



**Board of Directors Meeting
2nd Quarter**

**Tuesday, August 20th, 2024
3:00 p.m.**

www.mobblerlyfarmshoa.com

AGENDA

- **Establish Board Quorum**
- **Call Meeting to Order**
- **Introduction of the Board of Directors**
 - Matthew Dawson, President
 - Dustin Warren, Vice President
 - Victor Tannous, Secretary
- **Introduction of Essex Association Management, L.P. Representatives**
 - Michael Morgan, Director of Association Services
 - Rebecca Reach, Account Manager
 - Essex Support Staff
- **Approval of May 2024 Meeting Minutes**
- **Financials**
- **Community / Developer Updates**
- **Adjourn**

APPROVAL OF MAY 2024 MEETING MINUTES

**Mobberly Farms Homeowners Association, Inc
Board of Directors Meeting
Meeting Minutes
May 2, 2024**

Minutes of the open telephonic meeting of the Board of Directors held on May 2, 2024, at 2:30 p.m. on behalf of Mobberly Farms Homeowners Association, Inc Pilot Point, Tx

1. Meeting called to order at 2:34 p.m.

2. Roll Call:

Board Members Present (Quorum established):

Dustin Warren, Vice President
Victor Tannous, Secretary

Essex Present:

Michael Morgan, Director of Association Services
Jon Baskett, Account Manager
Essex Support Staff

3. Approved November 2023 Meeting Minutes

- Victor Tannous motioned to approve; Dustin Warren Seconded the motion.
- Motion carried; Minutes approved.

4. Financial Review:

- Michael Morgan reviewed last year and first quarter financials.
 - Victor Tannous motioned to Approve; Dustin Warren, Seconded the Motion.
 - Motion so carried; Budget approved.

5. Community Updates:

- Michael Morgan reviewed the Corporate Transparency Act (CTA)
- Michael Morgan reviewed the Mandatory Policy Changes

4. Adjournment:

- Dustin Warren Motioned to Adjourn; Victor Tannous, Seconded the Motion.
- Motion so Carried.

5. Meeting Adjourned at 2:45 p.m.

Signature of Secretary

Date

Minutes Scribe : Wendy Bloom, Essex Association Management, L.P.

**Essex Association Management, L.P. Managing Agent
Mobberly Farms Homeowners Association, Inc.**

JUNE 2024 BALANCE SHEET

Balance Sheet Report Mobberly Farms Homeowners Association, Inc, As of June 30, 2024

	<u>Balance Jun 30, 2024</u>	<u>Balance Mar 31, 2024</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - CIT Bank Operating Account	200,370.24	238,301.17	(37,930.93)
1011 - RSV-First Citizen Bank FCB Money Market	100,091.14	100,003.84	87.30
1100 - B1 Bank Money Market	247,174.90	245,112.38	2,062.52
Total Assets	547,636.28	583,417.39	(35,781.11)
Receivables			
1400 - Accounts Receivable	18,154.85	34,986.06	(16,831.21)
Total Receivables	18,154.85	34,986.06	(16,831.21)
Total Assets	565,791.13	618,403.45	(52,612.32)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	12,438.17	7,739.21	4,698.96
2050 - Prepaid Assessments	9,930.57	11,253.24	(1,322.67)
Total Liabilities	22,368.74	18,992.45	3,376.29
Total Liabilities	22,368.74	18,992.45	3,376.29
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	271,380.18	271,380.18	0.00
Total Equity	271,380.18	271,380.18	0.00
Total Owners' Equity	271,380.18	271,380.18	0.00
Net Income / (Loss)	272,042.21	328,030.82	(55,988.61)
Total Liabilities and Equity	565,791.13	618,403.45	(52,612.32)

JUNE 2024 INCOME STATEMENT SUMMARY

Income Statement Summary Mobberly Farms Homeowners Association, Inc, June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	5,888.31	22,190.33	(16,302.02)	452,349.26	531,132.00	(78,782.74)	624,124.00
Total Income	5,888.31	22,190.33	(16,302.02)	452,349.26	531,132.00	(78,782.74)	624,124.00
Total Expenses	0.00	1,347.08	(1,347.08)	0.00	8,082.50	(8,082.50)	16,165.00
Total General & Administrative	4,267.33	3,800.00	467.33	26,380.52	23,160.00	3,220.52	54,600.00
Total Insurance	0.00	0.00	0.00	8,702.00	6,000.00	2,702.00	6,000.00
Total Utilities	1,205.80	6,041.32	(4,835.52)	6,377.51	24,583.32	(18,205.81)	74,100.00
Total Infrastructure & Maintenance	11,180.62	1,407.92	9,772.70	25,347.99	9,347.50	16,000.49	27,695.00
Total Pool	0.00	0.00	0.00	0.00	0.00	0.00	122,500.00
Total Landscaping	17,842.58	15,933.00	1,909.58	108,346.74	95,596.00	12,750.74	277,064.00
Total Irrigation Maintenance	2,835.83	2,167.00	668.83	5,152.29	13,000.00	(7,847.71)	26,000.00
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
Total Expense	37,332.16	30,696.32	6,635.84	180,307.05	179,769.32	537.73	624,124.00
 Net Income / (Loss)	 (31,443.85)	 (8,505.99)	 (22,937.86)	 272,042.21	 351,362.68	 (79,320.47)	 0.00

COMMUNITY / DEVELOPER UPDATES



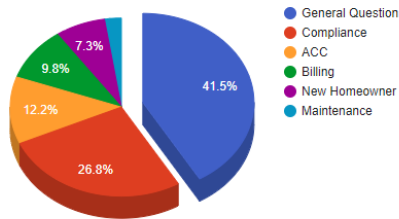
Mobberly Farms Community Charts

Conversation Started: 04/01/24 to 06/30/24

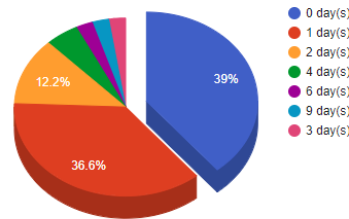
Total Number of Submissions for Date Range: 41

Pie Charts ordered by: Percentage (high-to-low)

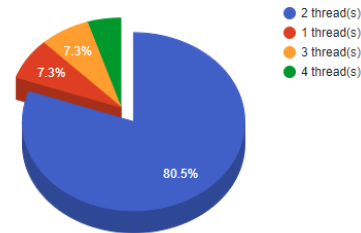
Submissions by Category



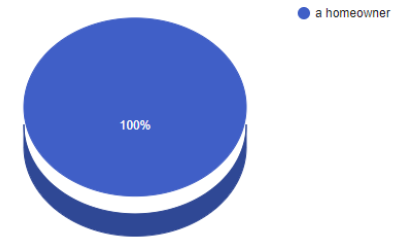
Statistics by Age



Statistics by Conversation Thread



Statistics by Submission Group



Unit Type Listing Mobberly Farms Homeowners Association, Inc,

As Of Sun Jun 30, 2024

Unit Type	No Units	Sq Feet	Percent Interest	Occupied Flag	Late Fee
01 -- Single Family Homes	455			Occupied	0.00
02 -- Builder Lots	79			Occupied	0.00
Total Number of Units:	534				

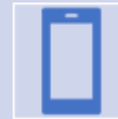
COMMUNITY / DEVELOPER UPDATES



➤ Homeowner Contact Us!



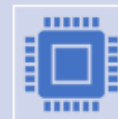
A PROFESSIONAL PROPERTY MANAGEMENT COMPANY



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.

MOBBERLY FARMS

HOMEOWNERS ASSOCIATION



Adjournment