

**THE LAKES IN BAY COLONY HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING**

DATE: October 3,, 2024
TIME: 6:00 PM
PLACE: Spring Creek Barbeque
2710 Gulf Freeway S.
League City, Texas 77539

AGENDA

I. Executive Session 6:00 P.M. to 6:15 P.M. (Board Members Only)

- a. Review Delinquent accounts
- b. Review the Attorney Collection Report
- c. Review the Attorney Deed Violation Report
- d. Review the Enforcement Report
- e. Any Additional Matters that May Come Before the Board.

Open meeting 6:15 P.M. (Open to Homeowners)

- II. Homeowner Forum – Homeowner questions will be limited to 2 minutes per question.
- III. Call to order and Adoption of Agenda –
- IV. Approval of Minutes
 - a. April 25, 2024 Minutes and June 6th, 2024
- V. Financial Report
 - a. Current Financials
- VI. Business
 - a. Announcement of Board Decisions Made Between Board Meetings
 - b. Review Delinquent Accounts
 - c. Review the Attorney Collection Report
 - d. Review the Attorney Deed Report
 - e. Review the Enforcement Report
 - f. Review and Approve the 2025 Budget
 - g. Approved the 2025 Assessment
 - h. Any Additional Matters that May Come Before the Board
- VII. Set Next Meeting and Adjourn

** If you plan on attending please email heatherm@crest-management.com when you receive the notice. **

The Lakes in Bay Colony
08/31/2024

Code	Last Name	Name 1	Name 2	Street Address	Type	Total Due	Comments
1490601009	MASON JR.	Alvin James Mason Jr	Adise Marie Roubleau	138 Avery Springs Lane	DR	457.79	
1490303023	BERNARDO	Wilfredo Bernardo		114 Smokey Lake Ln	DR	222.50	
1490101056	TITUS	MEGAN LAINE TITUS		121 BENDING BROOK LANE	DR	211.00	
1490402007	BROUSSARD	PAMELA FOY BROUSSARD		124 FAIRPORT COURT	DR	211.00	
1490702013	LINCOLN	Justin T Lincoln		6524 Dream Catcher Lane	DR	207.00	
1490302008	MILLER	Erin Miller	Jonathan Scott Miller	109 SMOKEY LAKE LANE	DA	4,789.97	
1490801015	GILLASPIA/MITCHELL	Trevor Gillaspia	Shelby Mitchell	2907 Flying Horse Lane	DA	1,838.42	
1490302023	OWENS	James A Owens	Rakeisha W Owens	2899 SMOKEY LAKE LANE	DA	900.35	
1490601018	SALINAS	MERCED SALINAS JR	MAYRA GARZA	120 AVERY SPRINGS LANE	DA	900.35	
1490801032	CARRIER	Tyrone Carrier	Marquiata Carrier	6549 Gable Hollow Lane	DA	853.12	
1490303001	LLOREDA	JAMES LLOREDA	CHRISTINA LLOREDA	107 GRAND FALLS COURT	DA	749.35	
1490801059	SINIBALDI	Justin Clyde Sinibaldi	Lindsey Sinibaldi	2927 Millstream Court	DA	331.85	
1490801071	YARBROUGH	Kenny Lynn Yarbrough	Erica Dee Yarbrough	6612 Quiet Bay Court	DA	304.10	
1490801047	SANDERS	Austin Jeffrey Sanders		2903 Millstream Court	DA	291.93	
1490701009	DUPLAN	Martha Esther Duplan		6524 Gable Hollow Lane	DA	172.57	
1490101054	WYCHOPEN	Brian Gene Wychopen		125 BENDING BROOK LANE	DA	26.21	
1490401007	COOK	Michael K Cook		113 Sandstone Bend Lane	DA	-2.94	
1490501017	KENNIE	MARIE KENNIE		101 NORTHBAY COURT	D	609.13	
1490701004	CORRINGTON	Kyle Corrington		2826 Cross Colony Dr	D	483.35	
1490403007	HEUN/HEUN	Stephen Michael Heun	Veronica Heun	122 Sandstone Bend Ln	D	483.35	
1490101001	GARCIA	Angela Garcia		2893 Colony Falls Ln	CY	0.00	
1490101048	VILLARREAL	Peter Villarreal	Jessica Villarreal	137 Bending Brook Lane	B	392.78	
1490701003	HARTMAN	Edward D Hartman		2828 Cross Colony Drive	B	208.68	
1490101055	POWELL	MINNETT POWELL		123 BENDING BROOK LANE	B	178.92	
1490301004	MCFATHER	Jon McFather	Mary McFather	2894 River Rock Lane	B	152.12	
1490101019	DAVIS	Leeanne Davis		2890 Colony Falls Lane	B	61.86	
1490801053	JACKSON	Terrance Ramond Jackson		2915 Millstream Court	B	61.04	
1490701011	ETIENNE	KENT ETIENNE JR	SAMANTHA C ETIENNE	2908 INDIGO LAKE COURT	B	60.00	
1490802008	TANNER	Travis Tanner		6536 Gable Hollow Lane	B	58.28	
1490501005	CARLISLE	Paul Carlisle		110 Northbay Court	B	46.46	
1490501006	COOPER	MARK ANDREW COOPER		112 NORTHBAY COURT	B	25.00	
1490801029	ORTH	Scott Orth	Leslie Orth	6543 Gable Hollow Lane	B	25.00	
1490501015	DE LEON	CARLOS DE LEON	LILLIANA DE LEON	105 NORTHBAY COURT	B	21.00	
1490801023	HASAN	Syed M Hasan		2923 Flying Horse Ln	B	20.48	
1490603004	YBARRA	GABRIEL YBARRA JR		115 AVERY SPRINGS LANE	PA	204.21	
1490801057	RUGOYI	Magreth Rugoyi		2923 Millstream Ct	H	459.83	

D - DELINQUENT

DA - DELINQ AT ATTORNEY

DR - DR AT ATTORNEY

ZDB - BANKRUPTCY

B - BALANCE

PA - PAYMENT AGREEMENT

THE LAKES IN BAY COLONY
ATTORNEY COLLECTION UPDATE REPORT
12-Sep-24

Account number	owner name	property address	Off-site address	balance	Notes	Proceed
1490801032	Carrier, Tyrone & Marquiata M.	6549 Gable Hollow Ln		\$ 279.59	On September 6, 2024 we forwarded to the Association cashier's check number 0001246041 in the amount of \$280.00. Balance Due: \$279.59.	pp
1490701009	Duplan, Martha Esther	6524 Gable Hollow			Received a request from the homeowner for the payoff balance. Emailed Ms. Duplan on August 19, 2024 and advised her the balance owed if she pays in full is \$1,046.47. It appears the Association did not arrange with Ms. Duplan to have the cashier's check that was lost replaced. We provided Ms. Duplan with a copy of the missing cashier's check and advised her same will be deducted from her balance due once we receive the replacement cashier's check. On August 30, 2024 we forwarded to the Association cashier's check number 60092554 in the amount of \$1,046.47 representing payment in full. We will prepare the releases and close our file on the next status report	pif
1490801015	Gillaspia, Trevor & Mitchell, Shelby	2907 Flying Horse		\$ 2,351.87	We prepared and recorded a lien with the real property clerk. Final demand letter was sent affording the homeowner until September 15, 2024 to remit payment in full. Balance due \$2,351.87	
1490403007	Heun, Stephen Michael & Veronica	122 Sandstone Bend			On August 28, 2024, we forwarded a request for payoff from a title company to the management company.	
1490303001	Lloredea, James, Christina	107 Grand Falls		\$ 1,470.40	We recorded a lien with the real property clerk and mailed a final demand letter affording the homeowner until September 16, 2024 to remit payment in full. Balance due \$1,470.40	
1490302008	Miller, Erin & Jonathan Scott	109 Smokey Lake			Amended petition was prepared and filed with the court. We prepared a Motion and Order for Citation by Publication with supporting brief and filed same with the court. The Order was signed on September 10, 2024. On September 12, 2024, we requested the citation.	
1490302023	Owens, James & Rakeisha	2899 Smokey Lake Ln		\$ 1,422.04	We prepared and recorded Notice of Assessment Lien and sent a final demand letter September 5, 2024. Balance \$1,422.04	
1490601018	Salinas, Merced JR & Garza, Mayra	120 Avery Springs		\$ 1,850.04	We prepared and recorded Notice of Assessment Lien and sent a final demand letter on September 5, 2024. Balance \$1,422.04. Mayra contacted us on September 10, 2024, and agreed to pay \$478.00 beginning September 15, 2024, until paid in full. Payment agreement was mailed and e-mailed to the homeowner on September 10, 2024. Balance due \$1,850.04	

**THE LAKES IN BAY COLONY
HOMEOWNERS' ASSOCIATION, INC.**

COLLECTION STATUS REPORT

September 12, 2024

BECAUSE THIS STATUS REPORT CONCERNS POSSIBLE AND/OR PENDING LITIGATION IT IS PRIVILEGED COMMUNICATION AND SHOULD NOT BE SHOWN TO ANYONE OTHER THAN THE BOARD OF DIRECTORS AND THE MANAGER OF THE ASSOCIATION. PLEASE KEEP IT SEPARATE FROM THE OTHER BOOKS AND RECORDS OF THE ASSOCIATION.

CARRIER, TYRONE & MARQUIATA M. – 6549 Gable Hollow Ln. (1241.0108)

- 06/10/24 Initial demand letter was mailed by certified and first-class mail on June 10, 2024. **Balance due \$691.59**
- 07/02/24 Marquiata Carrier contacted us on June 18, 2024 agreed to pay \$280.00 per month beginning June 24, 2024, until paid in full. Payment agreement was prepared on June 19, 2024. **Balance due \$1,119.59.** The homeowner contacted us on June 24, 2024, and stated she needed to change the due date on the agreement because she doesn't have the money. We changed the agreement for the payment plan to begin on July 1, 2024. **Balance due \$1,194.59.** On July 1, 2024 we received the signed payment plan agreement and down payment. On July 12, 2024 we will forward to the Association cashier's check number 0001241219 in the amount of \$355.00 representing the first installment of the signed payment plan agreement. **Balance Due: \$839.59.**
- 08/02/24 On August 2, 2024 we forwarded to the Association cashier's check number 0001243397 in the amount of \$280.00. **Balance Due: \$559.59.**
- 09/12/24 On September 6, 2024 we forwarded to the Association cashier's check number 0001246041 in the amount of \$280.00. **Balance Due: \$279.59.**

DUPLAN, MARTHA ESTHER - 6524 Gable Hollow Ln. (1241.0086)
Possible Address: P.O. Box 2330, Texas City, TX 77592

In an effort to reduce the size of the report, the prior entries have been removed. Please let us know if you want the prior information.

- 05/11/23 Suit was filed in District Court on April 12, 2023. Notice of Lis Pendens was prepared and recorded with the real property clerk. Citation was forwarded for service on April 13, 2023. On April 19, 2023, Marth and her husband, Felix, contacted us and claimed they never received any letters and has paid the HOA every year and she just paid them \$120 or \$180 yesterday. We advised her of the balance due and payment plan options. She agreed to pay \$357.00 per month

beginning April 28, 2023 until paid in full. Agreed judgment and payment agreement were prepared and e-mail and mailed to the homeowner on April 20, 2023. **Balance due \$6,424.76.** We received the signed agreed judgment and payment agreement. We filed the agreed judgment with the court. Enclosed is money order number 22-031020136 in the amount of \$357.00. **Balance due \$6,067.76.**

06/12/23 Enclosed is money order number 22-032711649 in the amount of \$357.00. **Balance due \$5,710.76.**

07/12/23 Enclosed is money order number 22-032712149 in the amount of \$357.00. **Balance due \$5,353.76.**

08/07/23 Enclosed is money order number 22-037022425 in the amount of \$357.00. **Balance due \$4,996.76.**

09/08/23 Enclosed is money order number 54178997 in the amount of \$357.00. **Balance due \$4,639.76.**

10/12/23 Enclosed is money order number 54204163 in the amount of \$357.00. **Balance due \$4,282.76.**

11/07/23 Enclosed is money order number 54225851 in the amount of \$357.00. **Balance due \$3,925.76.**

12/12/23 Enclosed is money order number 29024200 in the amount of \$357.00. **Balance due \$3,568.76.**

01/09/24 Enclosed is cashier's check number 54269770 in the amount of \$357.00. **Balance due \$3,211.76**

02/12/24 Enclosed is cashier's check number 54288720 in the amount of \$357.00. **Balance due \$2,854.76.** Telephone conference with the homeowner advising her of the 2024 Assessment amount, she stated she will be in our office January 17, 2024 to remit payment. Enclosed is cashier's check number 54293418 in the amount of \$336.00 representing the 2024 Assessment.

03/11/24 Enclosed is cashier's check number 54317164 in the amount of \$357.00. **Balance Due: \$2,497.76.**

04/09/24 Enclosed is cashier's check number 54343330 in the amount of \$357.00. **Balance Due: \$2,159.17**

05/08/24 Enclosed is cashier's check number 54371145 in the amount of \$336.00. **Balance Due: \$1,823.17.**

06/10/24 Enclosed is cashier's check number 54389316 in the amount of \$336.00. **Balance Due: \$1,487.17.**

07/02/24 On June 28, 2024 we forwarded to the Association cashier's check number 54400269 in the amount of \$357.00. **Balance Due: \$1,130.17.**

08/02/24 On August 2, 2024 we forwarded to the Association cashier's check number 60065480 in the amount of \$357.00. **Balance Due: \$773.17.**

09/12/24 Received a request from the homeowner for the payoff balance. Emailed Ms. Duplan on August 19, 2024 and advised her the balance owed if she pays in full is \$1,046.47. It appears the Association did not arrange with Ms. Duplan to have the cashier's check that was lost replaced. We provided Ms. Duplan with a copy of the missing cashier's check and advised her same will be deducted from her balance due once we receive the replacement cashier's check. On August 30, 2024 we

forwarded to the Association cashier's check number 60092554 in the amount of \$1,046.47 representing payment in full. We will prepare the releases and close our file on the next status report.

GILLASPIA, TREVOR & MITCHELL, SHELBY – 2907 Flying Horse Ln. (1241.0107)

- 06/10/24 We have received this account to start collections. We have requested a complete account history.
- 07/02/24 Initial demand letter was mailed by certified and first-class mail. **Balance due \$1,627.03**
- 08/02/24 We have had no response from the homeowner. We will prepare a lien and send a final demand letter.
- 09/12/24 We prepared and recorded a lien with the real property clerk. Final demand letter was sent affording the homeowner until September 15, 2024 to remit payment in full. **Balance due \$2,351.87**

HEUN, STEPHEN MICHAEL & VERONICA – 122 Sandstone Bend Ln. (1241.0105)

- 06/10/24 We received this account to start collections. However, we checked the deed to the property and Stephen added Vernoica to the deed. Therefore, we sent the account back to the association to re-send their 209 letter.
- 08/02/24 Please let us know if the homeowner has paid or not. If not, please provide us with a copy of the 209 letter.
- 09/12/24 On August 28, 2024, we forwarded a request for payoff from a title company to the management company.

LLOREDA, JAMES & CHRISTINA – 107 Grand Falls Ct. (1241.0103)

- 06/10/24 Initial demand letter was mailed by certified and first-class mail on June 10, 2024. **Balance due \$691.59**
- 07/02/24 Certified letter was signed on June 13, 2024. On June 10, 2024, we sent a payment link for payment in full. The homeowner paid in full via online e-check payment on June 10, 2024. On June 13, 2024, we were informed that the e-check payment failed due to "no account/unable to locate account."
- 08/02/24 We have had no response from the homeowner. We will prepare a lien and send a final demand letter.
- 09/12/24 We recorded a lien with the real property clerk and mailed a final demand letter affording the homeowner until September 16, 2024 to remit payment in full. **Balance due \$1,470.40**

MILLER, ERIN & JONATHAN SCOTT (decease) - 109 Smokey Lake Ln. (1241.0097)

07/12/23 Initial demand letter was mailed on June 20, 2023. **Balance due \$646.37.** Certified letter was returned "unclaimed."

08/07/23 We have had no response from the homeowner. We will file a lien and send a final demand letter.

09/08/23 We prepared and recorded a lien with the real property clerk. We sent a final demand letter on August 17, 2023. **Balance due \$1,579.28.** We have had no response from the homeowner. Please sign and return the enclosed authorization to file suit form if you would like for us to proceed.

11/07/23 We received authorization to file suit. We have requested nothing further documents. A 61-day lien holder notice was mailed on November 7, 2023. **Balance due \$2,040.57 (NOT including 2024)**

01/09/24 We have had no response from the lien holder or the homeowner. We suggest holding and sending one last final demand letter to include the 2024 assessment before proceeding.

02/12/24 We will send a demand letter to include the 2024 assessment.

03/11/24 We sent a letter to include the 2024 assessment. **Balance due \$2,510.85**

04/09/24 Certified letter was returned "unclaimed." We have had no response from the homeowner. We will proceed with filing suit.

05/08/24 Suit was filed in District Court on May 7, 2024.

06/10/24 Citations were forwarded for service on May 8, 2024. Notice of Lis Pendens was prepared and recorded with the real property clerk. Erin was served on May 10, 2024. When Erin was served, she stated that Jonathan was decease. We conducted a public records search and found an obituary for Jonathan. He died on August 6, 2022. We did not locate a probate docket. It looks like he was fairly young, and the obit mentioned a son named Malachai, which at this point we will assume is a minor child.

07/02/24 We will amend the petition to bring in the unknown heirs.

08/02/24 Please let us know if you want us to include the violation when we amend the petition to include the heirs.

09/12/24 Amended petition was prepared and filed with the court. We prepared a Motion and Order for Citation by Publication with supporting brief and filed same with the court. The Order was signed on September 10, 2024. On September 12, 2024, we requested the citation.

OWENS, JAMES & RAKEISHA – 2899 Smokey Lake Ln. (1241.0102)

06/10/24 Initial demand letter was mailed by certified and first-class mail on June 10, 2024. **Balance due \$691.59**

07/02/24 To date we have had no response from the homeowner.

08/02/24 We have had no response from the homeowner. We will prepare a lien and send a final demand letter.

09/12/24 We prepared and recorded Notice of Assessment Lien and sent a final demand letter September 5, 2024. **Balance \$1,422.04**

SALINAS, MERCED JR. & GARZA, MAYRA – 120 Avery Springs Ln. (1241.0106)

06/10/24 Initial demand letter was mailed by certified and first-class mail on June 10, 2024.
Balance due \$691.59

07/02/24 Certified letter was signed. To date we have had no response from the homeowner.

08/02/24 We have had no response from the homeowner. We will prepare a lien and send a final demand letter.

09/12/24 We prepared and recorded Notice of Assessment Lien and sent a final demand letter on September 5, 2024. **Balance \$1,422.04.** Mayra contacted us on September 10, 2024, and agreed to pay \$478.00 beginning September 15, 2024, until paid in full. Payment agreement was mailed and e-mailed to the homeowner on September 10, 2024. **Balance due \$1,850.04**

Balance Sheet

Period: 08/01/24..08/31/24

The Lakes in Bay Colony Homeowners Association

Fiscal Start Date: 01/01/24

All amounts are in USD.

9/6/2024

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KHANH

Description	Balance Current Month	Balance Prior Month	Change
ASSETS			
CASH			
CIT - OPERATING 2830	32,366.77	56,813.36	-24,446.59
CIT - MMKT 8216	7,187.92	7,186.09	1.83
TOTAL CASH	39,554.69	63,999.45	-24,444.76
RESERVE			
CIT - NON CAP RESERVE 8224	38,502.15	38,492.34	9.81
TOTAL RESERVE	38,502.15	38,492.34	9.81
ACCOUNTS RECEIVABLE			
2023 MAINTENANCE FEES	3,640.09	3,640.09	-
2024 MAINTENANCE FEES	1,989.98	2,605.98	-616.00
FINANCE CHARGES	737.53	754.21	-16.68
COLLECTION COSTS	1,676.09	1,801.09	-125.00
LEGAL FEES	8,720.08	7,772.58	947.50

Balance Sheet

Period: 08/01/24..08/31/24

The Lakes in Bay Colony Homeowners Association

Fiscal Start Date: 01/01/24

All amounts are in USD.

9/6/2024

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KHANH

Description	Balance Current Month	Balance Prior Month	Change
TOTAL ACCOUNTS RECEIVABLE	16,763.77	16,573.95	189.82
PREPAID EXPENSES			
PREPAID INSURANCE	12,716.00	-	12,716.00
TOTAL PREPAID EXPENSES	12,716.00	-	12,716.00
TOTAL ASSETS	107,536.61	119,065.74	-11,529.13
LIABILITIES			
ACCOUNTS PAYABLE	1,396.34	5,215.00	-3,818.66
PREPAID ASSESSMENTS	3,569.44	3,267.85	301.59
DEFERRED MAINTENANCE FEES	41,216.00	51,520.00	-10,304.00
TOTAL LIABILITIES	46,181.78	60,002.85	-13,821.07
EQUITY			
RESERVE			

Balance Sheet

Period: 08/01/24..08/31/24

The Lakes in Bay Colony Homeowners Association

Fiscal Start Date: 01/01/24

All amounts are in USD.

9/6/2024

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KHANH

Description	Balance Current Month	Balance Prior Month	Change
RESERVE FUND	32,426.49	32,426.49	-
RESERVE INTEREST	75.66	65.85	9.81
TOTAL RESERVE	32,502.15	32,492.34	9.81
MEMBERS EQUITY			
MEMBERS EQUITY	38,180.77	38,180.77	-
CURRENT YEAR SURPLUS (DEFICIT)	-9,328.09	-11,610.22	2,282.13
TOTAL MEMBERS EQUITY	28,852.68	26,570.55	2,282.13
TOTAL LIABILITIES AND EQUITY	107,536.61	119,065.74	-11,529.13

Income Statement

Period: 08/01/24..08/31/24

The Lakes in Bay Colony Homeowners Association

Fiscal Start Date: 01/01/24
All amounts are in USD.

Description	CM Actual	CM Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget	Remaining
INCOME								
MAINTENANCE FEES - CURRENT	10,304.00	10,304.00	-	82,432.00	82,432.00	-	123,648.00	41,216.00
INTEREST ON UNPAID ASSESSMENTS	45.29	125.00	79.71	774.39	1,000.00	225.61	1,500.00	725.61
INTEREST INCOME	3.81	10.42	6.61	46.01	83.32	37.31	125.00	78.99
TOTAL INCOME	10,353.10	10,439.42	86.32	83,252.40	83,515.32	262.92	125,273.00	42,020.60
EXPENSES								
ADMINISTRATIVE								
ADMINISTRATIVE CONTRACT	1,125.00	1,100.00	-25.00	8,975.00	8,800.00	-175.00	13,200.00	4,225.00
OFFICE SUPPLIES	-	6.66	6.66	15.15	53.28	38.13	80.00	64.85
COPIES	49.69	50.00	0.31	306.57	400.00	93.43	600.00	293.43
POSTAGE	109.88	100.00	-9.88	1,060.89	800.00	-260.89	1,200.00	139.11
INSURANCE	1,156.00	1,095.50	-60.50	8,459.30	8,764.00	304.70	13,146.00	4,686.70
MEETINGS	-	16.66	16.66	-	133.28	133.28	200.00	200.00
ADMINISTRATIVE NOTICES	-	122.67	122.67	-10.00	981.32	991.32	1,472.00	1,482.00
DEED RESTRICTION EXPENSES	90.00	41.66	-48.34	450.00	333.28	-116.72	500.00	50.00
RECORD STORAGE	-	60.00	60.00	420.00	480.00	60.00	720.00	300.00
TOTAL ADMINISTRATIVE	2,530.57	2,593.15	62.58	19,676.91	20,745.16	1,068.25	31,118.00	11,441.09
LEGAL SERVICES								
LEGAL - CORPORATE	96.50	75.00	-21.50	457.52	600.00	142.48	900.00	442.48
LEGAL - COLLECTIONS	1,418.00	1,333.33	-84.67	6,874.53	10,666.64	3,792.11	16,000.00	9,125.47

Income Statement

Period: 08/01/24..08/31/24

The Lakes in Bay Colony Homeowners Association

Fiscal Start Date: 01/01/24

All amounts are in USD.

9/6/2024

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KHANH

Description	CM Actual	CM Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget	Remaining
LEGAL COLLECT-BILLED TO OWNER	-1,418.00	-666.66	751.34	-6,844.53	-5,333.28	1,511.25	-8,000.00	-1,155.47
LEGAL - DEED RESTRICTONS	222.50	116.66	-105.84	1,396.08	933.28	-462.80	1,400.00	3.92
LEGAL DEEDS-BILLED TO OWNER	-222.50	-58.33	164.17	-1,396.08	-466.64	929.44	-700.00	696.08
TAX PREPARATION & AUDIT	-	58.33	58.33	1,300.00	466.68	-833.32	700.00	-600.00
TOTAL LEGAL SERVICES	96.50	858.33	761.83	1,787.52	6,866.68	5,079.16	10,300.00	8,512.48
GROUNDS MAINTENANCE								
LANDSCAPE CONTRACT	5,211.62	5,208.33	-3.29	43,450.11	41,666.64	-1,783.47	62,500.00	19,049.89
LANDSCAPE EXTRAS	-	41.67	41.67	1,902.11	333.32	-1,568.79	500.00	-1,402.11
TOTAL GROUNDS MAINTENANCE	5,211.62	5,250.00	38.38	45,352.22	41,999.96	-3,352.26	63,000.00	17,647.78
MAINTENANCE & REPAIRS								
COMMON AREA REPAIRS	-	20.83	20.83	-	166.64	166.64	250.00	250.00
IRRIGATION REPAIRS	-	41.67	41.67	-	333.32	333.32	500.00	500.00
BAY COLONY ATHLETIC CENTER	-	1,952.66	1,952.66	23,432.48	15,621.28	-7,811.20	23,432.00	-0.48
TOTAL MAINTENANCE & REPAIRS	-	2,015.16	2,015.16	23,432.48	16,121.24	-7,311.24	24,182.00	749.52
UTILITIES & SERVICES								
WATER & SEWER	170.31	108.33	-61.98	611.25	866.64	255.39	1,300.00	688.75
TOTAL UTILITIES & SERVICES	170.31	108.33	-61.98	611.25	866.64	255.39	1,300.00	688.75
OTHER EXPENSES								

Income Statement

Period: 08/01/24..08/31/24

The Lakes in Bay Colony Homeowners Association

Fiscal Start Date: 01/01/24
All amounts are in USD.

Description	CM Actual	CM Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget	Remaining
PROPERTY TAXES	-	-	-	-	-	-	50.00	50.00
WEBSITE EXPENSE	-	-	-	-	-	-	30.00	30.00
BAD DEBT	61.97	-	-61.97	1,720.11	-	-1,720.11	250.00	-1,470.11
TOTAL OTHER EXPENSES	61.97	-	-61.97	1,720.11	-	-1,720.11	330.00	-1,390.11
TOTAL EXPENSES	8,070.97	10,824.97	2,754.00	92,580.49	86,599.68	-5,980.81	130,230.00	37,649.51
SURPLUS (DEFICIT)	2,282.13	-385.55	-2,667.68	-9,328.09	-3,084.36	6,243.73	-4,957.00	4,371.09

THE LAKES IN BAY COLONY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING WAS HELD ON APRIL 25, 2024 AT SPRING CREEK BARBEQUE 2710 GULF FREEWAY S. LEAGUE CITY, TEXAS 77573 AGENDA IS ATTACHED AS EXHIBIT "A"

BOARD MEMBERS PRESENT

Randall Connell, Frank Harrigan, Christie Kent and Raegan Reinhart

Also present: Heather Monteverde with Crest Management.

BOARD MEMBERS ABSENT

Billy Handy

HOMEOWNER FORUM

There were no homeowners present.

EXECUTIVE SESSION

Executive session was called to order at 6:00 PM. Executive session was adjourned at 6:15 PM

CALL TO ORDER & ADOPTION OF AGENDA

The meeting was called to order at 6:15 P.M. and the agenda was adopted as written.

APPROVAL OF MINUTES

The minutes from the March 6, 2024, meeting were presented to the board. A motion was made, seconded and unanimously passed to approve the minutes as presented.

FINANCIAL REPORT

Heather Monteverde, of Crest Management, presented the March 31, 2024, financials. As of March 31, 2024, there was \$131,768.25 Cash in the bank, \$38,453.76 in the reserve account and \$22,644.05 outstanding of which \$9,201.73 is outstanding for 2024.

The March 31, 2022, financial report is hereto attached as *Exhibit B*.

BUSINESS

ANNOUNCEMENT OF BOARD DECISIONS MADE BETWEEN BOARD MEETINGS

There were no ratifications at this time.

COLLECTIONS

The board reviewed the April 2024 Legal collection report. A motion was made, seconded and unanimously passed to send any balance over \$400 to the attorney for collections.

LEGAL COLLECTIONS

The board reviewed the April 2024 legal collection report. There were no actions needed at this time.

LEGAL DEED ACTIONS

The board reviewed the April 2024 legal deed report. The attorney was updated on the violations currently in their office after the February inspection.

ENFORCEMENT REPORT

The board reviewed the April enforcement report. A motion was made, seconded and unanimously passed to send the following to the attorney if not corrected by next inspection. 1490802008, 1490102017 and 1490302008(2)

VOTE TO APPOINT REPLACEMENT BOARD MEMBER

A motion was made, seconded and unanimously passed to appoint Evelyn Batalla to the board to fill vacant position.

ADDITIONAL MATTERS THAT MAY COME BEFORE THE BOARD

There were no additional matters at this time.

SCHEDULING OF NEXT BOARD MEETING

The next board meeting will be announced.

ADJOURNMENT

The Board adjourned at 6:40 P.M.

Christie Kent, Secretary

**THE LAKES IN BAY COLONY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
MEETING WAS HELD ON JUNE 6, 2024 AT SPRING CREEK BARBEQUE 2710 GULF FREEWAY
S. LEAGUE CITY, TEXAS 77573 AGENDA IS ATTACHED AS EXHIBIT "A"**

BOARD MEMBERS PRESENT

Randall Connell, Frank Harrigan, Christie Kent and Evelyn Batalla

Also present: Heather Monteverde with Crest Management.

BOARD MEMBERS ABSENT

Raegan Reinhart

EXECUTIVE SESSION

Exectuvie session was called to order at 6:00 PM. Executive session was adjourned at 6:15 PM

HOMEOWNER FORUM

There were two homeowners present. They both had questions on the deed violation letter they received. The one homeowner present started disrespecting the board and the manager. The board called the meeting.

ADJOURNMENT

The Board adjourned at 6:40 P.M.

Christie Kent, Secretary

LAKES IN BAY COLONY
2025 Preliminary Budget

2025

Budget

No Increase

Annual assessments per lot

336

Revenues:		
Assessments		
Homeowner lots		123,648
Assessment Penalties		1,500
Interest Income		125
Miscellaneous		-
Uncollected		(3,500)
Total Revenues		<u>121,773</u>
Expenses:		
Administrative		
Administrative Contract		13,872
Office Supplies		80
Copies		600
Postage		1,200
Bank Charges		-
Insurance		14,197
Community Mailouts		
Meetings & Board Expenses		450
Administrative Notices		1,472
Deed Restriction Expenses		500
Record Storage		720
Total Administrative		<u>33,091</u>
Professional Services		
Legal - Corporate		750
Legal - Collections		10,000
Legal - Collections - Bill to Owner		(5,000)
Legal - Deed Restrictions		1,500
Legal - Deed Restrictions - Bill to Owner		(750)
Tax Preparation & Audit		900
Total Professional Services		<u>7,400</u>
Grounds Maintenance		
Landscape Contract		52,000
Landscape Extras		600
Common Area Repairs		250
Irrigation Repairs		250
Deed Restriction Expenses		-
Total Grounds Maintenance		<u>53,100</u>
Recreation Center		
Bay Colony Athletic Expense		23,432
Total Recreation Center		<u>23,432</u>
Utilities		
Electric - Entry & Irrigation		-
Water & Sewer		1,000
Total Utilities		<u>1,000</u>
Other Expenses		
Taxes - Property		55
Web Page / Board Meeting Notice		45
Miscellaneous		-
Bad Debt/ Write Offs		900
Reserve Fund		2,750
Total Other Expenses		<u>3,750</u>
Total Expenses		<u>121,773</u>
Surplus (Deficit) **		(0)
Estimate Cash Carry Forward		-
Zero Budget		