

AGENDA

1. Call to order
2. Establishment of a quorum
3. Proof of Meeting Notice
4. Intro of Board & ACC
5. Review 2021 Budget
6. Community areas
7. Common Issues
8. Announcement of upcoming election
9. Owners Forum
10. Adjournment

- Call to Order
- Establishment of a Quorum
- Proof of Meeting Notice
 - Emailed to all owners & Posted on website pursuant to property code 209.0051
- Introduction of Board Members and ACC
 - BOARD - Pres – Athena Black; VP – Bill Whaley; VP – Tim Roberts; Director – Raymond Chavez; Director – Rebecca Musquiz
 - ACC – Chair -Ian Quigley; Member – Cristen Wilks; Member – Jason Miller
- Budget Review
 - Additional costs for 2021 are boat dock and park maintenance; trash; storage maintenance; landscaping; website maintenance;
- Community Areas:
 - Park Rules have been filed with Eastland County and posted to the website. It is not a large area. Please be respectful of the others in the community. Please limit to one vehicle and if possible, park on your property. Cannot leave your boat or trailer in the park overnight.
 - RV/Boat storage is now available. (Rebecca to address)
- Common Issues:
 - RV are only allowed to be parked for 30 days and may not be used for more than 90 days (declaration). Absolutely no tent camping allowed.
 - Construction taking place without approval
 - Website information (Time to address)
 - Speeding through the community
- 2 Board positions opening up
 - Election will be held in August.
 - Please submit any interest to Tim along with brief intro. We will try to post candidates on the website. If you are interested and do not see your name, please reach out to Tim.
- Open Forum
 - Suggestions for changes to Declaration
 - Annexation (Tim to Address)
- Adjournment
 - Meeting minutes to be posted to website.

Hidden Shores at Lake Cisco POA

Balance Sheet For May 2021

Assets

Alliance #4202 - Operating	\$83,821.42
Alliance #6344 - Petty Cash	\$1,617.10
Alliance #6640 - Bond Deposits	\$22,021.26

Total Assets**\$107,459.78****Accounts Receivable**

A/R Assessments	\$2,511.25
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Total Accounts Receivable**\$2,511.25****Total Asset****\$109,971.03**

Liabilities

Prepaid Assessments	\$1,750.00
Owner Refunds	\$250.00
Bonds Refundable	\$23,250.00
Due to PAMCO	\$600.00

Total Liabilities**\$25,850.00****Equity**

Operating Retained Earnings	\$52,814.53
Net Income (Loss)	\$31,306.50

Total Equity**\$84,121.03****Total Liability / Equity****\$109,971.03**

Hidden Shores at Lake Cisco POA

Statement of Revenues and Expenses 5/1/2021 - 5/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
3110 - Assessments	(250.00)	-	(250.00)	37,750.00	38,500.00	(750.00)	38,500.00
3120 - Collection Income	50.00	-	50.00	860.00	-	860.00	-
3142 - Interest Income	1.89	4.00	(2.11)	11.68	20.00	(8.32)	48.00
3180 - ARC Review Fee	2,250.00	250.00	2,000.00	2,250.00	1,250.00	1,000.00	3,000.00
3410 - Late Fees	15.00	-	15.00	420.30	-	420.30	-
Total Operating Income	2,066.89	254.00	1,812.89	41,291.98	39,770.00	1,521.98	41,548.00
Operating Expense							
Administrative Expense							
4003 - Bad Debt Expense	-	-	-	27.50	-	(27.50)	-
4015 - Bank Charges	-	-	-	(10.00)	-	10.00	-
4035 - Collections	390.00	-	(390.00)	1,190.00	-	(1,190.00)	-
4050 - Copy - Postage	8.10	125.00	116.90	140.70	625.00	484.30	1,500.00
4060 - Insurance	1,652.00	266.67	(1,385.33)	1,652.00	1,333.35	(318.65)	3,200.00
4070 - Legal Fees	-	25.00	25.00	-	125.00	125.00	300.00
4085 - Meetings Expense	-	25.00	25.00	-	125.00	125.00	300.00
4090 - Management Services	500.00	1,150.00	650.00	2,500.00	5,750.00	3,250.00	13,800.00
4120 - Tax Preparation	-	22.92	22.92	-	114.60	114.60	275.00
4125 - Property Tax	-	75.00	75.00	-	375.00	375.00	900.00
4130 - Website Maintenance	-	30.00	30.00	-	150.00	150.00	360.00
Total Administrative Expense	2,550.10	1,719.59	(830.51)	5,500.20	8,597.95	3,097.75	20,635.00
Landscaping							
4200 - Landscape - Contract	-	225.00	225.00	300.00	1,125.00	825.00	2,700.00
Total Landscaping	-	225.00	225.00	300.00	1,125.00	825.00	2,700.00
Maintenance							
4400 - Vehicle Access Gates Repair	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
4478 - General Maintenance	2,500.00	291.67	(2,208.33)	2,500.00	1,458.35	(1,041.65)	3,500.00
Total Maintenance	2,500.00	541.67	(1,958.33)	2,500.00	2,708.35	208.35	6,500.00
Utility Expense							
4800 - Electric	-	52.08	52.08	-	260.40	260.40	625.00
4805 - Garbage	30.95	-	(30.95)	194.75	-	(194.75)	-
4820 - Telephone	-	50.00	50.00	-	250.00	250.00	600.00
4835 - Cable/Internet	-	50.00	50.00	-	250.00	250.00	600.00
Total Utility Expense	30.95	152.08	121.13	194.75	760.40	565.65	1,825.00
Total Operating Expense	5,081.05	2,638.34	(2,442.71)	8,494.95	13,191.70	4,696.75	31,660.00
Net Operating Income (Loss)	(3,014.16)	(2,384.34)	(629.82)	32,797.03	26,578.30	6,218.73	9,888.00

Hidden Shores at Lake Cisco POA

Statement of Revenues and Expenses 5/1/2021 - 5/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
3142 - Interest Income	1.96	-	1.96	9.47	-	9.47	-
3180 - ARC Review Fee	(2,000.00)	-	(2,000.00)	(1,500.00)	-	(1,500.00)	-
Total Reserve Income	(1,998.04)	-	(1,998.04)	(1,490.53)	-	(1,490.53)	-
Net Reserve Income (Loss)	(1,998.04)	-	(1,998.04)	(1,490.53)	-	(1,490.53)	-
Net Total	(5,012.20)	(2,384.34)	(2,627.86)	31,306.50	26,578.30	4,728.20	9,888.00