.51	-1,817.83
Advance Payments	5,000.00	5,000.00	
Total Other Assets	19,542.68	21,360.51	-1,817.83
Total Assets	884,799.84	911,926.40	-27,126.56
Liabilities			
Accounts Payable	9,649.84	1,095.80	8,554.04
Construction Deposits	5,000.00	5,000.00	
Prepaid Assessments	12,412.54	5,986.33	6,426.21
Deferred Assessments	51,978.75	103,957.50	-51,978.75
Total Liabilities	79,041.13	116,039.63	-36,998.50
Equity			
Reserve Funds			
Reserve Fund	439,171.92	439,171.92	
Reserve Fund Interest	8,023.59	8,023.59	
Reserve Expenditures	-44,864.17	-44,864.17	
Total Reserve Funds	402,331.34	402,331.34	
Members Equity			
Members Equity	327,591.86	327,591.86	
Current Year Surplus (Deficit)	75,835.51	65,963.57	9,871.94
Total Members Equity	403,427.37	393,555.43	9,871.94

Balance Sheet

Period: 11/01/23..11/30/23
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>884,799.84</u>	<u>911,926.40</u>	<u>-27,126.56</u>

Income Statement

Period: 11/01/23..11/30/23

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		571,766.25	571,766.25		623,745.00	51,978.75
Interest on Unpaid Assessments	206.29		-206.29	3,127.23		-3,127.23		-3,127.23
Interest Earned on Investments	129.80		-129.80	3,115.59		-3,115.59		-3,115.59
Pool Tag Income				190.32		-190.32		-190.32
Total Revenue	52,314.84	51,978.75	-336.09	578,199.39	571,766.25	-6,433.14	623,745.00	45,545.61
Expenses								
Administrative								
Administrative Contract	2,250.00	2,282.50	32.50	24,600.00	25,107.50	507.50	27,390.00	2,790.00
Office Supplies	112.05	16.67	-95.38	175.42	183.33	7.91	200.00	24.58
Copies		291.67	291.67	1,085.40	3,208.33	2,122.93	3,500.00	2,414.60
Postage		333.33	333.33	3,379.91	3,666.67	286.76	4,000.00	620.09
Community Mailouts		200.00	200.00	672.30	2,200.00	1,527.70	2,400.00	1,727.70
Meetings		83.33	83.33	348.90	916.67	567.77	1,000.00	651.10
Administrative Notices	2,988.00	249.00	-2,739.00	2,988.00	2,739.00	-249.00	2,988.00	
Deed Restriction Expenses		150.00	150.00	2,800.00	1,650.00	-1,150.00	1,800.00	-1,000.00
Record Storage	25.00	25.00		275.00	275.00		300.00	25.00
Total Administrative	5,375.05	3,631.50	-1,743.55	36,324.93	39,946.50	3,621.57	43,578.00	7,253.07
Professional Services								
Legal - Corporate		416.67	416.67	723.24	4,583.33	3,860.09	5,000.00	4,276.76

Income Statement

Period: 11/01/23..11/30/23

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	2,585.00	1,666.67	-918.33	13,258.55	18,333.33	5,074.78	20,000.00	6,741.45
Legal Coll - Billed to Owners	-2,585.00		2,585.00	-13,258.55		13,258.55		13,258.55
Legal - Deed Restrictions	375.00	83.33	-291.67	775.00	916.67	141.67	1,000.00	225.00
Legal DR - Billed to Owners	-375.00		375.00	-775.00		775.00		775.00
Audit and Tax		360.00	360.00	1,690.00	3,960.00	2,270.00	4,320.00	2,630.00
Total Professional Services		2,526.67	2,526.67	2,413.24	27,793.33	25,380.09	30,320.00	27,906.76
Landscape Maintenance								
Landscape Contract	11,989.69	12,295.83	306.14	131,520.77	135,254.17	3,733.40	147,550.00	16,029.23
Landscape Enhancements	9,519.62	3,333.33	-6,186.29	34,419.95	36,666.67	2,246.72	40,000.00	5,580.05
Irrigation Repairs		1,666.67	1,666.67	22,776.52	18,333.33	-4,443.19	20,000.00	-2,776.52
Tree Removal		1,000.00	1,000.00	1,490.14	11,000.00	9,509.86	12,000.00	10,509.86
Force Mows		16.67	16.67		183.33	183.33	200.00	200.00
Total Landscape Maintenance	21,509.31	18,312.50	-3,196.81	190,207.38	201,437.50	11,230.12	219,750.00	29,542.62
Repairs & Maintenance								
General Repairs & Maintenance		2,375.00	2,375.00	9,051.94	26,125.00	17,073.06	28,500.00	19,448.06
Lake Maintenance	500.00	1,250.00	750.00	5,500.00	13,750.00	8,250.00	15,000.00	9,500.00
Lake Chemicals	27.66		-27.66	3,988.12		-3,988.12		-3,988.12
Playground Repairs & Maint	545.00	625.00	80.00	8,535.00	6,875.00	-1,660.00	7,500.00	-1,035.00
Recreation Supplies & Maint		125.00	125.00		1,375.00	1,375.00	1,500.00	1,500.00
Locks & Keys		12.50	12.50		137.50	137.50	150.00	150.00

Income Statement

Period: 11/01/23..11/30/23

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	212.00	341.67	129.67	3,710.00	3,758.33	48.33	4,100.00	390.00
Signs		66.67	66.67	1,284.31	733.33	-550.98	800.00	-484.31
Total Repairs & Maintenance	1,284.66	4,795.84	3,511.18	32,069.37	52,754.16	20,684.79	57,550.00	25,480.63
Pool & Splash Pad								
Pool Contract	720.00	3,885.00	3,165.00	42,219.10	42,735.00	515.90	46,620.00	4,400.90
Pool Maintenance & Repairs		666.67	666.67	11,715.75	7,333.33	-4,382.42	8,000.00	-3,715.75
Pool Equipment & Supplies		333.33	333.33	4,631.85	3,666.67	-965.18	4,000.00	-631.85
Pool Plumbing Repairs				7,620.40		-7,620.40		-7,620.40
Pool Furniture		250.00	250.00	1,695.00	2,750.00	1,055.00	3,000.00	1,305.00
Pool Tags		58.33	58.33		641.67	641.67	700.00	700.00
Splash Pad Maintenance		416.67	416.67	22,898.76	4,583.33	-18,315.43	5,000.00	-17,898.76
Access Control System	1,505.00		-1,505.00	1,505.00		-1,505.00		-1,505.00
Total Pool & Splash Pad	2,225.00	5,610.00	3,385.00	92,285.86	61,710.00	-30,575.86	67,320.00	-24,965.86
Utilities & Services								
Street Lights	3,164.36	3,333.33	168.97	28,918.74	36,666.67	7,747.93	40,000.00	11,081.26
Electricity - Meters	537.12	666.67	129.55	6,773.50	7,333.33	559.83	8,000.00	1,226.50
Water and Sewer	6,297.75	6,666.67	368.92	83,123.05	73,333.33	-9,789.72	80,000.00	-3,123.05
Telephone/Internet	231.82	150.00	-81.82	2,115.40	1,650.00	-465.40	1,800.00	-315.40
Total Utilities & Services	10,231.05	10,816.67	585.62	120,930.69	118,983.33	-1,947.36	129,800.00	8,869.31

Income Statement

12/5/2023

Page 4 / 4

DARLENE

Period: 11/01/23..11/30/23

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
Other								
Property Taxes							200.00	200.00
Insurance	1,817.83	1,895.67	77.84	20,269.72	20,852.33	582.61	22,748.00	2,478.28
Bank Fees		1.67	1.67		18.33	18.33	20.00	20.00
Community Events		900.00	900.00	2,447.30	9,900.00	7,452.70	10,800.00	8,352.70
Website and Newsletter		41.67	41.67	158.42	458.33	299.91	500.00	341.58
Technology		833.33	833.33	1,187.73	9,166.67	7,978.94	10,000.00	8,812.27
Bad Debts		1,329.16	1,329.16	922.24	14,620.84	13,698.60	15,950.00	15,027.76
Holiday Decorating		166.67	166.67	3,147.00	1,833.33	-1,313.67	2,000.00	-1,147.00
TLAC Contribution					747.00	747.00	747.00	747.00
Capital Reserve Contributions		1,038.50	1,038.50		11,423.50	11,423.50	12,462.00	12,462.00
Total Other	1,817.83	6,206.67	4,388.84	28,132.41	69,020.33	40,887.92	75,427.00	47,294.59
Total Expenses	42,442.90	51,899.85	9,456.95	502,363.88	571,645.15	69,281.27	623,745.00	121,381.12
Surplus (Deficit)	9,871.94	78.90	-9,793.04	75,835.51	121.10	-75,714.41		-75,835.51