



# Virtual Board of Directors Meeting

Wednesday, April 23, 2025, at 6:00 p.m.

Virtual Microsoft Teams Meeting

[Click here to join the meeting](#)

Meeting ID: 250 665 939 664 Passcode: We3ZR392

**Or call in (audio only)**

Number: [+1 323-433-2148](#) Conference ID: 362 679 494#

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# Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
  - Alphonso Mack, President
  - Arg Stratton, Vice President
  - Sergio Ortega, Secretary
- Introduction of Essex Association Management, L.P. Representatives
  - Dean McSherry, Association Manager
  - Victor Corcoran, Assistant Association Manager
  - Rebecca Reach, Account Manager
  - Gabi Ondziel, Administrative Assistant
  - Essex Support Staff
- Financial Review
  - February 2025 Balance Sheet & Income Statement Summary
- Community Updates
  - Old Business
  - New Business
- Adjourn Open Session
- Executive Session
  - Delinquency Review
  - Ratify Fee Waivers
  - Acknowledgement of Fines and/or Self-Helps
  - Compliance Overview
- Adjourn Executive Session

# February 2025 Balance Sheet

## Balance Sheet Report Tenison Village at Buckner Ter

As of February 28, 2025

	<u>Balance Feb 28, 2025</u>	<u>Balance Jan 31, 2025</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Assets</b>			
1010 - First Citizen Bank Operating Account	374,411.69	353,060.91	21,350.78
1011 - RESERVES- First Citizen	89,166.84	88,951.83	215.01
<b>Total Assets</b>	<b>463,578.53</b>	<b>442,012.74</b>	<b>21,565.79</b>
<b>Receivables</b>			
1400 - Accounts Receivable	64,918.25	96,372.42	(31,454.17)
<b>Total Receivables</b>	<b>64,918.25</b>	<b>96,372.42</b>	<b>(31,454.17)</b>
<b>Total Assets</b>	<b>528,496.78</b>	<b>538,385.16</b>	<b>(9,888.38)</b>
<b><u>Liabilities</u></b>			
<b>Liabilities</b>			
2000 - Accounts Payable	13,061.24	14,228.82	(1,167.58)
2050 - Prepaid Assessments	3,943.99	3,943.99	0.00
<b>Total Liabilities</b>	<b>17,005.23</b>	<b>18,172.81</b>	<b>(1,167.58)</b>
<b>Total Liabilities</b>	<b>17,005.23</b>	<b>18,172.81</b>	<b>(1,167.58)</b>
<b><u>Owners' Equity</u></b>			
<b>Equity</b>			
3900 - Retained Earnings	211,620.08	211,620.08	0.00
<b>Total Equity</b>	<b>211,620.08</b>	<b>211,620.08</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>211,620.08</b>	<b>211,620.08</b>	<b>0.00</b>
<b>Net Income / (Loss)</b>	<b>299,871.47</b>	<b>308,592.27</b>	<b>(8,720.80)</b>
<b>Total Liabilities and Equity</b>	<b>528,496.78</b>	<b>538,385.16</b>	<b>(9,888.38)</b>

# February 2025 Income Statement Summary

## Income Statement Summary Tenison Village at Buckner Ter

February 01, 2025 thru February 28, 2025

	Current Period			Year to Date (2 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	2,629.23	2,105.00	524.23	306,471.32	305,811.00	660.32	326,866.00
Total Income	2,629.23	2,105.00	524.23	306,471.32	305,811.00	660.32	326,866.00
Total Expenses	500.00	948.00	(448.00)	500.00	1,896.00	(1,396.00)	11,374.33
Total General & Administrative	4,780.56	2,129.00	2,651.56	8,659.90	4,135.00	4,524.90	30,450.00
Total Insurance	0.00	12,040.00	(12,040.00)	0.00	12,040.00	(12,040.00)	12,040.00
Total Utilities	261.96	1,200.00	(938.04)	465.71	2,400.00	(1,934.29)	14,400.00
Total Infrastructure & Maintenance	1,632.51	6,358.00	(4,725.49)	8,778.87	14,284.00	(5,505.13)	88,554.00
Total Pool	0.00	2,570.00	(2,570.00)	0.00	4,515.00	(4,515.00)	66,340.00
Total Landscaping	4,175.00	4,175.00	0.00	8,350.00	8,350.00	0.00	70,100.00
Total Irrigation Maintenance	0.00	600.00	(600.00)	(20,154.63)	1,200.00	(21,354.63)	7,200.00
Total Reserves	0.00	2,200.00	(2,200.00)	0.00	4,401.00	(4,401.00)	26,407.67
Total Expense	11,350.03	32,220.00	(20,869.97)	6,599.85	53,221.00	(46,621.15)	326,866.00
Net Income / (Loss)	(8,720.80)	(30,115.00)	21,394.20	299,871.47	252,590.00	47,281.47	0.00

# Community Updates

## 2025 Q1 Community Update

### **Completed Projects:**

- Spring landscaping maintenance completed across common areas
- New pool furniture ordered
- Pedestrian gate enhancements
- Replacement of damaged gate at Samuell

### **Ongoing HOA Projects:**

- Landscape improvements and repairs throughout common areas
- Street light maintenance and repairs
- Electrical power established for the Samuell Condor camera
- Planning and coordination of upcoming community events

### **Developer/Builder Update:**

The builder is currently awaiting the installation of electrical service by Oncor. Once power is available, the builder has projected a completion timeline of approximately three weeks for the community pool construction.

**TENISON  
VILLAGE**  
AT BUCKNER TERRACE  
HOMEOWNERS ASSOCIATION

Office Information

Essex Association Management, L.P.  
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Monday - Friday  
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**TENISON  
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THANK YOU  
FOR ATTENDING!