

**TENISON  
VILLAGE**  
AT BUCKNER TERRACE  
HOMEOWNERS ASSOCIATION

**Board of Directors Meeting**  
**2<sup>nd</sup> Quarter**

**Wednesday, August 28<sup>th</sup>, 2024**  
**3:00 p.m.**

[www.tenisonvillagehoa.com](http://www.tenisonvillagehoa.com)

# Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
  - Jonathon Godwin, 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

Tenison Village at Buckner Terrace Homeowner's Association, Inc.  
Board of Directors Meeting  
Meeting Minutes  
May 9, 2024

Minutes of the open telephonic meeting of the Board of Directors held on May 9, 2024, at 2:30 p.m. on behalf of Tenison Village at Buckner Terrace Homeowners Association, Inc, Dallas, TX.

1. **Meeting called to order at 2:30 p.m.**
2. **Roll Call:**  
**Board Members Present (Quorum established):**  
Brock Babb, President  
Dustin Warren, Vice President  
  
**Essex Present:**  
Michael Morgan, Director of Association Services  
Jon Baskett, Account Manager  
Essex Support Staff
3. **Approval of November 2023 Meeting Minutes:**
  - Brock Babb Motioned to Approve Meeting Minutes
  - Dustin Warren Seconded the Motion
  - Motion so Carried.
4. **Financial review:**
  - Michael Morgan reviewed last year and first quarter financials.
  - Waiting for invoices from Builders that damaged irrigation to be paid then Irrigation Maintenance will be more in line with budget.
  - Brock Babb Motioned to Approval Financials.
  - Dustin Warren Seconded the Motion.
  - Motion so Carried.
5. **Community Updates:**
  - Michael Morgan reviewed completed and in progress projects.
  - Michael Morgan informed the Board about cameras being added for homeowner safety.
  - The Web Submission community charts were explained.
6. **Policy Updates:**
  - Michael Morgan reviewed the Corporate Transparency Act (CTA)
  - Michael Morgan reviewed the Mandatory Policy Updates
  - Brock Babb and Dustin Warren both acknowledged CTA and policy updates
7. **Adjournment: 2:41pm**
  - Dustin Warren Motioned to Adjourn.
  - Brock Babb Seconded the Motion
  - Motion so Carried.

\_\_\_\_\_  
Signature of Secretary

\_\_\_\_\_  
Date

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

# June 2024 Balance Sheet

## Balance Sheet Report Tenison Village at Buckner Ter

As of June 30, 2024

	<u>Balance Jun 30, 2024</u>	<u>Balance Mar 31, 2024</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Assets</b>			
1010 - First Citizen Bank Operating Account	289,750.71	283,611.50	6,139.21
1011 - RESERVES- First Citizen	80,225.47	68,572.71	11,652.76
<b>Total Assets</b>	<b>369,976.18</b>	<b>352,184.21</b>	<b>17,791.97</b>
<b>Receivables</b>			
1400 - Accounts Receivable	12,838.40	54,987.50	(42,149.10)
<b>Total Receivables</b>	<b>12,838.40</b>	<b>54,987.50</b>	<b>(42,149.10)</b>
<b>Total Assets</b>	<b>382,814.58</b>	<b>407,171.71</b>	<b>(24,357.13)</b>
<b><u>Liabilities</u></b>			
<b>Liabilities</b>			
2000 - Accounts Payable	4,486.86	7,861.56	(3,374.70)
2050 - Prepaid Assessments	13,749.27	9,056.35	4,692.92
<b>Total Liabilities</b>	<b>18,236.13</b>	<b>16,917.91</b>	<b>1,318.22</b>
<b>Total Liabilities</b>	<b>18,236.13</b>	<b>16,917.91</b>	<b>1,318.22</b>
<b><u>Owners' Equity</u></b>			
<b>Equity</b>			
3900 - Retained Earnings	115,902.21	115,902.21	0.00
<b>Total Equity</b>	<b>115,902.21</b>	<b>115,902.21</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>115,902.21</b>	<b>115,902.21</b>	<b>0.00</b>
<b>Net Income / (Loss)</b>	<b>248,676.24</b>	<b>274,351.59</b>	<b>(25,675.35)</b>
<b>Total Liabilities and Equity</b>	<b>382,814.58</b>	<b>407,171.71</b>	<b>(24,357.13)</b>

# June 2024 Income Statement Summary

## Income Statement Summary Tenison Village at Buckner Ter

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	7,609.91	3,043.00	4,566.91	370,797.02	276,439.67	94,357.35	302,799.33
Total Income	7,609.91	3,043.00	4,566.91	370,797.02	276,439.67	94,357.35	302,799.33
Total Expenses	0.00	948.00	(948.00)	0.00	5,687.00	(5,687.00)	11,374.33
Total General & Administrative	2,160.13	1,498.00	662.13	12,439.43	13,728.00	(1,288.57)	27,860.00
Total Insurance	0.00	0.00	0.00	8,581.89	8,000.00	581.89	8,000.00
Total Utilities	111.48	3,689.73	(3,578.25)	1,936.27	12,318.17	(10,381.90)	29,000.00
Total Infrastructure & Maintenance	5,098.49	5,340.00	(241.51)	27,721.08	42,390.00	(14,668.92)	74,975.00
Total Pool	0.00	0.00	0.00	0.00	0.00	0.00	64,990.00
Total Landscaping	4,053.97	7,917.00	(3,863.03)	68,246.89	35,500.00	32,746.89	67,000.00
Total Irrigation Maintenance	1,888.82	833.00	1,055.82	3,195.22	5,000.00	(1,804.78)	10,000.00
Total Reserves	0.00	800.00	(800.00)	0.00	4,800.00	(4,800.00)	9,600.00
Total Expense	13,312.89	21,025.73	(7,712.84)	122,120.78	127,423.17	(5,302.39)	302,799.33
Net Income / (Loss)	(5,702.98)	(17,982.73)	12,279.75	248,676.24	149,016.50	99,659.74	0.00

# Community / Developer Updates

## Completed:

- Security Cameras

## In Progress:

- Pool / Restroom Construction
- Repairs
  - Street Lights
  - Street Signs



# Community Updates

## Unit Type Listing by Date Tenison Village at Buckner Ter As Of Sun Jun 30, 2024

Unit Type	No Units	Sq Feet	Percent Interest	Occupied Flag	Late Fee
01 -- Villas	181			Occupied	0.00
02 -- Builders	47			Occupied	0.00
05 -- Urban Homes	4			Occupied	0.00
Total Number of Units:		232			

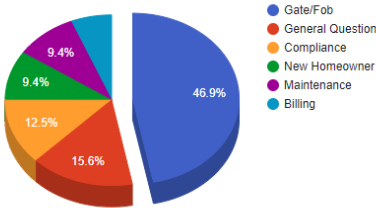
### Tenison Village at Buckner Terrace Community Charts

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

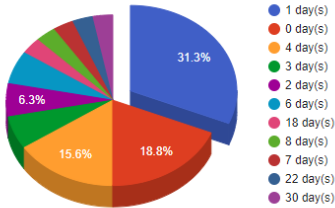
Total Number of Submissions for Date Range: 32

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

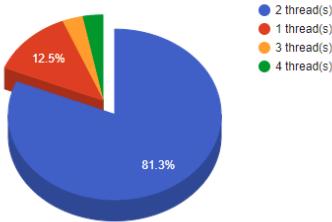
Submissions by Category



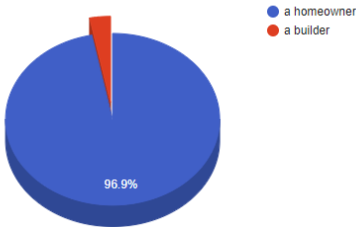
Statistics by Age



Statistics by Conversation Thread



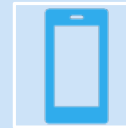
Statistics by Submission Group



# ➤ Homeowners Contact Us!



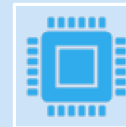
A PROFESSIONAL PROPERTY MANAGEMENT COMPANY



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](http://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.



# TENISON VILLAGE

AT BUCKNER TERRACE  
HOMEOWNERS ASSOCIATION



Adjourned