



Informational Townhall Meeting of the Members

Wednesday, March 15th 2023 @ 5:30 p.m.

Location

Shale Creek Amenity Center
12833 Azure Heights Pl., Rhome, TX

www.shalehoa.com

Agenda

- Call Meeting to Order
- Introduction of Lennar Representatives
 - Hunter Tatham, President
 - John Olvera, Vice President
 - Ryan Vaughan, Secretary / Treasurer
- Introduction of Essex Association Management, L.P. Representatives
 - Sean Corcoran, Director of Operations
 - Ryan Corcoran, Community Association Manager
 - Essex Support Staff
- Financial Review
 - 2022 Year End Financials Pages 1-2
 - Approved 2023 Budget Page 3
- Community Updates
 - Completed Projects Page 4
 - Projects in Progress Page 5
 - Developer Updates Page 6
- Other Reports
 - Compliance/ACC Page 7
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- Homeowner Q & A Page 10

December 2022 Balance Sheet

<u>Assets</u>	<u>Balance Dec 31, 2022</u>	<u>Balance Nov 30, 2022</u>	<u>Change</u>
Assets			
1010 - CIT Bank Operating Account	8,820.11	10,996.60	(2,176.49)
Total Assets	8,820.11	10,996.60	(2,176.49)
Receivables			
1400 - Accounts Receivable	45,984.05	54,387.28	(8,403.23)
Total Receivables	45,984.05	54,387.28	(8,403.23)
Total Assets	54,804.16	65,383.88	(10,579.72)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	63,605.74	59,273.84	4,331.90
2050 - Prepaid Assesments	45,578.17	29,636.12	15,942.05
2200 - Notes Payable	84,185.94	84,185.94	0.00
Total Liabilities	193,369.85	173,095.90	20,273.95
Total Liabilities	193,369.85	173,095.90	20,273.95
<u>Owners' Equity</u>			
Equity			
3000 - Opening Bal Equity	2,790.59	2,790.59	0.00
3900 - Retained Earnings	(141,356.28)	(126,938.16)	(14,418.12)
Total Equity	(138,565.69)	(124,147.57)	(14,418.12)
Total Owners' Equity	(138,565.69)	(124,147.57)	(14,418.12)
Net Income / (Loss)	0.00	16,435.55	(16,435.55)
Total Liabilities and Equity	54,804.16	65,383.88	(10,579.72)

December 2022 Income Statement

Declarant Contribution – Deficit Funding

Income Statement Summary Shale Homeowners Association, Inc

December 01, 2022 thru December 31, 2022

	Current Period			Year to Date (12 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	623.74	2,496.00	(1,872.26)	291,532.15	289,767.00	1,765.15	289,767.00
Total Income	623.74	2,496.00	(1,872.26)	291,532.15	289,767.00	1,765.15	289,767.00
Total Expenses	0.00	1,569.00	(1,569.00)	0.00	1,569.00	(1,569.00)	1,569.00
Total General & Administrative	5,522.37	6,310.00	(787.63)	66,123.10	68,227.00	(2,103.90)	68,227.00
Total Taxes	0.00	0.00	0.00	119.82	0.00	119.82	0.00
Total Insurance	349.21	307.00	42.21	5,132.78	3,684.00	1,448.78	3,684.00
Total Utilities	2,793.04	2,325.00	468.04	25,944.03	27,900.00	(1,955.97)	27,900.00
Total Infrastructure & Maintenance	1,485.51	750.00	735.51	20,793.48	13,696.00	7,097.48	13,696.00
Total Amenity Center	1,520.40	1,474.00	46.40	46,496.16	45,391.00	1,105.16	45,391.00
Total Pool	7,462.21	2,887.00	4,575.21	50,669.01	49,644.00	1,025.01	49,644.00
Total Landscape	12,344.67	4,788.00	7,556.67	90,671.89	79,656.00	11,015.89	79,656.00
Total Expense	31,477.41	20,410.00	11,067.41	305,950.27	289,767.00	16,183.27	289,767.00
Net Income / (Loss)	(30,853.67)	(17,914.00)	(12,939.67)	(14,418.12)	0.00	(14,418.12)	0.00

2023 Approved Budget

Income	2023 Budget	Utilities	2023 Budget
4100 - Assessments	255,571.20	6005 - Telephone/Internet	3,480.00
4195 - Transfer Fees	0.00	6010 - Electric	17,500.00
4200 - Late/NSF Fee	12,050.00	6020 - Water/Sewer	4,800.00
4250 - Collection Fee Charge	7,245.00	6021 - Waste Service	500.00
4300 - Misc Income	6,000.00		
4410 - Demand Letter Income	2,105.00	Total Utilities	26,280.00
4500 - Interest Income	12.00	Infrastructure & Maintenance	
4800 - CAP Fees	6,450.00	6250 - Pest Control	1,196.00
4830 - Gate Card	500.00	6290 - Common Area Maintenance	5,100.00
4836 - Amenity Center Rental Revenue	250.00	6291 - Holiday Decoration	1,000.00
		6295 - Common Area Repairs	2,000.00
Total Income	290,183.20	6506 - Pond Maintenance	8,400.00
		Total Infrastructure & Maintenance	17,696.00
Total Shale Income	290,183.20	Amenity Center	
General & Administrative		6600 - Security/Pool Security	17,079.59
5100 - Administrative Expenses	780.00	6601 - Gym Equipment Maintenance - Contract	2,724.00
5101 - Postage	9,700.00	6602 - Amenity Center Repairs	6,000.00
5104 - Printing/Reproduction	1,200.00	6603 - Amenity Center Porter Service - Contract	900.00
5105 - Website Expense	794.90	6604 - Gym Equipment Lease - Contract	13,860.00
5106 - Homeowner Functions	2,000.00	Total Amenity Center	40,563.59
5109 - Licenses, Permits & Fees	180.00	Pool	
5110 - Professional Management	42,000.00	6270 - Gate Repairs	600.00
5120 - Collection Fee Billed Back	7,245.00	6275 - Pool Cards & Wrist Bands	0.00
5121 - Property Inspections	2,280.00	6300 - Pool Maintenance - Contract	38,316.00
5122 - Annual Meeting Expense	0.00	6310 - Pool Supplies	500.00
5160 - Bad Debt Expense	180.00	6320 - Pool Maint/Repairs - Non Contractual	8,000.00
5170 - Bank Fees	100.00	6345 - Porter Service	0.00
5176 - Legal Fees	600.00	Total Pool	47,416.00
5177 - Legal Fees Billed Back	600.00	Landscape	
5180 - Audit & Accounting	2,000.00	6400 - Landscape Maintenance - Contract	45,456.00
5181 - Tax Preparation	650.00	6410 - Landscape Repairs - Non Contract	1,200.00
Total General & Administrative	70,309.90	6420 - Landscape Field Mowing	22,200.00
Taxes		6500 - Landscape Improvements - Non Contract	2,800.00
5201 - Property Taxes	200.00	6505 - Irrigation Repairs	8,000.00
Total Taxes	200.00	Total Landscape	79,656.00
Insurance		Total Shale Expense	290,183.20
5310 - General Liability	5,131.71	Total Association Net Income / (Loss)	0.00
5320 - Directors & Officers Liability	2,930.00		
Total Insurance	8,061.71		

Completed Projects

- Explanation on the Process of Bidding out Projects and Proceeding with Approved Proposals.
- Installed No Trespassing Signs: \$104.00
- US & Texas Flag Order: \$175.10
- Installed (4) New Surveillance Cameras: \$1,815.99
- Purchased New Furniture (Tables & Lounge Chairs) at Amenity Center: \$1,811.29
- Installed Multiple Crepe Myrtle Trees along Main Entry on HWY 114 – Beginning of 2022: \$598.62
- Removed Dead Vegetation/Shrubbery \$298.74
- Installed New Mulch – End of 2022 (Included in the Contract)
- Rebaited (12) Color Flowerbeds to help with Rats: \$298.78
- Multiple Irrigation Repairs: \$10,877.19
- Installed New Drywall on Ceiling Fans and Wall – Fitness Room: \$3,498.42
- Replaced Sink Faucets in Amenity Center & Kitchen: \$1,412.51
- Multiple Gate Repairs: \$630.00
- Multiple Pool Repairs: \$9,130.49
- Vandalism Repairs: \$1,317.75

**Total Repairs / Maintenance
(Included but not limited to) in 2022:
\$31,968.88**

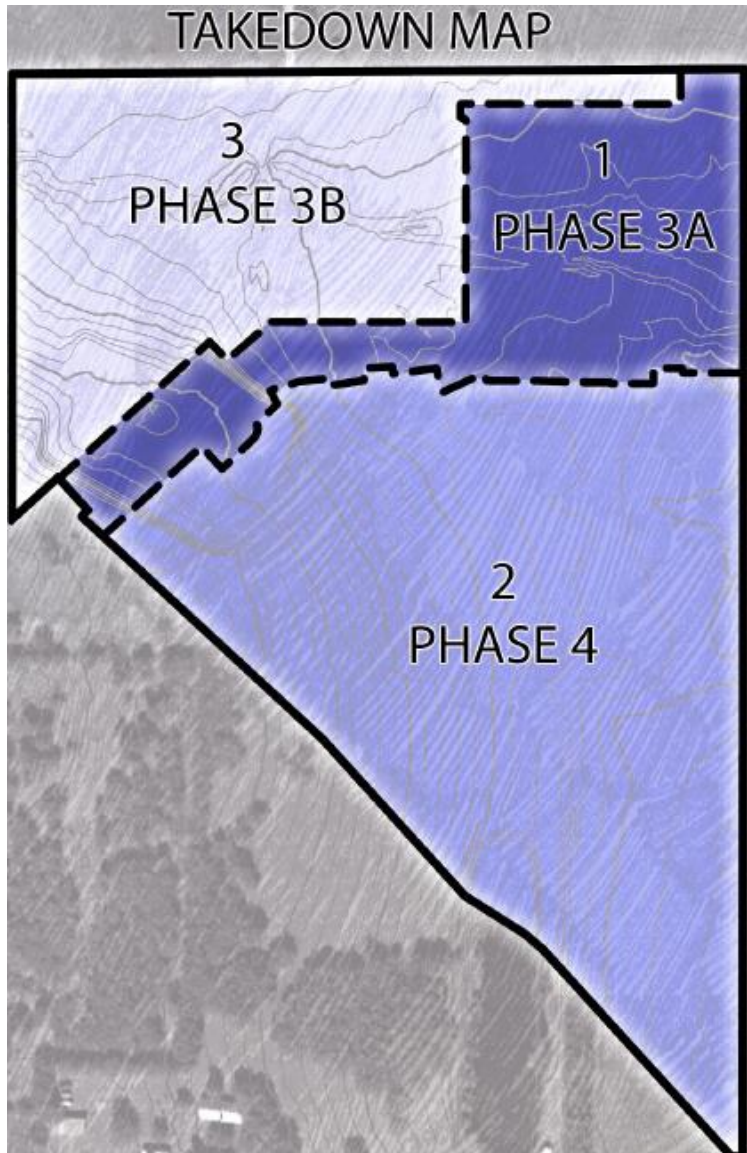
Projects in Progress

- **Wall Rebuild: \$8,850.00**
- **Power wash Main Entrance: \$1,400.00**
- **Re-Letter Monument: \$6,150.00**
- **Reestablish Electric Meter: \$10,499.60**
- **Reestablish Irrigation: \$1,980**
- **Amenity Center**
 - Roofing: \$5,448.95
 - Playground Repairs: \$5,672.30
 - Interior Water Damage: \$2,820.62
- **Azure Heights Entrance**
 - Landscape Improvement: \$2,800.00
 - Light Pole Replacement: \$7,300.00
- **Total Expense: \$52,839.47**

Overall 2023 Improvements

- Common Area Repairs
- Amenity Center Repairs
- Landscape Repairs N/C
- Landscape Improvements N/C
- Irrigation Repairs
- Common Area Maintenance

Developer Updates



Compliance/ ACC

Covenants Count Report Shale Creek Homeowners Association, Inc. January 01, 2022 thru December 31, 2022

<u>Description</u>	<u>Violations</u>
Landscape / Lawn Maintenance	798
Misc. Items Visible / Rubbish / Dumping	282
Self Help Action Notice "Lawn"	61
Exterior Maintenance	55
Holiday Décor/Lights	50
Inoperable Vehicle	50
No ACC Application Submitted	34
Parking	33
Trash Containers	30
Fence(s) / Panels – General	28
Portable Basketball Goals	20
Trailer / RV / Motor Home Storage	18
Tree Maintenance / Dead	9
Window Treatment / Unit(s)	7
Boat(s)	6
Signage	6
Vehicles & Access	5
General Restriction – Nuisances	3
Pet Violation	2

- Inspections Conducted Twice Monthly
- Three (3) Notices are Sent Prior to Fine(s) Being Assessed
 - 1st Courtesy Notice
 - 2nd Notice of Violation
 - 3rd Final Notice / Fine Warning (PC209)
 - 1st Fine Notice: **\$50**
 - 2nd Fine Notice: **\$75**
 - 3rd Fine Notice: **\$100**
 - Homeowner will Continue to be Fined Until Cured
- State Standard and per the 1st, 2nd, and 3rd Notices
 - 10 Days to Cure
 - If Violation of Same or Similar Nature is Observed Within 180 Day Period, Enforcements will Escalate to the Next Notice as Indicated Above

Web Submissions

Shale Creek HOA Community Charts

Conversation Started: 01/01/22 to 12/31/22

Total Number of Submissions for Date Range: 133

Statistics by Category Data Statistics by Age Data Statistics by Conversation Thread Statistics by Submission Group

Selection	Count
Billing	38
Compliance	37
General Question	19
Pool	18
ACC	6
New Homeowner	5
Gate/Fob	5
Resale	3
Maintenance	2

Aged	Count
0 day(s)	54
1 day(s)	38
2 day(s)	16
5 day(s)	6
3 day(s)	6
7 day(s)	3
4 day(s)	3
37 day(s)	1
16 day(s)	1
10 day(s)	1
15 day(s)	1
11 day(s)	1
85 day(s)	1
20 day(s)	1

Threads	Count
2 thread(s)	109
1 thread(s)	12
3 thread(s)	5
5 thread(s)	3
7 thread(s)	2
4 thread(s)	2
13 thread(s)	1

Entity	Count
a homeowner	123
a renter or lessee	6
a vendor	3
a realtor	1

Homeowner Q & A

If we were not able to address your question during this meeting the Board and/or Essex will be reaching out to you directly or you may submit an inquiry via the “Contact Us” tab through your Association’s website and an Essex Representative will respond back shortly.



ADJOURN



Thank you all for Attending



Office Information

Essex Association Management, L.P.

1512 Crescent Drive, Suite 112

Carrollton, Texas 75006

Office: (972) 428-2030

After Hours Emergency Line: (888) 740-2233

Monday - Friday

9:00 a.m. to 5:00 p.m.

www.shalehoa.com

- **ACC/ Exterior Modification Requests**
- **Income Statements and Balance Sheets**
- **Governing Documents**
- **Neighborhood Directory**
- **Upcoming Community Events / Meetings**
- **Volunteer Forms / Committee Involvement**
- **Pool Key Card Request**
- **Email Updates & Text Notifications: Sign up Now!**

