

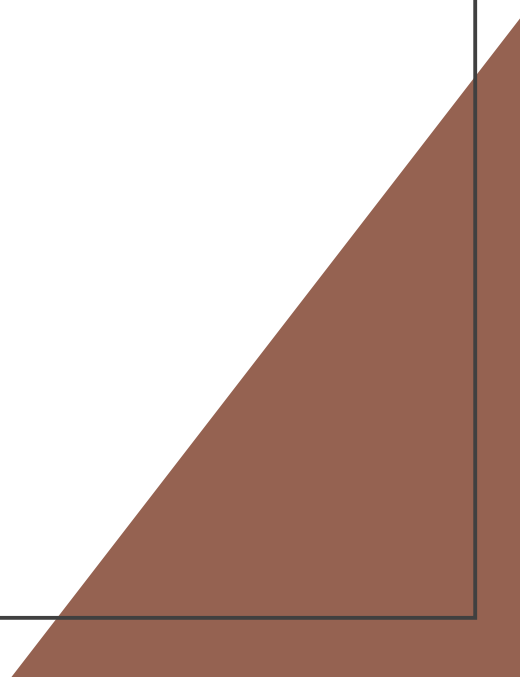
EAGLE'S NEST RMA



Board of Directors Meeting 3rd Quarter

**Tuesday
November 12, 2024
1:00 p.m.**

Agenda

- **Establish Board Quorum**
 - **Call Meeting to Order**
 - **Introduction of the Board of Directors**
 - **Marcus Kujawa, President**
 - **Trent Smith, Vice President**
 - **Michael Morgan, Secretary**
 - **Introduction of Essex Association Management, L.P. Representatives**
 - **Michael Morgan, Director of Association Services**
 - **Jon Baskett, Account Manager**
 - **Essex Support Staff**
 - **Financial Review**
 - **2024 3rd Quarter**
 - **2025 Budget Approval**
 - **Policy Review and Approval**
 - **State Mandated**
 - **Recommended**
 - **Community / Developer Updates**
 - **Adjourned**
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2024 ~ 3rd Quarter Balance Sheet Summary



Balance Sheet Summary Report Eagle's Nest Homeowners Road Maintenance Association, Inc As of September 30, 2024

	<u>Balance Sep 30, 2024</u>	<u>Balance Jun 30, 2024</u>	<u>Change</u>
Total Assets	62,341.16	55,867.94	6,473.22
Total Receivables	4,694.13	7,975.89	(3,281.76)
Total Assets	<u>67,035.29</u>	<u>63,843.83</u>	<u>3,191.46</u>
Total Liabilities	734.96	1,227.88	(492.92)
Total Liabilities	<u>734.96</u>	<u>1,227.88</u>	<u>(492.92)</u>
Total Equity	17,973.58	17,973.58	0.00
Total Owners' Equity	<u>17,973.58</u>	<u>17,973.58</u>	<u>0.00</u>
 Net Income / (Loss)	 48,326.75	 44,642.37	 3,684.38
Total Liabilities and Equity	<u>67,035.29</u>	<u>63,843.83</u>	<u>3,191.46</u>

2024 ~ 3rd Quarter Income Statement Summary



Income Statement Summary Eagle's Nest Homeowners Road Maintenance Association, Inc. September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	1,249.25	2,083.33	(834.08)	55,943.10	51,252.00	4,691.10	56,252.00
Total Income	1,249.25	2,083.33	(834.08)	55,943.10	51,252.00	4,691.10	56,252.00
Total Expenses	0.00	1,250.00	(1,250.00)	0.00	11,250.00	(11,250.00)	45,722.00
Total General & Administrative	1,299.96	1,101.00	198.96	7,616.35	7,104.00	512.35	9,030.00
Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Total Expense	1,299.96	2,351.00	(1,051.04)	7,616.35	18,354.00	(10,737.65)	56,252.00
Net Income / (Loss)	(50.71)	(267.67)	216.96	48,326.75	32,898.00	15,428.75	0.00

2025 Proposed Budget Summary

Summary

- **Assessments (no increase)**
 - **\$250.00 Annually**
- **Lot Sales**
 - **Forecasted 150 Annually**
- **Repairs and Maintenance**
 - **Road maintenance - \$25K**
 - **Landscaping - \$8K**
- **Reserves**
 - **\$46 K**
- **Contingency Funding**
 - **\$410.67**

2025 Proposed Budget

Income

4100 - Assessments	72,166.67
4200 - Late/NSF Fee	150.00
4250 - Collection Fee Charge	90.00
4500 - Interest Income	24.00
4801 - Working Capital Assessment	18,750.00

Total Income 91,180.67

Total Eagles Nest Income 91,180.67

Expenses

6001 - Reserve Contributions	46,000.00
8000 - Contingency Fund	410.67

Total Expenses 46,410.67

General & Administrative

5100 - Administrative Expenses	780.00
5101 - Postage	240.00
5104 - Printing and Reproduction	240.00
5105 - Website Expense	300.00
5109 - Licenses, Permits, & Fees	600.00
5110 - Professional Management	6,300.00
5120 - Collection Fees Billed Back	90.00
5176 - Legal Fees	500.00
5181 - Tax Preparation	420.00

Total General & Administrative 9,470.00

Taxes

5201 - Property Taxes	0.00
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Total Taxes 0.00

Insurance

5310 - General Liability	2,300.00
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Total Insurance 2,300.00

Utilities

6010 - Electric	0.00
6020 - Water/Sewer	0.00

Total Utilities 0.00

Infrastructure & Maintenance

6270 - Gate Repairs	0.00
6290 - Common Area Maint	0.00
6292 - Repairs and Maintenance	25,000.00

Total Infrastructure & Maintenance 25,000.00

Landscaping

6400 - Landscaping (Contract Services)	8,000.00
6402 - Landscape Maint & Imprv (Non Contract)	0.00

Landscaping

6500 - Irrigation	0.00
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Total Landscaping 8,000.00

Total Eagles Nest Expense 91,180.67

Total Association Net Income / (Loss) 0.00

Policies to be Amended / Adopted

- **State Mandated Policies to be Amended/ Adopted**
 - Amend- Collections/ Payment Plan Policy
 - Adopt- Enforcement Policy
 - Adopt- Security Measures Policy
- **Not Required but Highly recommended be Amended/ Adopted**
 - Adopt- Generator Policy
 - Adopt- Lightning Rod Policy
 - Adopt- Pandemic Policy
 - Adopt-Community Wide Standard Policy
 - Adopt-Drones and Unmanned Aircraft Policy

Community / Developer Updates



➤ Homeowners Contact Us!



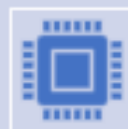
A PROFESSIONAL PROPERTY MANAGEMENT COMPANY



Phone: (972) 428-2030



Fax: (469) 342-8205



After Hours Emergency
Line: (888) 740-2233

For a quick response, go to your community website or www.essexhoa.com and submit your inquiry under the “Contact Us” page. An agent will begin working on your inquiry the moment it is received.

Adjourned

