



VILLAGE OF EMERALD BAY HOMEOWNERS ASSOCIATION , INC

Members Annual Meeting

Wednesday, October 23, 2024 at 6:00 PM

URL Location: <https://zoom.us/j/86594649741>

2024 Annual Meeting of the Members

Wednesday, October 23, 2024 | 6:00PM

Zoom: <https://zoom.us/j/86594649741> | Meeting ID: 865 9464 9741

MEETING AGENDA

- I. Call to Order · Introduction
- II. Approval of the 2023 Annual Meeting Minutes
- III. President's Report & Community Updates
- IV. Management Review
- V. Financial Report
 - a. Prior Year 2023
 - b. Current Year
 - c. 2025 Budget
- VI. Introduction of Candidates for Board of Directors
- VII. Adjournment
- VIII. Member Forum



**Disposition of the
2023 Annual Meeting Minutes**



THE VILLAGE OF EMERALD BAY HOMEOWNERS ASSOCIATION, INC. 2023 ANNUAL MEETING OF MEMBERS

THE MEETING MINUTES OF THE ANNUAL MEETING OF THE MEMBERS FOR THE VILLAGE OF EMERALD BAY HOMEOWNERS ASSOCIATION, INC. HELD WEDNESDAY, OCTOBER 18, 2023, AT 6:00 PM VIA VIDEO CONFERENCING.

BOARD OF DIRECTORS

James Moore	Secretary
John Okewunmi	Treasurer
Marie Ferguson	Director
Angela Robinson	Vice President

DIRECTORS ABSENT

Matt Mickle	President
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IN ATTENDANCE

Dan Westman, Cherish Dunford and Efer Gavidia representing the managing agent, FirstService Residential, Inc.

CALL TO ORDER AND INTRODUCTION

The annual meeting of the members was called to order at 6:00 PM.

GUEST SPEAKER

Dan McGhinnis, Chief Information Officer, City of Pearland, shared updates about the following projects:

- Shadow Creek Trail Phase II
- Shadow Creek Parkway (Landscaping, street lighting and sidewalks)
- Intersection improvements
- Bond updates
- Budget updates

Mr. McGhinnis concluded by answering homeowner concerns regarding landscaping on 288, pear monument lighting, and abandoned senior living community.

APPROVAL OF THE 2022 ANNUAL MEETING MINUTES

- Upon a motion duly made by James Moore, seconded by Marie Ferguson, and carried, the Board approved the 2022 annual meeting minutes.

PRESIDENT REPORT & COMMUNITY UPDATES

Vice President, Angela Robinson, shared the following community highlights:

We are delighted to present a comprehensive overview of the community projects and initiatives that transpired throughout the year 2023:

Emerald Bay Rec Center:

- **Pool Deck Fencing Replacement:** A significant improvement to safety and aesthetics.
- **Pool Water Coolers Installation:** Thanks to the diligent efforts of Pearland Aquatics and the SCRMA Board of Directors, our community now enjoys the convenience of pool water coolers.

Biscayne Bay Splashpad:

- **NEW Sunshades & Benches:** Thanks to the generous funding provided by MUD 26, we have successfully incorporated sunshades and benches, greatly enhancing the comfort and utility of the Biscayne Bay Splashpad for all our community members.
- **Splash Pad Activator Button Signage:** Improved signage for safety and information.
- **Two Replacement Water Cannons:** Ensuring the continued enjoyment of the splashpad.

Community Wide Landscape Renovation Project (Phase 1, 2A & 2B):

- The projected completion date for this substantial landscaping endeavor is 2025. We are diligently progressing through each phase, dedicated to enhancing the community aesthetics.

Dog Waste Stations:

- Fifteen existing dog waste stations were replaced, and, in response to homeowners' requests, added 12 more stations along our walking trails to promote cleanliness and convenience.

Diamond Bay Recreation Pavilion BBQ Repair:

- The built in BBQ at the rec center pavilion has undergone necessary repairs, ensuring its continued functionality for community gatherings.

Dr. Moon Seasonal Landscape Seminars:

- Dr. Moon's three informative seasonal landscape seminars continue to provide valuable insights for our community members on maintaining your landscaping as the seasons change.

Community Wide Pool Use:

- This year, we expanded our pool hours across the 4 community pools by a whopping 1800+ hours.

Some other tangible things the Board has done for the betterment of the community:

- Implemented irrigation pump inspections, additional porter services at the community recreation centers, nutria rat inspections, and mailbox pressure washing.
- Masonry wall repairs throughout the community, which remains an ongoing project with so many miles of brick walls to address year after year.
- Nature trail sidewalk repair, and walking trail repairs, which of course many have been affected by the drought, so we're waiting until the drought is over to fully assess the needs and implement the repair strategy.

Some intangible things the Board has done this year:

- Constantly reviewing funds and making fiscally responsible investment decisions to ensure the money is working for the community's benefit, especially with interest rates on the rise.

- Securing an electricity agreement that was at a lower than market rate to see a significant savings over the budgeted amount.
- Continuous monitoring and review of our 10-year reserve study to be sure we are staying on task with our community assets.
- Adopted ARC procedures that eliminated the application fee for "like-for-like" projects, and adopted updated guidelines for wood fence, security fence, charging stations, and driveway extensions.
- Extending the Silversand Services holiday décor contract for an additional 2 years without a monetary increase.
- Secured a budget for 2024 that is well under inflation.

Community Events that have taken place so far this year:

- Our goal was to have a minimum of 2 events per month and we are so thankful they've been well received by the community. We've had multiple food truck nights and movie nights, a children's book reading, a community walk, 2 community-wide garage sales, the rock snake decorating contest, plus some large-scale exciting events like the Spring Fling photos with the Easter bunny, the Summer Kick-Off for pool season, Our 2nd Annual Volleyball Tournament, our first Casino Night and Glow Foam Party, and last night's National Night Out.

We still have more to come through the End of 2023, so be sure to join us for:

- Pumpkin Painting
- Fall Yard Decorating Contest
- Photos with Santa
- Holiday Yard Decorating Contest

Future Projects (2024 & beyond):

- In the coming years, we have ambitious plans that include repairing and replacing the lake replenishment wells (Phase III), advancing the Landscape Renovation Project (Phase 2B & 3), walking trail repairs, and converting the remainder of our landscape irrigation system from city water to lake water.
- The exteriors of all the community recreation centers will be getting a refresh.
- Benches will be installed along the walking trails.
- Significant enhancements are on the horizon for Emerald Bay Rec Center, including refinishing the deck, replacing the fence, resurfacing all three pools, and installing a new kiddie play structure.

Reflection Bay Disc Golf Course:

- Did you know we even had a disc golf course in the neighborhood? Well, soon, it will be one of the amenities to be sure to check out as it will be getting a complete redesign and overhaul thanks to the design efforts of some of our disc golf enthusiast neighbors, and the fund participation from MUD26.

PROPERTY FACILITY REPORT

Year to date the Village of Emerald Bay had 1,494 Non-Compliance violations, 128 ARC applications, and 1,088 resident calls. One of the focuses for the community this year is enhancing awareness of deed restrictions and working with homeowners to cure violations in a timely manner.

FINANCIAL STATUS

The General Manager, Dan Westman, provided the Associations ending Reserve Fund balance for 2022 at \$127,159, which increased from the start of 2022.

He shared the financial results for 2022 actuals vs budget, which explained that the income for 2022 was over budget \$5,331.78 due to finance charges, resale cap fees and ARC review fees. The Operating Expense was under budget \$75,513.76 due to legal expenses.

The managing agent reviewed the financial statement for the period ending August 31, 2023. The financial statement indicated the Operating Fund account balance of \$208,930, Total Accounts Receivable of \$57,232, a Replacement Fund balance of \$315,135, with Assets totaling \$581,298.

The report indicated the Total Liabilities of \$63,163, Replacement Reserve fund of \$315,135, Fund Balance of \$203,000, Total Equity fund balance of \$518,135, and a Total Liabilities and Equity balance of \$581,298.

Mr. Westman captured the Total Operating Income and Expense for the 2024 budget, confirming the 2024 budget assessment rate of \$1081, which is less than a three percent increase from 2023. He shared a visual to show what the \$1081 pays for in the community. See **Exhibit A**

Lastly, he provided a visual for cost comparisons to other master plan communities in size, and other communities in our area.

Adjourned meeting at 6:52 pm

Reopened meeting at 6:52pm

ELECTION INTRODUCTION OF CANDIDATES

The Village of Emerald Bay Homeowners Association Board of Directors and members of the community welcomed four candidates that are running for two open positions on the board. Mrs. Elizabeth Alexander, Mrs. Marie Ferguson, Mr. James Moore, and Mr. Dongli Shen. Each candidate present had the opportunity to address the board.

ELECTION RESULTS

The Village of Emerald Bay election results were sent via email to all homeowners on October 23, 2023. The new quorum set by attendees and voters is 73 which is 4.80%.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:03 PM and was opened for the Member's Forum. The Board welcomed questions and suggestions that would help support and improve the community while referring residents to visit the Shadow Creek Ranch website at www.shadowcreekranchhoa.com where they can obtain the latest community updates, Board meeting schedules and important links.

The Board thanked the community for the opportunity to serve and their continued support.

Sincerely,

Secretary
Village of Emerald Bay Board of Directors



PRESIDENT'S REPORT

2024 Community Highlights

Recreational Facilities

- Replacement of 5 Drinking Fountains (slides)
- Painting of all 4 Recreation Center Buildings (slides)
- Biscayne Bay Splash Pad Repair and Paint (slides)
- Biscayne Bay & Reflection Bay Pool Deck Mastic Completely Redone (slides)
- Village of Emerald Bay Pool Deck Resurfacing (slides)
- Diamond Bay Pool Deck Resurfacing (slides)
- Diamond Bay Pool – Full Plaster, Tile, and Coping Replacement (slides)

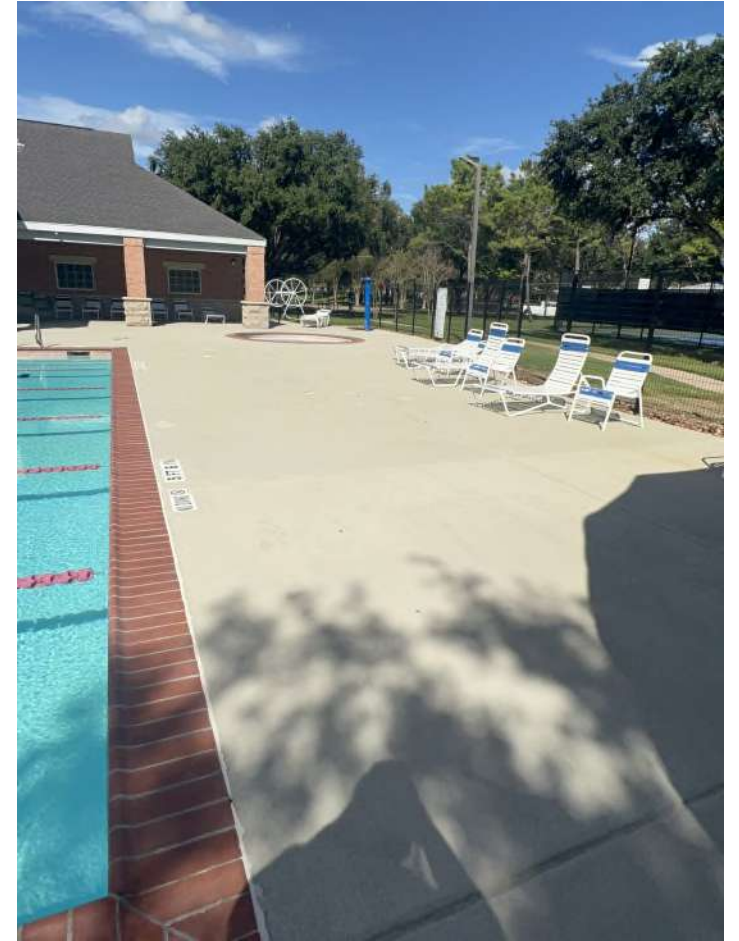


Rec Center Water Fountains
BEFORE

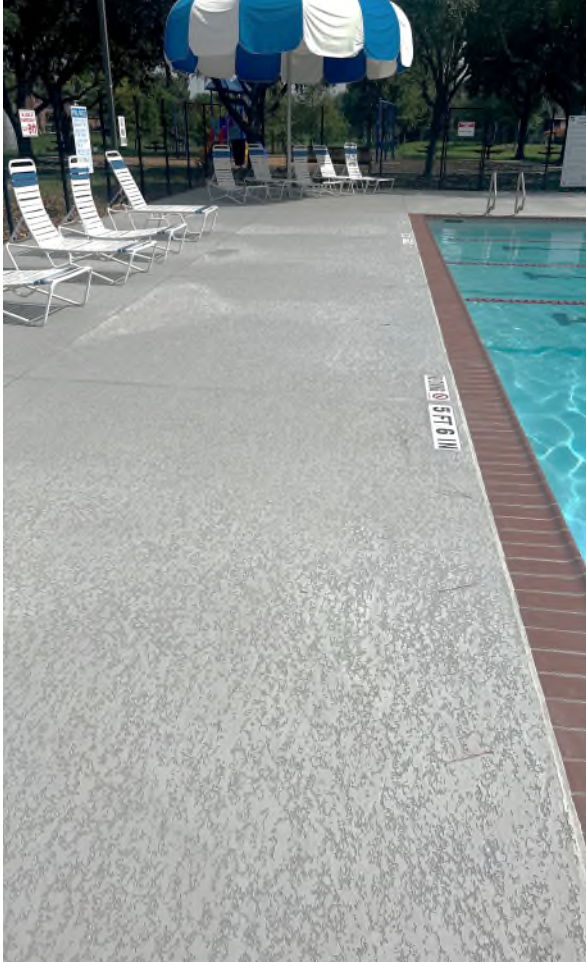


Rec Center Water Fountains
AFTER

EMERALD BAY POOL DECK BEFORE



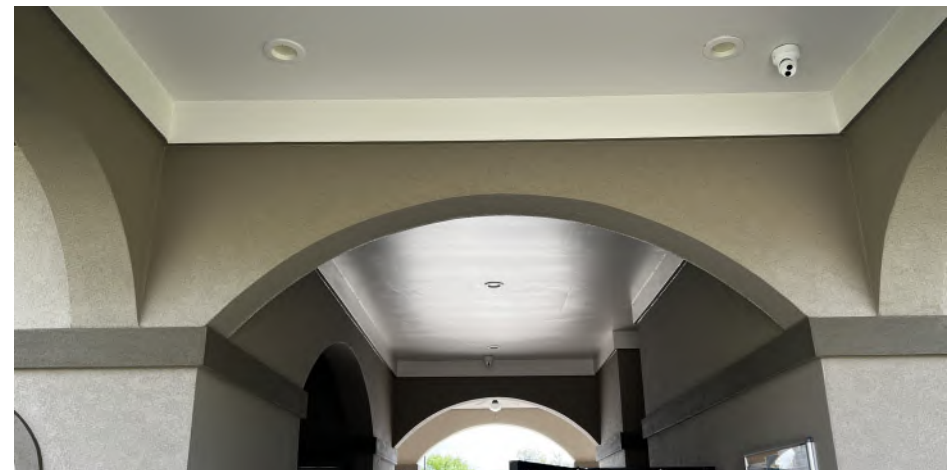
EMERALD BAY POOL DECK AFTER



BISCAYNE BAY REC CENTER REPAINT BEFORE



BISCAYNE BAY REC CENTER REPAINT AFTER



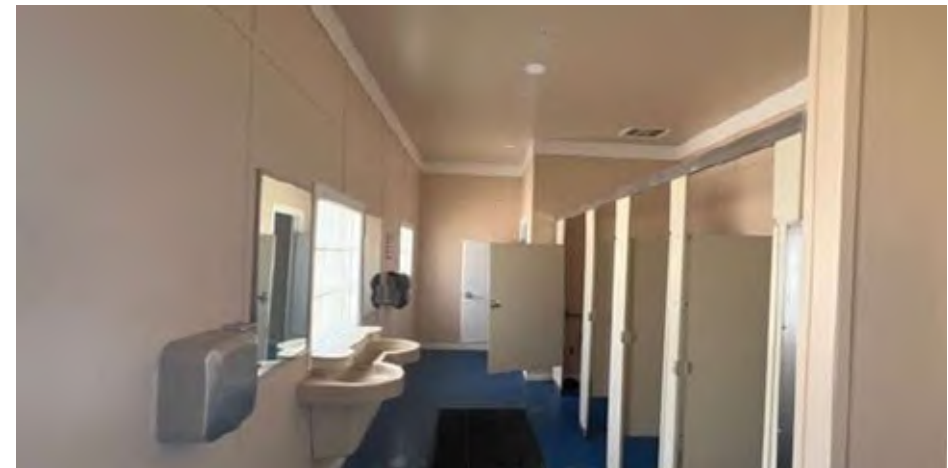
REFLECTION BAY REC CENTER REPAINT BEFORE



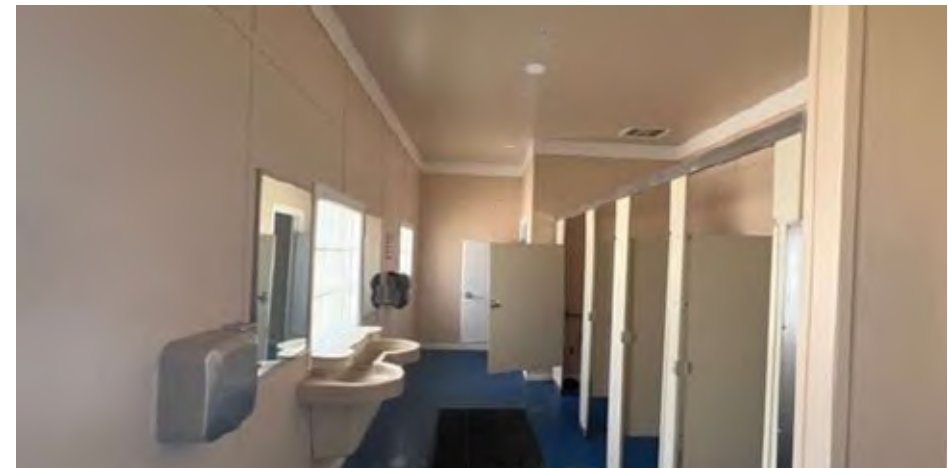
REFLECTION BAY REC CENTER REPAINT AFTER



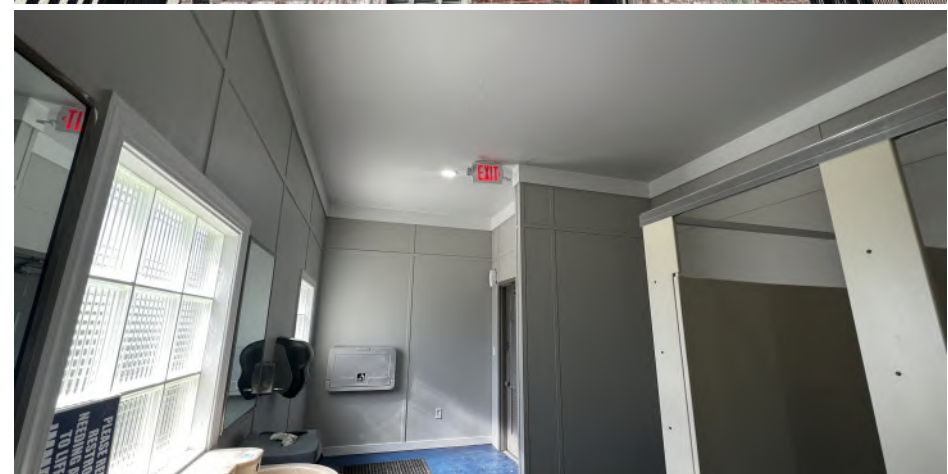
DIAMOND BAY REC CENTER REPAINT BEFORE



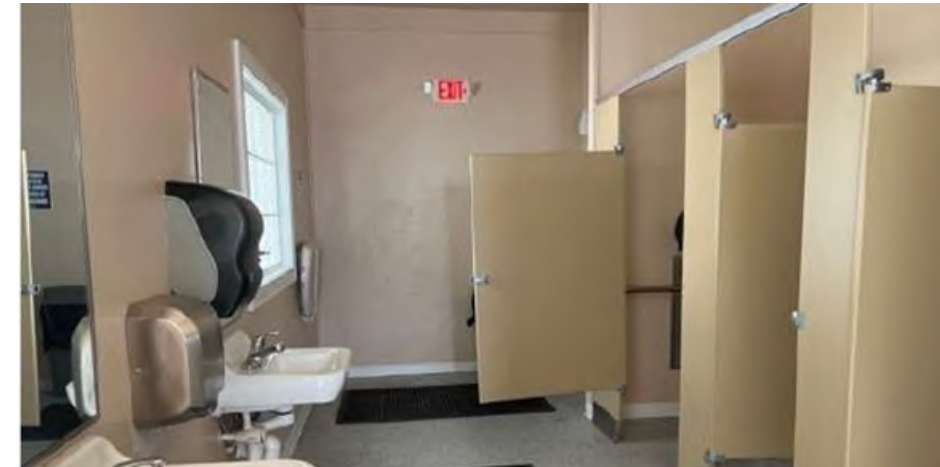
DIAMOND BAY REC CENTER REPAINT BEFORE



DIAMOND BAY REC CENTER REPAINT AFTER



EMERALD BAY REC CENTER REPAINT BEFORE



EMERALD BAY REC CENTER REPAINT AFTER



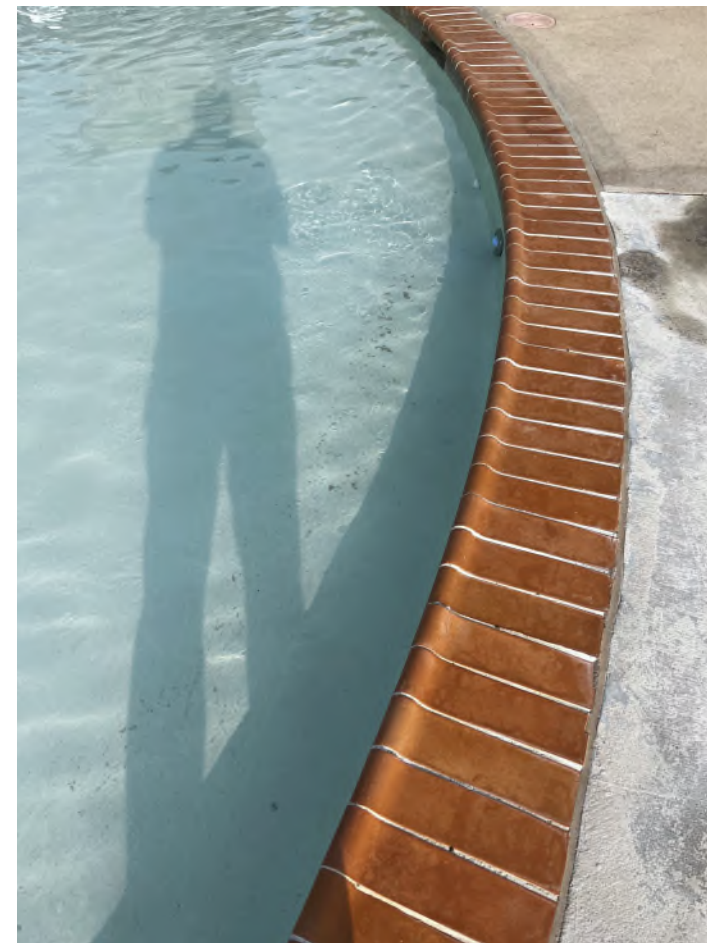
DIAMOND BAY POOL DECK BEFORE



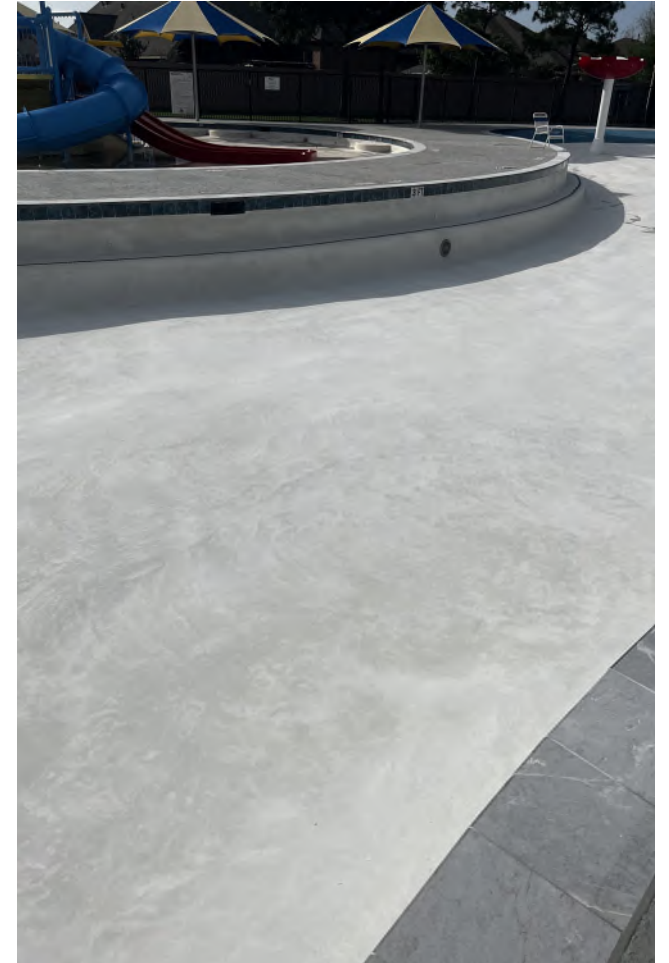
DIAMOND BAY POOL DECK AFTER



DIAMOND BAY POOL TILE/COPING/PLASTER BEFORE



DIAMOND BAY POOL TILE/COPING/ PLASTER AFTER



BISCAYNE BAY SPLASH PAD REPAINT

BEFORE



BISCAYNE BAY SPLASH PAD REPAINT

AFTER



2024 Community Highlights

Landscaping

- Landscape Renovation Project (slides)
 - Phase IIB: Property-Wide Renovation of Esplanade Tips
 - Phase III: Property-Wide Tree Planting Project (underway)
- Removal of 100's of Dead Pine Trees
- Hurricane Beryl Recovery

ESPLANADE RENOVATION PROJECT BEFORE



ESPLANADE RENOVATION PROJECT AFTER

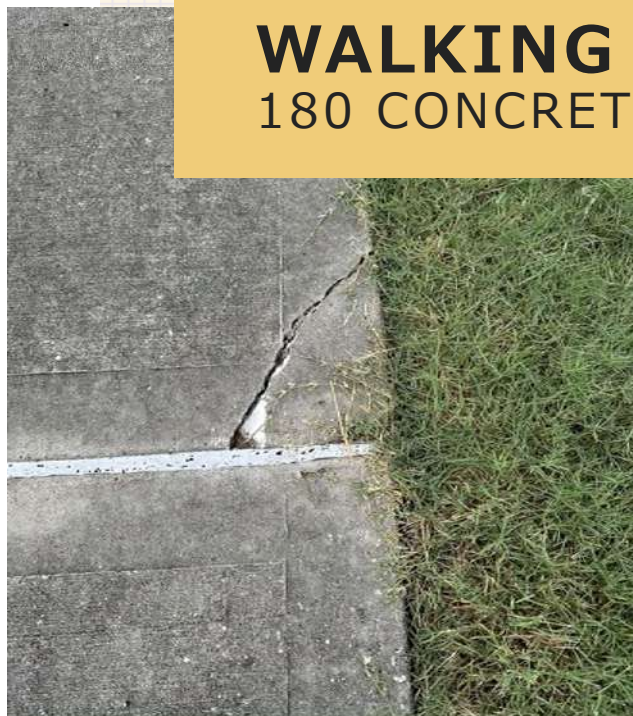


2024 Community Highlights

Infrastructure

- Property-Wide Walking Trail Repairs (slide)
- Lake Brianna Shore Sox Installation – MUD 26 Funded (slide)
- Cluster Mailboxes Replacement, Repair, Cleaning and Repainting (underway)
- Wells & Irrigation Conversion Project - MUD 1 & 26 Funded
 - Most landscape irrigation converted from City water (\$) to lake water
 - A complete overhaul of the lake well water replenishment system including 4 new wells
- Clear Creek Outfall Repairs – MUD 1 Funded
- Lake Erin Sinkhole Repair – MUD 26 Funded (slide)

WALKING TRAIL REPAIRS BEFORE 180 CONCRETE SLABS

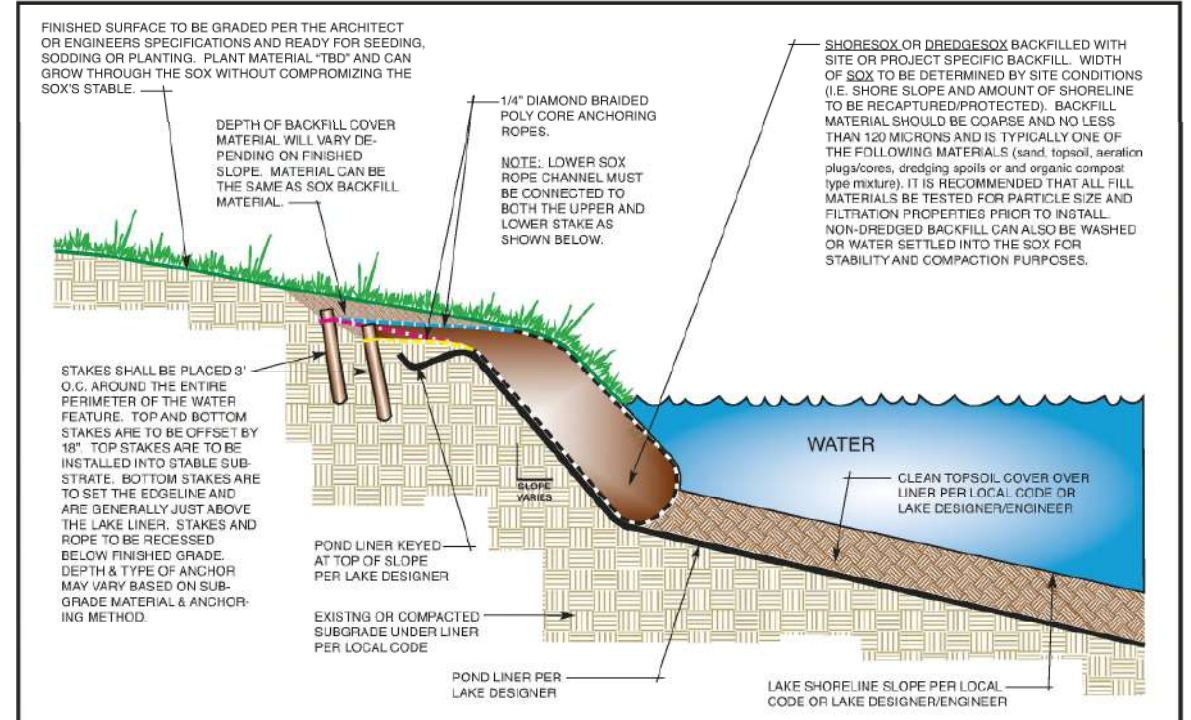


WALKING TRAIL REPAIRS AFTER 180 CONCRETE SLABS





LAKE BRIANNA SHORE SOX INSTALLATION BEFORE



NOTE: THIS DRAWING IS A "DIAGRAMMATIC ILLUSTRATION" OF A SOX INSTALL METHOD.

DETAIL QUESTIONS - Call: (408)481-0324 or Email: dginkel@soxinc.com

TYPICAL SHORESUX/DREDGESUX DETAIL LAKE/WATERWAY EDGE WITH POND LINER & SOIL COVER



CORPORATE OFFICE: 1651 PENNSULA CORPORATE L. CORACLE, SUITE 2010 BOCA RATON, FL 33487 (561) 601-0057 WWW.SOXINC.COM	DRAWN BY: D. GINKEL	PROJECT:
	APPROVED BY: RL & BF	DETAIL:
	SCALE: N.T.S.	DATE: 3/3/2020 REVISIONS: 519/20

LAKE BRIANNA SHORE SOX INSTALLATION AFTER (MUD 26 FUNDED)



LAKE IRIS EMBANKMENT REPAIR BEFORE



LAKE IRIS EMBANKMENT REPAIR AFTER (MUD 26 FUNDED)



○ Lake Erin Sinkhole Repair (MUD 26 Funded)



Before



During



After

MAILBOX CLUSTER CLEAN AND REPAINT



Before



After



2024 Community Highlights

Community Enhancements

- Complete Renovation of Disc Golf Course - MUD 26 Funded (slides)
- Placement of Benches and Picnic Tables along Walking Trails (slides)
- Updated Pool and Recreation Center Signage (slides)

SCR DISC GOLF COURSE RENOVATION (MUD 26 FUNDED)

- 17 CONCRETE SLABS
- 5 BENCHES/ TRASH CANS
- 13 DISC GOLF NETS
- 12 HOLE PAR SIGNS AND MAPS
- SCR DISC GOLF RULES AND MAP



Hole	Dist.	Par	Elev.
1	255	3	-1
2	260	3	-3
3	310	3	-3
4	345	3	-5
5	245	3	+1
6	230	3	-5
7	280	3	-2
8	225	3	-5
9	200	3	+7
10	525	4	1
11	195	3	-
12	225	3	-
Total:	3,295	37	



BENCHES AND PICNIC TABLES BEFORE



- 11 CONCRETE SLABS
- 9 BENCHES
- 2 PICNIC TABLES/ TRASH CANS



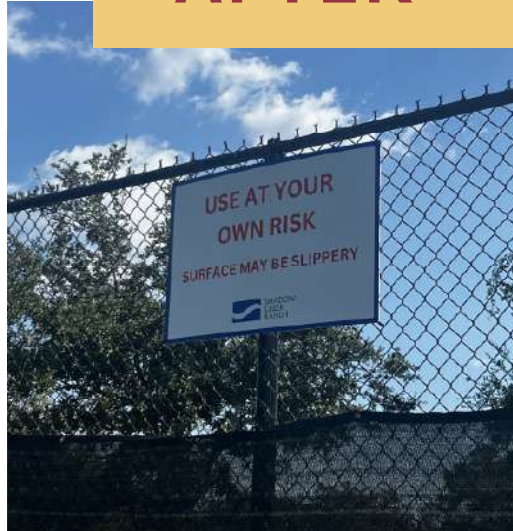
BENCHES AND PICNIC TABLES AFTER



TENNIS COURT SIGNAGE BEFORE



TENNIS COURT SIGNAGE AFTER



REC CENTER SPORT AMENITY SIGNAGE



REFLECTION BAY BASKETBALL COURTS

RESIDENT AND RESIDENT GUEST USE ONLY
OPERATING HOURS 7:00AM - 10:00PM

RULES FOR USE:

- ONE (1) HOUR PLAY LIMIT
- BASKETBALL PLAY ONLY
- PROPER BASKETBALL ATTIRE AND SHOES
- BE RESPECTFUL OF OTHER PLAYERS

NOT ALLOWED AT ANY TIME:

- HANGING ON RIM
- LITTERING
- TRESPASSING
- PETS
- PRIVATE EVENTS
- PROFANITY/ LEWDNESS
- LOUD MUSIC
- SMOKING OR VAPING
- WEAPONS
- BIKES, SKATES, SCOOTERS OR SKATEBOARDS
- BLOCKING ENTRY
- ALCOHOL OR ILLEGAL DRUGS

PLAY AT YOUR OWN RISK

FOR ACCESS CONTACT



www.ShadowCreekRanchHOA.com

Violation of rules may result in forfeiture of amenity access. Trespassers will be prosecuted.
The Homeowner's Associations and Management are not responsible for lost or stolen items.

Report maintenance issues to management at: 713.436-4563 or help@shadowcreekcranchhoa.com

Report suspicious activity to Pearland Police Dept: 281.997.4100

Emergency 9-1-1



EMERALD BAY TENNIS COURTS

RESIDENT AND RESIDENT GUEST USE ONLY
OPERATING HOURS 7:00AM - 10:00PM

RULES FOR USE:

- ONE (1) HOUR PLAY LIMIT
- TENNIS PLAY ONLY
- PROPER TENNIS ATTIRE AND SHOES
- BE RESPECTFUL OF OTHER PLAYERS

NOT ALLOWED AT ANY TIME:

- TRESPASSING
- PETS
- PRIVATE LESSONS
- PRIVATE EVENTS
- PROFANITY/ LEWDNESS
- LOUD MUSIC
- SMOKING OR VAPING
- ALCOHOL OR ILLEGAL DRUGS
- WEAPONS
- BIKES, SKATES, SCOOTERS OR SKATEBOARDS
- BLOCKING ENTRY

PLAY AT YOUR OWN RISK

FOR ACCESS CONTACT



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Emergency 9-1-1



BISCAYNE BAY VOLLEYBALL COURT

RESIDENT AND RESIDENT GUEST USE ONLY
OPERATING HOURS 7:00AM - 10:00PM

RULES FOR USE:

- ONE (1) HOUR PLAY LIMIT
- VOLLEYBALL PLAY ONLY
- BE RESPECTFUL OF OTHER PLAYERS

NOT ALLOWED AT ANY TIME:

- TRESPASSING
- PETS
- PRIVATE LESSONS
- PRIVATE EVENTS
- PROFANITY/ LEWDNESS
- LOUD MUSIC
- SMOKING OR VAPING
- ALCOHOL OR ILLEGAL DRUGS
- WEAPONS
- REMOVAL OF SAND

PLAY AT YOUR OWN RISK

FOR ACCESS CONTACT



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Emergency 9-1-1



BISCAYNE BAY SPLASH PAD

RESIDENT AND RESIDENT GUEST USE ONLY
OPERATING HOURS 9:00AM - 9:00PM

RULES FOR USE:

- SPLASH PAD WATER PLAY ONLY
- PROPER PLAY ATTIRE AND FOOT PROTECTION
- BE RESPECTFUL OF OTHERS
- ACTIVATOR BUTTON IS A HAND MOTION SENSOR
- PERSONS UNDER 12 MUST BE ACCOMPANIED BY AN ADULT

NOT ALLOWED AT ANY TIME:

- TRESPASSING
- PETS
- PRIVATE EVENTS
- PROFANITY/ LEWDNESS
- LOUD MUSIC
- SMOKING OR VAPING
- ALCOHOL OR ILLEGAL DRUGS
- WEAPONS
- BIKES, SKATES, SCOOTERS OR SKATEBOARDS
- ROUGH PLAY
- LITTERING

PLAY AT YOUR OWN RISK

FOR ACCESS CONTACT



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Emergency 9-1-1

2024 Community Highlights

Administrative

- Maintained a 24-hour response time for phone inquiries.
- Enhanced compliance efforts across the community.
- Initiated cleanup and revisions of governing documents.
- Increased the number of community events.
- Developed and implemented Standard Operating Procedures
- Introduced geo-mapping of community assets for improved management and tracking.

2025 Planned Projects

Village of Diamond Bay Water Park

- Kiddie Elevated Play Structure Replacement (slide)
- Big Slides Structure Replacement
- Perimeter Fence Replacement
- Replacement of 10 Funbrella Canvas'

Recreation Center Improvements

- Basketball Court Repainting
- Tennis Court Repainting
- Resurfacing and Repainting of All Recreation Center Restroom Floors
- Putting Green Turf Replacement at Biscayne Bay Recreation Center

Monuments

- Renovation of Main SCR and Village Monuments

Infrastructure

- Replacement of Mastic in all Recreation Center Parking Lots
- Clear Creek and Lake Amber Canal Clean Out - MUD 1 & 26 Funded
- Lake Paige Outflow Repair - MUD 1 Funded
- Lakes Erin and Frances Shore Sox Installations – MUD 26 Funded

Landscaping

- Installation of Landscaping Coverage for All Irrigation Meters/Controls

Community Enhancements

- Addition of Doggie Waste Stations in Needed Areas

Kiddie Elevated Play Structure Replacement



All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.
Shown in Color Palette MARINE 1.
Shown with Barrier Graphic MARINE A.
Waterside finish shown in Classic.

Kiddie Elevated Play Structure Replacement



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Shown in Color Palette MARINE 1
Shown with Barrier Graphic MARINE A.
Waterlide finish shown in Classic.

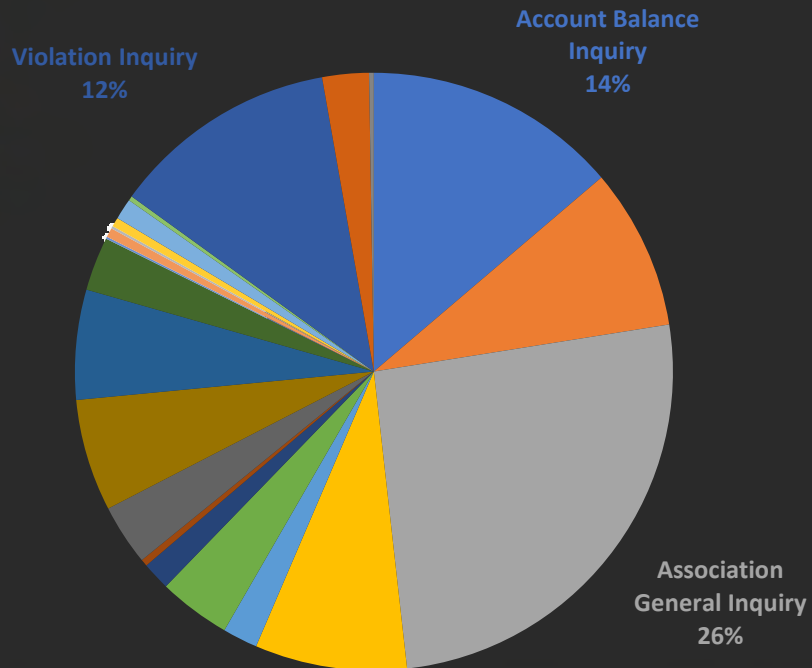
Kiddie Elevated Play Structure Replacement



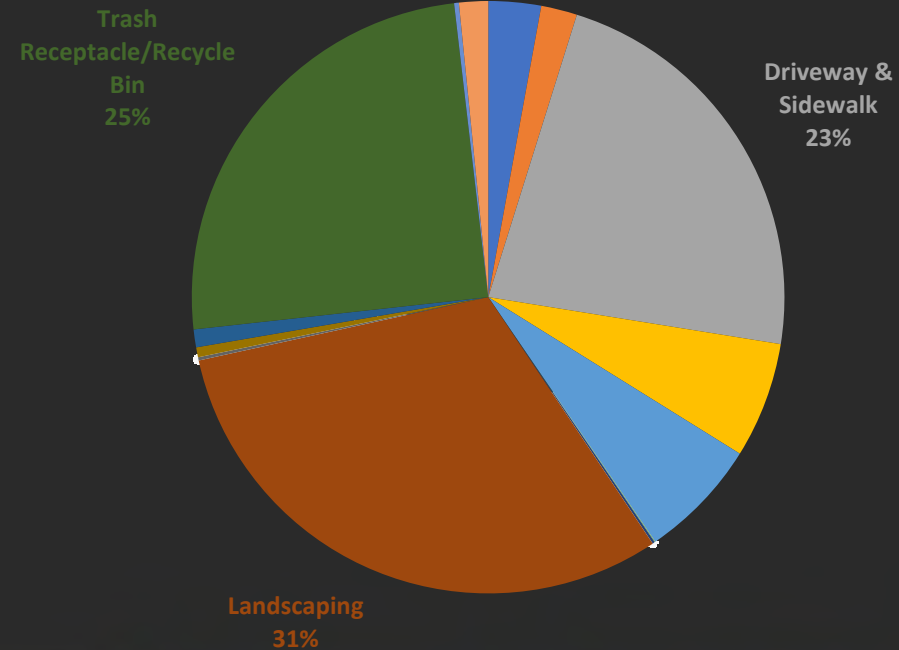
PROPERTY FACILITY REPORT

In 2023 the Village of Emerald Bay had 2,231 Non-Compliance Violations, 120 ARC applications and 792 resident calls.

Call Logs



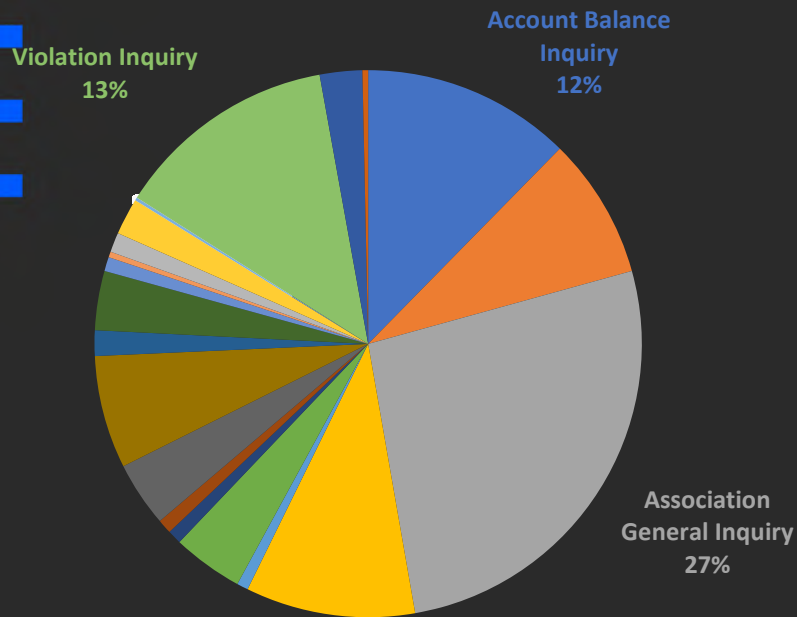
Non-Compliance



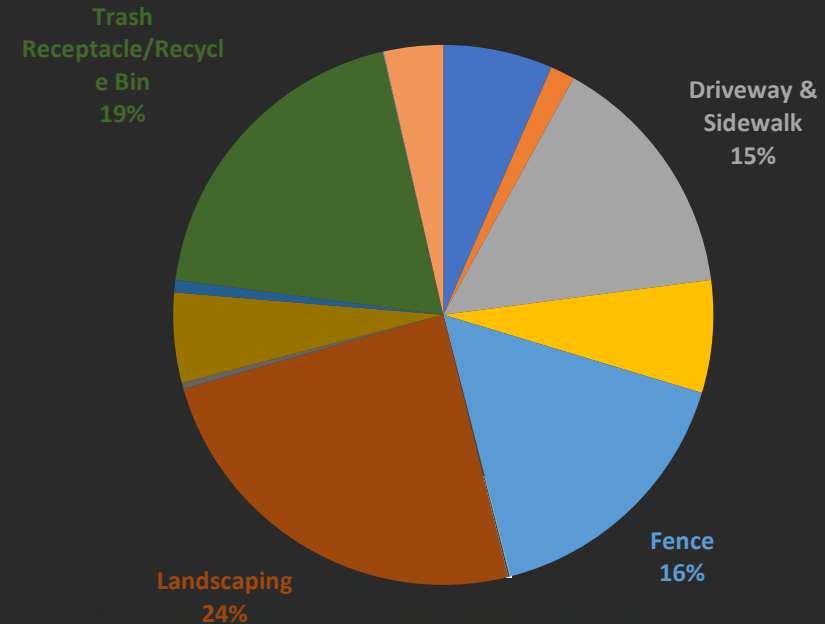
PROPERTY FACILITY REPORT

Currently the Village of Emerald Bay has 2,087 Non-Compliance Violations, 91 ARC applications and 599 resident calls.

Call Logs



Non-Compliance



Dan Westman
General Manager

Cherish Dunford
Assistant General
Manager

Efer Gavidia
Operations
Manager

LaGaylia Davis
Community
Administrative
Assistant-ARC

**FIRSTSERVICE RESIDENTIAL
ONSITE SUPPORT TEAM**

Meredith Neal
Facility Coordinator

Eleanor Eaglin
Receptionist

Brittany
Liescheski
Community
Administrative
Assistant-Events

Kayla Fesler
Compliance Liaison

RELATIONSHIP BETWEEN SHADOW CREEK RANCH MAINTENANCE ASSOCIATION & VILLAGE OF EMERALD BAY

SHADOW CREEK RANCH MAINTENANCE ASSOCIATION

Village Assessments · Rec Centers/ Pools M&R ·
Common Area M&R · ARC Guidelines · Governing
Documents · Common Element Insurance · Manage
Replacement Reserves and Projects

VILLAGE OF
REFLECTION BAY

VILLAGE OF
BISCAYNE BAY

VILLAGE OF
DIAMOND BAY

VILLAGE OF
EMERALD BAY

Homeowner Assessments · Deed Restriction & Delinquency
Review · Village Governing Documents · Village Insurance ·
Fund the Replacement Reserves and Projects · Fund the
Shared Rec and Common Area M&R

FINANCIAL REPORT

- 2023 Year End
- 2024 Year-to-Date
- 2025 Budget

2023 YEAR END – RESERVE ACCOUNT

Start of 2023	\$127,354
End of 2023	\$130,676
Increase	\$3,322

2023 YEAR END – OPERATING ACCOUNT

Year End Actual	
Income	\$1,634,051.97
Expenses	\$2,056,794.16
Surplus/(Deficit)	-\$422,742.18

- **OP INCOME - DEFICIT TO BUDGET OF -\$11,280.03**
DUE TO RESALE CAP FEES
- **OP EXPENSE - DEFICIT TO BUDGET OF -\$422,742.18**
DUE TO LANDSCAPE RENOVATION FUNDING
- **TOTAL ANNUAL DEFICIT TO BUDGET** of -\$420,862.18 due to landscape renovation funding. Without renovation funding there would have been a surplus to budget of \$21,493.15.

Balance Sheet Assets

Account	Description	Current Month August
Entity: T100Z - Village of Emerald Bay CONSOLIDATED		
ASSETS		
10015 CON1	Cash Checking - CON1 CAPITAL ONE	63,601
10015 ENT1	Cash Checking - ENT1 ENTERPRISE BANK	70,037
TOTAL CASH		\$133,638
11020 FNC1	Reserve Investment Account - FNC1 FINANCIAL NORTHEASTERN COMPANIES	104,705
11055 ENB1	Reserve Money Market - ENB1 ENTERPRISE BANK	55,664
11055 WEB1	Reserve Money Market - WEB1 WEBSTER BANK	134,581
TOTAL RESERVE CASH AND INVESTMENTS		\$294,949
12250 MCOB1	Operating Money Markets - MCOB1 METROPOLITAN BANK	63,363
TOTAL OPERATING INVESTMENTS		\$63,363
13000	Accounts Receivable	43,535
13004	Accounts Receivable Capital Contribution	3,800
13016	Accounts Receivable Homeowner Chargeback	605
13017	Accounts Receivable Late Fees	17,981
13018	Accounts Receivable Legal Chargeback	30,954
13026	Accounts Receivable Postage & Copies	(62)
13045	Accounts Receivable Interest Income	(639)
13055	Accounts Receivable Other	11,065
13099	Allowance For Doubtful Accounts Operating	(35,000)
TOTAL ACCOUNTS RECEIVABLE		\$72,238
17305	AR Other/Accrual	16
TOTAL OTHER ASSETS		\$16
TOTAL ASSETS		\$564,204

Total Cash
\$133,638

**Total Reserve Cash and
Investments**
\$294,949

Total Operating Investments
\$63,363

Total Accounts Receivable
\$72,238

Total Other Assets
\$16

Total Assets
\$564,204

Balance Sheet Liabilities

Account	Description	Current Month August
Entity: T1002 - Village of Emerald Bay CONSOLIDATED		
LIABILITIES		
20145	Clubhouse Deposits	800
20163	Deposits Pool	4,000
20335	Other Payables To Firstservice Residential	1,440
20360	Other Payables to Prior Owners	280
TOTAL ACCOUNTS PAYABLE		\$6,519
22390	Refundable Deposits ACC	125
TOTAL DEFERRED LIABILITIES		\$125
23000	Prepaid Assessments	46,558
TOTAL PREPAID ASSESSMENTS		\$46,558
TOTAL LIABILITIES		\$53,202
OWNER'S EQUITY		
30260	Fund Balance Operating	198,073
30295	P/Y Fund Balance Rsv- Gated	174,324
	NET INCOME (LOSS)	30,126
TOTAL OPERATING FUND BALANCE		\$402,522
30290	P/Y Fund Balance Reserve	108,480
TOTAL RESERVE FUND BALANCE		\$108,480
TOTAL OWNER'S EQUITY		\$511,002
TOTAL LIABILITIES AND EQUITY		\$564,204

Accounts Payable

\$6,519

Total Deferred Liabilities

\$125

Total Prepaid Assessments

\$46,558

Total Liabilities

\$53,202

Total Operating Fund Balance

\$402,522

Total Reserve Fund Balance

\$108,480

Total Owners Equity

\$511,002

Total Liabilities & Equity

\$564,204

Income & Expense – ending 8.31.24

Acct #	Description	Aug Actual	Aug Budget	Aug Variance	Comment	YTD Actual	YTD Budget	YTD Variance	Comment	2024 Total Budget	2024 Budget Remaining
REVENUE											
40000	Assessment	0.00	0.00	0.00		251,836.00	251,836.00	0.00		251,836.00	30,072.00
40070	Assessment Gate	0.00	0.00	0.00		30,072.00	30,048.00	24.00		30,048.00	(30,048.00)
40310	Master Assessment	0.00	0.00	0.00		1,378,312.00	1,378,319.00	(7.00)		1,378,319.00	(7.00)
41206	Cap Fee Emerald Bag	700.00	558.00	142.00	Resales	3,900.00	4,464.00	(664.00)	Resales	6,696.00	(2,896.00)
41236	Cap Fee SCRMA	2,800.00	2,011.00	789.00	Resales	15,200.00	16,088.00	(888.00)	Resales	24,128.00	(8,928.00)
TOTAL ASSESSMENTS		\$3,500.00	\$2,569.00	\$931.00		\$1,679,220.00	\$1,680,755.00	(\$1,535.00)		\$1,691,027.00	(\$11,807.00)
43000	Late Fees	0.00	0.00	0.00		14,000.00	10,992.00	3,008.00	2024 late fees chgd in Jan	10,992.00	3,008.00
43005	Late Interest	0.00	475.00	(475.00)		8,371.81	3,800.00	4,571.81	Mostly 2024 delinquencies	5,700.00	2,671.81
44175	Interest Operating	531.77	100.00	431.77		5,693.49	800.00	4,893.49	New investment accts w/ higher yields	1,200.00	4,493.49
TOTAL OTHER REVENUE		\$531.77	\$575.00	(\$43.23)		\$28,065.30	\$15,592.00	\$12,473.30		\$17,892.00	\$10,173.30
TOTAL REVENUE		\$4,031.77	\$3,144.00	\$887.77	Resales	\$1,707,285.30	\$1,696,347.00	\$10,938.30	Delinquency fees/Interest income	\$1,708,919.00	(\$1,633.70)
EXPENSES											
50100	Bank Charges	0.00	20.00	20.00		126.65	160.00	33.35		240.00	113.35
50515	Bad Debt Expense	0.00	400.00	400.00		2,150.27	3,200.00	1,049.73		4,800.00	2,649.73
TOTAL ADMINISTRATIVE		\$0.00	\$420.00	\$420.00		\$2,276.92	\$3,360.00	\$1,083.08		\$5,040.00	\$2,763.08
55020	Administrative Exp Other	0.00	100.00	100.00		25.00	800.00	775.00		1,200.00	1,175.00
55235	Legal Fees	0.00	0.00	0.00	offset by Legal Expense Collections	(25,040.01)	0.00	25,040.01	offset by Legal Expense Collections	0.00	25,040.01
55285	Legal Fees Collections	0.00	300.00	300.00	offset by Legal Expense	24,735.51	2,400.00	(22,335.51)	offset by Legal Expense	3,600.00	(21,135.51)
55305	Legal Fees Corporate	0.00	500.00	500.00		1,051.58	4,000.00	2,948.42		6,000.00	4,948.42
TOTAL PROFESSIONAL FEES		\$0.00	\$900.00	\$900.00		\$772.08	\$7,200.00	\$6,427.92		\$10,800.00	\$10,027.92
59665	Telephone Entry Gate	0.00	134.00	134.00	Annual fee chgd in December	101.64	1,072.00	970.36	Annual fee chgd in December	1,608.00	1,506.36
TOTAL UTILITIES		\$0.00	\$134.00	\$134.00		\$101.64	\$1,072.00	\$970.36		\$1,608.00	\$1,506.36
62040	Landscape Force Mow	0.00	25.00	25.00		0.00	200.00	200.00		300.00	300.00
TOTAL BUILDING & GROUNDS		\$0.00	\$25.00	\$25.00		\$0.00	\$200.00	\$200.00		\$300.00	\$300.00
65281	Decorating Holiday Gated	0.00	0.00	0.00		0.00	0.00	0.00		240.00	240.00
65995	Gate RM	0.00	400.00	400.00		7,615.00	3,200.00	(4,415.00)	repair 2 gate operators/swing arms; transcoore t	4,800.00	(2,815.00)
TOTAL REPAIR & MAINTENAN		\$0.00	\$400.00	\$400.00		\$7,615.00	\$3,200.00	(\$4,415.00)		\$5,040.00	(\$2,575.00)
76086	Gated Community	0.00	50.00	50.00		2,407.86	400.00	(2,007.86)	street signs, sidewalks & guardhouse repairs	600.00	(1,807.86)
TOTAL OTHER EXPENSE		\$0.00	\$50.00	\$50.00		\$2,407.86	\$400.00	(\$2,007.86)		\$600.00	(\$1,807.86)
77000	Reserve Contribution Gated	0.00	0.00	0.00		22,800.00	22,800.00	0.00		22,800.00	0.00
77177	SCRMA Assmnt Residential	0.00	0.00	0.00		1,378,319.14	1,378,319.00	(0.14)		1,378,319.00	(0.14)
77178	SCRMA Cap Fee	2,800.00	2,011.00	(789.00)	Resales/offset by rev gl 41236	14,800.00	16,088.00	1,288.00	Resales/offset by rev gl 41236	24,128.00	9,328.00
77179	SCRMA Reserve	0.00	0.00	0.00		125,883.03	125,883.00	(0.03)		125,883.00	(0.03)
77181	SCRMA Rec Shared Expns	0.00	0.00	0.00		134,328.92	134,329.00	0.08		134,329.00	0.08
TOTAL TRANSFERS		\$2,800.00	\$2,011.00	(\$789.00)		\$1,676,131.09	\$1,677,419.00	\$1,287.91		\$1,685,459.00	\$9,327.91
TOTAL EXPENSES		\$2,800.00	\$3,940.00	\$1,140.00	Bad debt/Professional fees/R&M	\$1,683,304.59	\$1,692,851.00	\$3,546.41	Professional fees	\$1,708,847.00	\$19,542.41
NET INCOME/(LOSS)		\$1,231.77	(\$796.00)	\$2,027.77		\$17,980.71	\$3,496.00	\$14,484.71		\$72.00	\$17,908.71

VOEB 2025 BUDGET

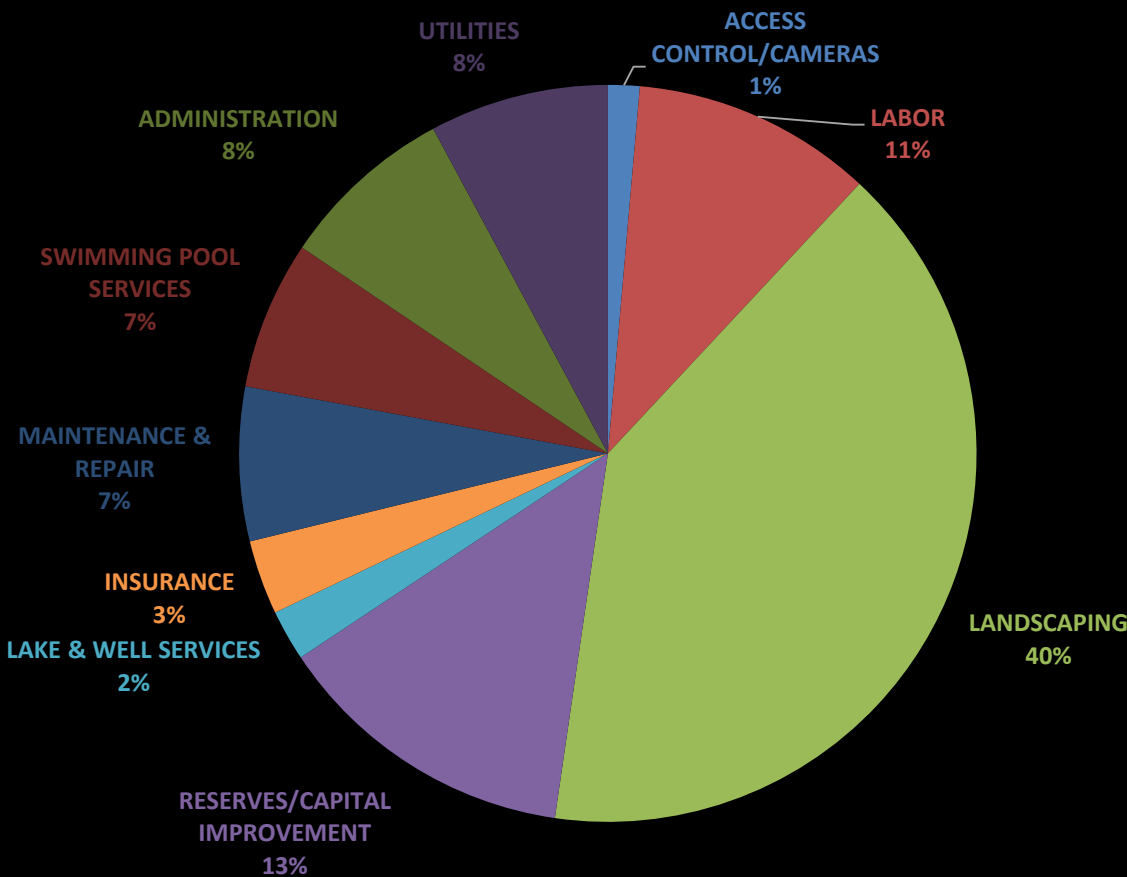
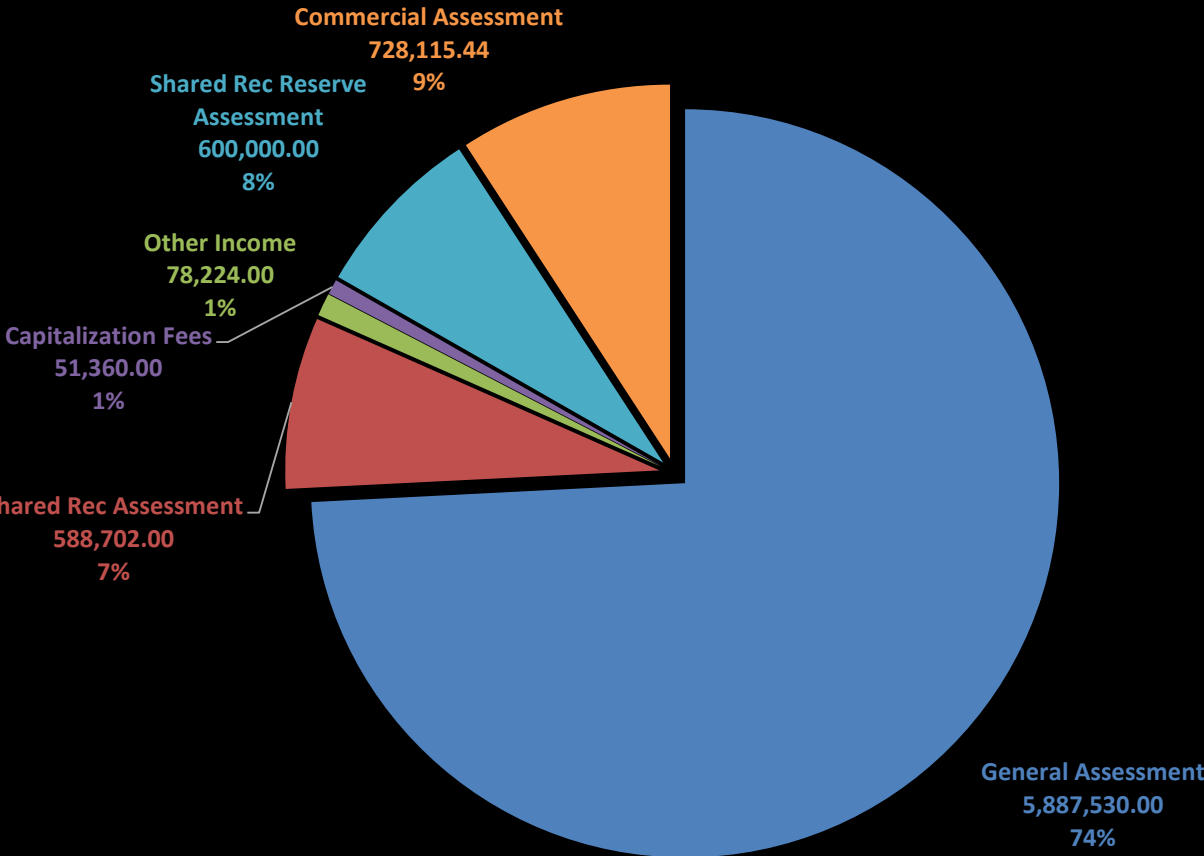
INCOME	
Assessment Emerald Bay	\$279,558
Assessment Gated	\$34,888
Assessment SCRMA	\$1,530,043
Capitalization Fees SCRMA	\$26,784
Capitalization Fees Emerald Bay	\$6,696
Finance Charge	\$12,000
Late Fees	\$12,000
Non-Owner Incm Interest Income	\$1,200
TOTAL INCOME	\$1,767,992

EXPENSE	
Administrative Exp. Other	\$600
Bad Debt Expense	\$7,200
Bank Charges	\$360
Holiday Décor Gated	\$600
Legal Expense	\$0
Legal Expense Collections	\$3,600
Legal Expense Corporate	\$6,000
Gated RM	\$6,000
Gated Community	\$600
Gated Reserve	\$24,900
SCRMA Assmnt Residential	\$1,530,043
SCRMA Capitalization Fees	\$26,784
SCRMA Reserve	\$139,740
SCRMA Rec Shared Expenses	\$149,115
Telephone Entry Gated	\$2,808
TOTAL EXPENSE	\$1,765,019

2025 SCRMA (“ONE SCR”) BUDGET

Total Income: \$7,933,931.44

Total Expenses: \$7,933,931.44



WHAT DOES YOUR ANNUAL ASSESSMENT PAY FOR?

Village of Emerald Bay Annual Assessment = **\$187.00**

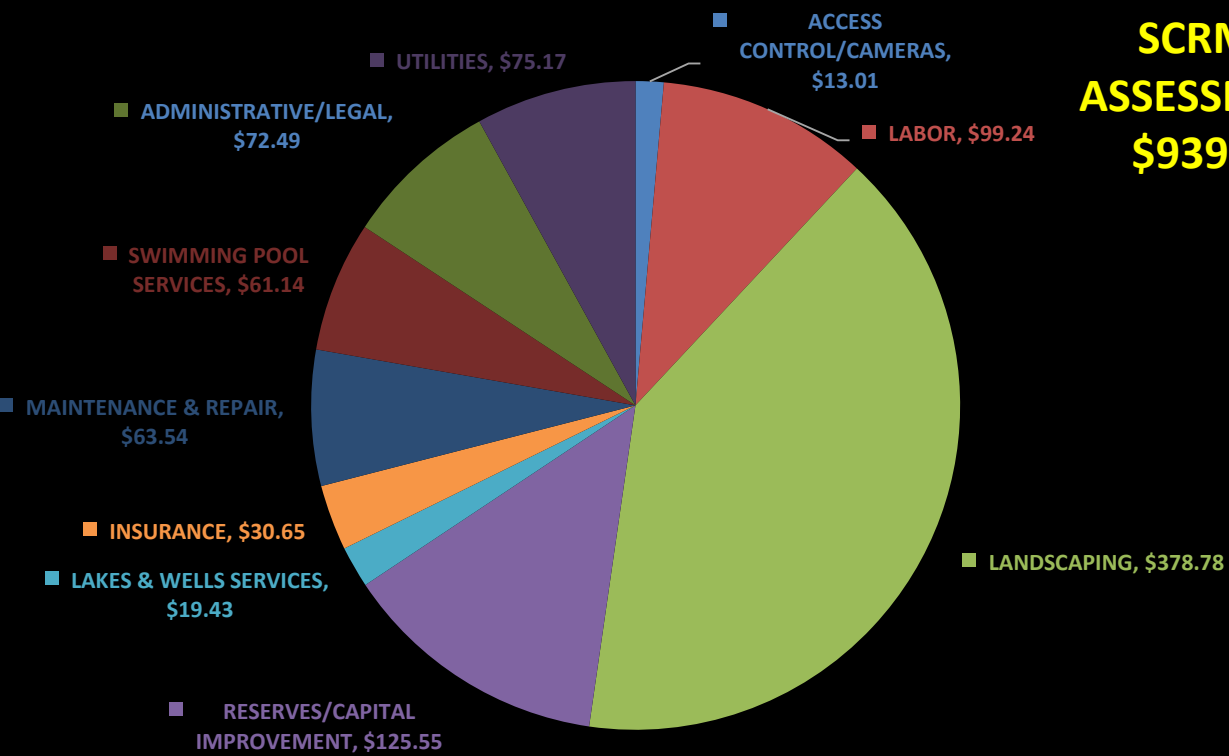
Shadow Creek Ranch Maintenance Association Annual Assessment = **\$939.00**

TOTAL ASSESSMENT = \$1,125.00 (4% increase)

Gated Assessment = \$623.00

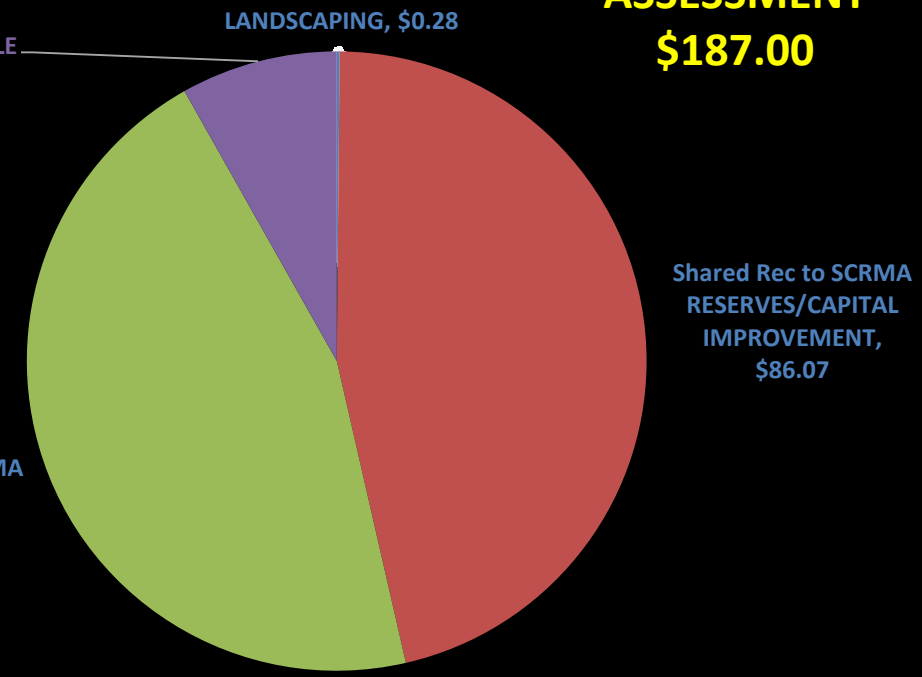
SCRMA ASSESSMENT \$939.00

VILLAGE ASSESSMENT \$187.00



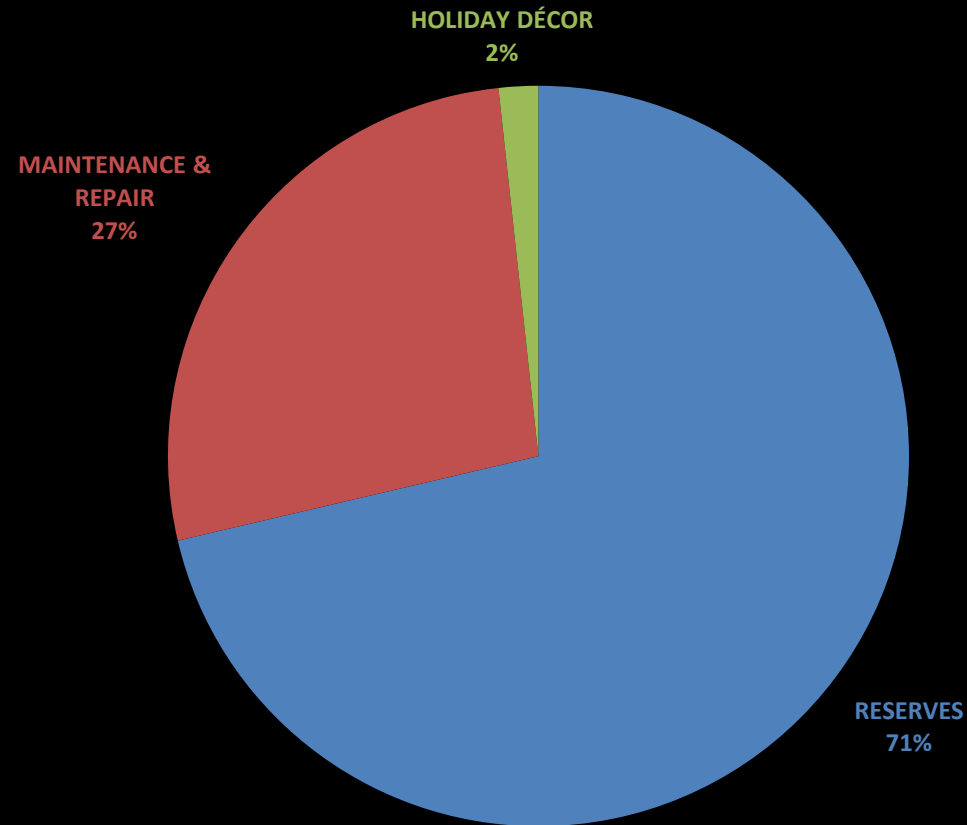
ADMINISTRATIVE/LEGAL, \$15.21

Shared Rec to SCRMA MAINTENANCE & REPAIR, \$84.45



WHAT DOES YOUR ANNUAL ASSESSMENT PAY FOR?

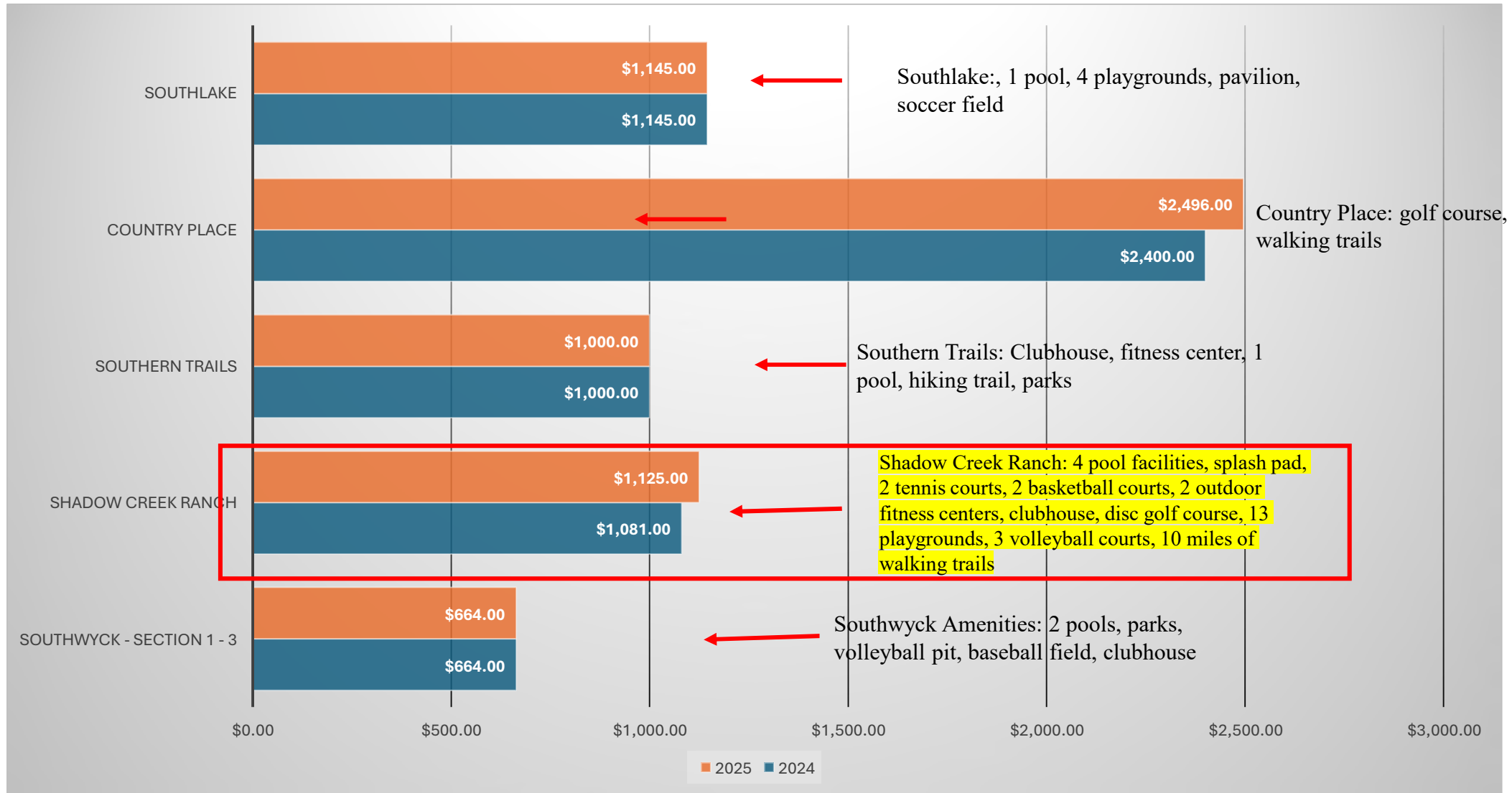
The Estates - Gated Assessment = \$623.00



ASSESSMENT COMPARISON TO SIMILAR MASTER PLANNED COMMUNITIES IN THE HOUSTON REGION



COMPARISON TO SIMILAR ASSOCIATIONS IN THE GEOGRAPHICAL AREA OF SHADOW CREEK RANCH



2025 Annual Assessment Payment

Dear Village of Emerald Bay Homeowner,

Enclosed please find your payment coupon with owner account number for the Shadow Creek Ranch 2025 annual assessment of **\$1,125**. Owners in The Estates will also note the added gated section annual assessment amount of **\$623** for a total **\$1,748**. All applicable assessments are due by January 1, 2025.

Payment can be made at any time prior to January 1, 2025, however, please note:

- The 2025 annual assessment has changed from the 2024 amount. If you have autopay established with ClickPay or your bank, review the current payment amount and adjust as needed.
- **If you set up an autopay on ClickPay, you must set the payment date for no earlier than January 1. If you set the autopay date prior to January 1, there will be no charge present to autopay, and the payment will not be made.**
- Payments may be applied to the oldest balance on your account. If there is an unpaid balance, you could be in jeopardy of incurring delinquency penalties.

Your payment options include:

† **CLICKPAY** at www.ClickPay.com/FirstService. You can register using your owner account number on the enclosed payment coupon. We recommend familiarizing yourself with the three payment settings to ensure you select the one that best suits your needs.

† **CHECK** made payable to Village of Emerald Bay Homeowners Association, Inc. mailed to:

Village of Emerald Bay Homeowners Association
c/o FirstService Residential
P.O. Box 30419
Tampa, FL 33630-3419

Note: Be sure your owner account number is printed legibly on the memo line of the check.

† **DROP-OFF** a personal check payment at 12234 Shadow Creek Pkwy, Building 3, Suite 112, Pearland, TX 77584 on Monday-Friday, 8:30pm-5:00pm.

Note: Be sure your owner account number is printed legibly on the memo line of the check.

Use the following methods to check your account balance prior to and after making your payment:

- Open a ClickPay account at www.ClickPay.com/FirstService
- Register for your FirstService Residential Connect resident portal at <https://villageofemeraldbay.connectresident.com/> (see enclosed flyer for additional instructions)
- Send us an email requesting a current statement at help@shadowcreekranchhoa.com

We are happy to assist you, so let us know what questions you may have by calling us at (713)436-4563 or emailing help@shadowcreekranchhoa.com.

Village of Emerald Bay Board of Directors

President – Matt Mickle

Vice President – Angela Robinson

Treasurer – Marie Ferguson

Secretary – James Moore

Director – Elizabeth Alexander




Election of Directors
(2 positions open)

(c) If Quorum Not Met for Board of Director Elections Only: If quorum is not present or represented, the meeting shall be adjourned without notice other than announcement at the meeting, and immediately reconvened for the sole purpose of election of directors. At the reconvened meeting, quorum shall be all those members counted as present whether in person or by proxy, absentee ballot, electronic ballot, or any other method of representative or delegated voting. Directors shall be elected by a majority of those votes.”



**Meeting
Adjournment**



**Reconvene
Meeting**

Roll Call

First & Last Name

Property Address

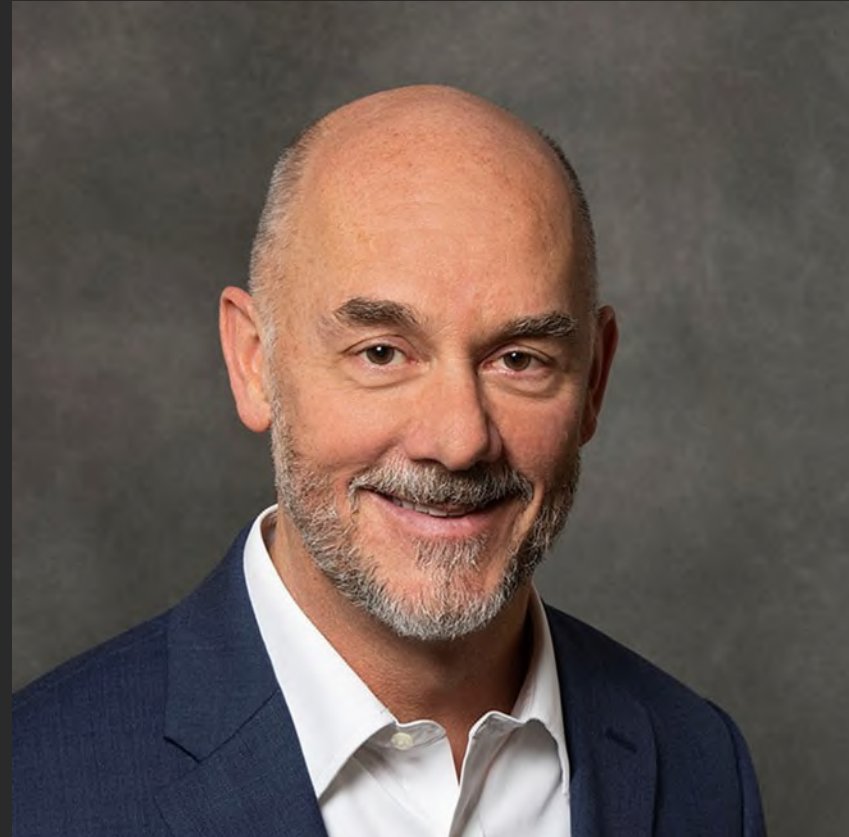


**Candidate
Introductions**

Marie Ferguson



Matt Mickle





Write-in Candidates



Meeting Adjournment & Member Forum

The Board values the insight and input of all owners. To ensure that everyone has the opportunity to be heard, please email QUESTIONS & SUGGESTIONS to the HOA at:

EMAIL: help@shadowcreekranchhoa.com