



# Settlers Park HOA

Serving the Settlers Park & Settlers Grove Communities

## 2023 Annual Meeting

**June 15<sup>th</sup>, 7pm, at the Community Clubhouse**

Come and go format with directors & management available for one-on-one Q&A

The meeting will be convened for the sole purpose of election to fill one open director position.

**Agenda:**

- I I. Registration and Determination of Quorum
- II II. Directors and Management available for brief one on one Q & A
- III III. Board of Director candidates available to speak one on one to residents
- IV IV. Casting of individual ballots for election of one Director for a three-year term
- V V. Election Results
- VI VI. Adjournment at 8pm

**Packet contents:**

- 1. Director Candidate Information
  
- 2. 2022 Minutes
  - a. Corrections or questions may be submitted to [CSeay@CMCTX.Com](mailto:CSeay@CMCTX.Com)
  
- 3. 2022 Financials
  - a. Latest Financials as of 5/31/23

## Candidate BIOS

### **Rick Conley\***

Rick is the Director of Real Estate and Office Services for Fluor and is responsible for the day to day operations of Fluor's Sugar Land engineering center. Rick has lived in Settlers Park since 1982 with his wife, Laurie. They raised two children, John and Lindsey, both products of Fort Bend ISD and both married with Lindsey and her husband expecting twins this fall. Rick has a Construction Management degree from the University of Houston. Things that occupy Rick's time: President of First Colony Community Services Association; past President of Fort Bend Cares, a Charitable Foundation; past member of Fort Bend Chamber of Commerce Board of Director's; Greater Fort Bend Economic Development Council Board of Directors; Council Organization Representative for Troop 441 and Troop 442, Boy Scouts of America. Rick believes in the importance of volunteerism and involvement in the community and is a proud graduate of the best Chamber Leadership Forum Class of 2014! Rick joined our board as a non-voting officer in 2020 and in 2021 was appointed to an open director position.

### **Soufyan Hashmany**

I am a local licensed Real Estate agent here in the great State of Texas and passionately love my profession by serving people in finding their dream home. My prior experience has been in the Accounting field and have worked over 5+ years in Corporate in various industries. I have 2 daughters, one is going to go to the 1st Grade & the second one is going to go to PreK in the coming school year here at Settlers Way Elementary School. I have a great passion for the sport of Cricket and play in a league setting here locally with a team. Lastly, I strongly believe in connections and looking after each one of our fellow neighbors.

\* Denotes Incumbent



### **2022 Annual Meeting Minutes – As Drafted**

1. Residents arrived, checked in, and met with current and prospective board members.
2. A quorum was reached thanks to participation in the new online voting system in which 130 votes were cast (more than double the participation in any year of the last decade), and the meeting was convened to elect candidates to fill 2 open positions.
3. Ballots were cast by those electing to do so in person, counted, and added to online totals. The results were the election of Bill Sargent and Claudia Shakespeare.

The meeting was adjourned following the announcement of the election results at 8pm.

# **Annual Financials**

## **End of Previous Year**

C/O CREATIVE MANAGEMENT CO.  
8323 SOUTHWEST FRWY., STE. 330  
HOUSTON TX 77074

		ENDING BALANCE	TOTAL
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
1105	PACIFIC WESTERN OPERATING ACCOUNT	203,073.63	
1800	PETTY CASH DEBIT CARD	2,500.00	
1800	PETTY CASH FUNDS	500.00	
<b>TOTAL CURRENT ASSETS</b>			<b>206,073.63</b>
<b>RESERVES</b>			
1903	PACIFIC RESERVE MONEY MARKET FUNDS	557,483.08	
1912	BEAL BANK	275,000.00	
1913	CAPITAL ONE BANK MONEY MARKET	534.22	
1933	NEW FIRST NATIONAL MONEY MARKET	251,911.97	
1936	CHARLES SCHWAB CERTIFICATE 05/01/25	15,000.00	
1936	CHARLES SCHWAB CERTIFICATE 11/13/25	15,000.00	
1936	CHARLES SCHWAB RESERVES	100,000.00	
1936	CHARLES SCHWAB OPERATING FUNDS	71,511.77	
1953	MIDKIFF & STONE MONEY MARKET	47,868.16	
1986	WELLS FARGO MM	3,098.05	
1988	ORIGIN BANK MONEY MARKET	236,164.87	
<b>TOTAL RESERVES</b>			<b>1,573,572.12</b>
<b>TOTAL ASSETS</b>			<b>1,779,645.75</b>
<b>LIABILITIES AND CAPITAL</b>			
<b>CAPITAL</b>			
3910	RETAINED EARNINGS	1,677,379.19	
	CURRENT INCOME	102,266.56	
<b>TOTAL CAPITAL</b>			<b>1,779,645.75</b>
<b>TOTAL LIABILITIES/CAPITAL</b>			<b>1,779,645.75</b>

C/O CREATIVE MANAGEMENT CO.  
8323 SOUTHWEST FRWY., STE. 330  
HOUSTON TX 77074

---

**RECAP OF CASH FLOW**

<b>BEGINNING CASH</b>	<b>1,658,987.99</b>
<b>NET INCOME FROM OPERATIONS</b>	<b>120,657.76</b>
<b>ENDING CASH</b>	<b>1,779,645.75</b>

---

**CASH ACCOUNT**

<b>PACIFIC WESTERN OPERATING ACCO</b>	<b>203,073.63</b>
<b>PETTY CASH</b>	<b>3,000.00</b>
<b>PACIFIC WESTERN RESERVE ACCOUN</b>	<b>557,483.08</b>
<b>BEAL BANK</b>	<b>275,000.00</b>
<b>CAPITAL ONE BANK</b>	<b>534.22</b>
<b>NEW FIRST NATIONAL BANK</b>	<b>251,911.97</b>
<b>CHARLES SCHWAB</b>	<b>201,511.77</b>
<b>MIDKIFF &amp; STONE</b>	<b>47,868.16</b>
<b>WELLS FARGO MM</b>	<b>3,098.05</b>
<b>ORIGIN BANK</b>	<b>236,164.87</b>
	<b>-----</b>
	<b>1,779,645.75</b>

**SETTLER'S PARK HOMEOWNERS ASSOC.**  
**STATEMENT OF OPERATIONS VARIANCE**  
12/31/2022

C/O CREATIVE MANAGEMENT CO.  
8323 SOUTHWEST FRWY., STE. 330  
HOUSTON TX 77074

ACCT	M-T-D ACTUAL	MTD BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING	
<b>INCOME</b>									
4100	ASSESSMENTS	130,959.41	40,131	90,828.55	492,593.79	481,570	11,023.47	481,570	11,023.47
4200	CLUBHOUSE	0.00	75	(75.00)	0.00	900	(900.00)	900	(900.00)
4223	FCST CONTRACT	0.00	658	(658.00)	3,301.69	7,896	(4,594.31)	7,896	(4,594.31)
4250	FINE/DAMAGE	1,430.50	0	1,430.50	20,894.53	0	20,894.53	0	20,894.53
4300	INTEREST	523.06	337	186.06	3,438.60	4,000	(561.40)	4,000	(561.40)
4350	KEYS/CARDS/REMOTES	0.00	0	0.00	300.00	0	300.00	0	300.00
4400	LATE CHARGE	182.12	0	182.12	5,767.96	0	5,767.96	0	5,767.96
4450	LEGAL	197.94	413	(215.06)	10,178.18	5,000	5,178.18	5,000	5,178.18
4573	PAYMENT AGREEMENT	30.00	0	30.00	30.00	0	30.00	0	30.00
4950	WATER INCOME	0.00	0	0.00	0.00	2,400	(2,400.00)	2,400	(2,400.00)
	<b>TOTAL INCOME</b>	<b>133,323.03</b>	<b>41,614</b>	<b>91,709.17</b>	<b>536,504.75</b>	<b>501,766</b>	<b>34,738.43</b>	<b>501,766</b>	<b>34,738.43</b>
<b>OPERATING EXPENSES</b>									
<b>MAINTENANCE &amp; REPAIRS</b>									
5015	ACCESS GATE REPAIRS	0.00	83	83.00	1,600.00	996	(604.00)	996	(604.00)
5025	BUILDING	0.00	0	0.00	11.18	0	(11.18)	0	(11.18)
5042	CLUBHOUSE	100.00	500	400.00	8,594.60	6,000	(2,594.60)	6,000	(2,594.60)
5045	ELECTRICAL	0.00	417	417.00	2,744.05	5,004	2,259.95	5,004	2,259.95
5075	FENCES	0.00	0	0.00	18,886.42	0	(18,886.42)	0	(18,886.42)
5104	HOLIDAY DECORATIONS	0.00	267	266.67	584.53	3,200	2,615.51	3,200	2,615.51
5108	IRRIGATION	0.00	500	500.00	0.00	6,000	6,000.00	6,000	6,000.00
5115	LANDSCAPING	0.00	1,334	1,334.00	24,247.00	16,008	(8,239.00)	16,008	(8,239.00)
5125	MISCELLANEOUS	0.00	83	83.00	0.00	996	996.00	996	996.00
5140	PLUMBING	0.00	200	200.00	473.46	2,400	1,926.54	2,400	1,926.54
5150	POOL REPAIR & SUPPLIES	0.00	1,000	1,000.00	2,775.00	12,000	9,225.00	12,000	9,225.00
5180	SPRINKLERS	0.00	0	0.00	95.00	0	(95.00)	0	(95.00)
5185	SUPPLIES	0.00	100	100.00	308.00	1,200	892.00	1,200	892.00
5190	TENNIS COURTS	425.00	300	(125.00)	625.00	3,600	2,975.00	3,600	2,975.00
	<b>TOTAL MAINTENANCE &amp; REPAIRS</b>	<b>525.00</b>	<b>4,784</b>	<b>4,258.67</b>	<b>60,944.24</b>	<b>57,404</b>	<b>(3,540.20)</b>	<b>57,404</b>	<b>(3,540.20)</b>
<b>CONTRACT SERVICES EXPENSES</b>									
5305	ACCESS GATE CONTRACT	0.00	15	15.00	0.00	180	180.00	180	180.00
5310	CABLE CONTRACT	361.15	0	(361.15)	278.62	0	(278.62)	0	(278.62)
5320	EXTERMINATING CONTRACT	165.00	152	(13.00)	1,575.00	1,830	255.00	1,830	255.00
5328	IRRIGATION CONTRACT	0.00	154	154.00	0.00	1,848	1,848.00	1,848	1,848.00
5330	LANDSCAPE CONTRACT	3,000.00	3,000	0.00	33,000.00	36,000	3,000.00	36,000	3,000.00
5340	POOL CONTRACT	1,883.00	5,550	3,667.00	64,142.00	66,600	2,458.00	66,600	2,458.00
5343	POOL TELEPHONE MONITORING	0.00	67	67.00	934.79	804	(130.79)	804	(130.79)
5355	TRASH CONTRACT	104.68	108	3.32	1,375.84	1,296	(79.84)	1,296	(79.84)
5360	WATER TREATMENT CONTRACT	0.00	0	0.00	1,850.00	0	(1,850.00)	0	(1,850.00)
	<b>TOTAL CONTRACT SERVICES</b>	<b>5,513.83</b>	<b>9,046</b>	<b>3,532.17</b>	<b>103,156.25</b>	<b>108,558</b>	<b>5,401.75</b>	<b>108,558</b>	<b>5,401.75</b>
<b>INSURANCE EXPENSES</b>									
5405	DIRECTORS & OFFICERS	0.00	0	0.00	5,014.00	4,316	(698.00)	4,316	(698.00)
5425	OTHER INSURANCE	0.00	0	0.00	19,917.00	0	(19,917.00)	0	(19,917.00)
5430	TCPP	0.00	1,591	1,590.60	0.00	19,087	19,087.20	19,087	19,087.20
5435	UMBRELLA	0.00	0	0.00	0.00	924	924.00	924	924.00
5440	WORKER'S COMPENSATION	0.00	48	48.00	579.00	576	(3.00)	576	(3.00)
	<b>TOTAL INSURANCE EXPENSES</b>	<b>0.00</b>	<b>1,639</b>	<b>1,638.60</b>	<b>25,510.00</b>	<b>24,903</b>	<b>(606.80)</b>	<b>24,903</b>	<b>(606.80)</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>									
5505	ACCOUNTING/AUDITS	0.00	0	0.00	2,700.00	2,700	0.00	2,700	0.00
5515	BANK CHARGES	29.28	23	(6.28)	543.25	276	(267.25)	276	(267.25)
5520	COMMUNITY FUNCTIONS	0.00	200	200.00	5,788.00	2,400	(3,388.00)	2,400	(3,388.00)
5522	DUES MASTER	0.00	2,500	2,500.00	39,810.00	30,000	(9,810.00)	30,000	(9,810.00)
5530	LEGAL-CORPORATE	0.00	300	300.00	137.50	3,600	3,462.50	3,600	3,462.50
5535	LEGAL-INDIVIDUAL	485.00	750	265.00	11,226.91	9,000	(2,226.91)	9,000	(2,226.91)

SETTLER'S PARK HOMEOWNERS ASSOC.  
STATEMENT OF OPERATIONS VARIANCE  
12/31/2022

C/O CREATIVE MANAGEMENT CO.  
8323 SOUTHWEST FRWY., STE. 330  
HOUSTON TX 77074

ACCT		M-T-D ACTUAL	MTD BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
5540	MANAGEMENT FEE	3,600.00	3,600	0.00	43,200.00	43,200	0.00	43,200	0.00
5545	MISC ADMINISTRATIVE	17.30	167	149.70	1,883.70	2,004	120.30	2,004	120.30
5550	MEETING EXPENSE	0.00	83	83.00	1,028.00	996	(32.00)	996	(32.00)
5555	OFFICE SUPPLIES&PRINTING	38.00	300	262.00	3,474.98	3,600	125.02	3,600	125.02
5562	POSTAGE	60.07	417	356.60	6,246.82	5,000	(1,246.78)	5,000	(1,246.78)
5586	WEB SITE	158.96	0	(158.96)	173.96	300	126.04	300	126.04
	<b>TOTAL GEN'L &amp; ADMINISTRATIVE</b>	<b>4,388.61</b>	<b>8,340</b>	<b>3,951.06</b>	<b>116,213.12</b>	<b>103,076</b>	<b>(13,137.08)</b>	<b>103,076</b>	<b>(13,137.08)</b>
5605	ELECTRICITY	980.11	1,000	19.89	11,681.97	12,000	318.03	12,000	318.03
5610	GAS	0.00	575	575.00	5,825.99	6,900	1,074.01	6,900	1,074.01
5615	WATER & SEWER	1,257.72	1,291	33.28	16,653.02	15,500	(1,153.02)	15,500	(1,153.02)
5620	TELEPHONE	0.00	0	0.00	275.00	0	(275.00)	0	(275.00)
5625	INTERNET	0.00	184	184.00	3,125.35	2,200	(925.35)	2,200	(925.35)
	<b>TOTAL UTILITIES</b>	<b>2,237.83</b>	<b>3,050</b>	<b>812.17</b>	<b>37,561.33</b>	<b>36,600</b>	<b>(961.33)</b>	<b>36,600</b>	<b>(961.33)</b>
	<b>TAX EXPENSES</b>								
5725	PROPERTY ADVALOREM TAX	0.00	50	50.00	0.00	600	600.00	600	600.00
	<b>TOTAL TAXES</b>	<b>0.00</b>	<b>50</b>	<b>50.00</b>	<b>0.00</b>	<b>600</b>	<b>600.00</b>	<b>600</b>	<b>600.00</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>12,665.27</b>	<b>26,908</b>	<b>14,242.67</b>	<b>343,384.94</b>	<b>331,141</b>	<b>(12,243.66)</b>	<b>331,141</b>	<b>(12,243.66)</b>
	<b>CAPITAL IMPROVEMENTS</b>								
6005	CONTINGENCY RESERVES	0.00	4,500	4,500.00	0.00	54,000	54,000.00	54,000	54,000.00
6010	RESERVES	0.00	9,719	9,719.00	0.00	116,625	116,625.00	116,625	116,625.00
6100	FENCES	0.00	0	0.00	90,853.25	0	(90,853.25)	0	(90,853.25)
	<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>0.00</b>	<b>14,219</b>	<b>14,219.00</b>	<b>90,853.25</b>	<b>170,625</b>	<b>79,771.75</b>	<b>170,625</b>	<b>79,771.75</b>
	<b>TOTAL EXPENSES</b>	<b>12,665.27</b>	<b>41,127</b>	<b>28,461.67</b>	<b>434,238.19</b>	<b>501,766</b>	<b>67,528.09</b>	<b>501,766</b>	<b>67,528.09</b>
	<b>TOTAL EXPENSES</b>	<b>12,665.27</b>	<b>41,127</b>	<b>28,461.67</b>	<b>434,238.19</b>	<b>501,766</b>	<b>67,528.09</b>	<b>501,766</b>	<b>67,528.09</b>
	<b>NET INCOME/(LOSS)</b>	<b>120,657.76</b>	<b>487</b>	<b>120,170.84</b>	<b>102,266.56</b>	<b>0</b>	<b>102,266.52</b>	<b>0</b>	<b>102,266.52</b>





**SETTLER'S PARK HOMEOWNERS ASSOC.**  
**12 MONTH ANALYSIS SPREADSHEET**  
12/31/2022

C/O CREATIVE MANAGEMENT CO.  
8323 SOUTHWEST FRWY., STE. 330  
HOUSTON TX 77074

	LAST Dec	Dec	Nov	Oct	Sep	Aug	Jul	Jun	May	Apr	Mar	Feb	Jan
TOTAL EXPENSES	<u>32,634</u>	<u>12,665</u>	<u>37,955</u>	<u>21,073</u>	<u>23,464</u>	<u>45,172</u>	<u>28,092</u>	<u>39,154</u>	<u>60,561</u>	<u>45,072</u>	<u>10,084</u>	<u>38,471</u>	<u>72,473</u>
TOTAL EXPENSES	32,634	12,665	37,955	21,073	23,464	45,172	28,092	39,154	60,561	45,072	10,084	38,471	72,473
NET INCOME/(LOSS)	<u>83,101</u>	<u>120,658</u>	<u>36,626</u>	<u>54,830</u>	<u>(20,834)</u>	<u>(41,674)</u>	<u>(24,903)</u>	<u>(34,405)</u>	<u>(50,171)</u>	<u>(25,931)</u>	<u>8,493</u>	<u>(8,410)</u>	<u>87,989</u>

**Current Financials**  
**End of Previous Month**

C/O CREATIVE MANAGEMENT CO.  
8323 SOUTHWEST FRWY., STE. 330  
HOUSTON TX 77074

	ENDING BALANCE	TOTAL
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
1105	PACIFIC WESTERN OPERATING ACCOUNT	187,266.67
1800	PETTY CASH DEBIT CARD	2,500.00
1800	PETTY CASH FUNDS	500.00
	<b>TOTAL CURRENT ASSETS</b>	<b>190,266.67</b>
<b>RESERVES</b>		
1903	PACIFIC RESERVE MONEY MARKET FUNDS	22,892.23
1908	ALLIANCE BANK MONEY MARKET	245,000.00
1912	BEAL BANK CD 3.75% 11/23	275,000.00
1913	CAPITAL ONE BANK MONEY MARKET	247,537.73
1933	NEW FIRST NATIONAL MONEY MARKET	253,834.63
1936	CHARLES SCHWAB INVESTMENT ACCT	202,983.85
1953	PACKERLAND MONEY MARKET	158,032.06
1986	WELLS FARGO MM	3,101.20
1988	ORIGIN BANK CD 4% 02/02/24	236,554.31
	<b>TOTAL RESERVES</b>	<b>1,644,936.01</b>
	<b>TOTAL ASSETS</b>	<b>1,835,202.68</b>
<b>LIABILITIES AND CAPITAL</b>		
<b>CAPITAL</b>		
3910	RETAINED EARNINGS	1,779,645.75
	CURRENT INCOME	55,556.93
	<b>TOTAL CAPITAL</b>	<b>1,835,202.68</b>
	<b>TOTAL LIABILITIES/CAPITAL</b>	<b>1,835,202.68</b>

C/O CREATIVE MANAGEMENT CO.  
8323 SOUTHWEST FRWY., STE. 330  
HOUSTON TX 77074

RECAP OF CASH FLOW

BEGINNING CASH	1,870,046.92
NET INCOME FROM OPERATIONS	(34,844.24)
ENDING CASH	1,835,202.68

CASH ACCOUNT

PACIFIC WESTERN OPERATING ACCO	187,266.67
PETTY CASH	3,000.00
PACIFIC WESTERN RESERVE ACCOUN	22,892.23
ALLIANCE ASSOCIATION BANK	245,000.00
BEAL BANK CD 3.75% 11/23	275,000.00
CAPITAL ONE BANK	247,537.73
NEW FIRST NATIONAL BANK	253,834.63
CHARLES SCHWAB	202,983.85
PACKERLAND BROKERAGE SERVICES	158,032.06
WELLS FARGO MM	3,101.20
ORIGIN BANK	236,554.31
	-----
	1,835,202.68

SETTLER'S PARK HOMEOWNERS ASSOC.  
STATEMENT OF OPERATIONS VARIANCE  
05/31/2023

C/O CREATIVE MANAGEMENT CO.  
8323 SOUTHWEST FRWY., STE. 330  
HOUSTON TX 77074

ACCT	M-T-D ACTUAL	MTD BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
<b>INCOME</b>								
4100	ASSESSMENTS	2,165.21	41,335	(39,169.55)	213,782.36	206,674	7,108.56	496,017 (282,234.76)
4200	CLUBHOUSE	0.00	75	(75.00)	425.00	375	50.00	900 (475.00)
4223	FCST CONTRACT	137.50	658	(520.50)	137.50	3,290	(3,152.50)	7,896 (7,758.50)
4250	FINE/DAMAGE	625.00	0	625.00	8,255.00	0	8,255.00	0 8,255.00
4300	INTEREST	2,412.06	333	2,079.06	6,280.89	1,665	4,615.89	4,000 2,280.89
4350	KEYS/CARDS/REMOTES	50.00	0	50.00	75.00	0	75.00	0 75.00
4400	LATE CHARGE	122.15	0	122.15	4,871.48	0	4,871.48	0 4,871.48
4450	LEGAL	0.00	269	(269.00)	1,630.75	1,345	285.75	3,226 (1,595.25)
4500	NSF CHARGE	0.00	0	0.00	25.00	0	25.00	0 25.00
4550	OTHER	0.00	0	0.00	243.19	0	243.19	0 243.19
4573	PAYMENT AGREEMENT	(15.00)	0	(15.00)	60.00	0	60.00	0 60.00
4755	TRANSFER FEE	(350.00)	0	(350.00)	0.00	0	0.00	0 0.00
4950	WATER INCOME	0.00	0	0.00	0.00	2,400	(2,400.00)	2,400 (2,400.00)
	<b>TOTAL INCOME</b>	<b>5,146.92</b>	<b>42,670</b>	<b>(37,522.84)</b>	<b>235,786.17</b>	<b>215,749</b>	<b>20,037.37</b>	<b>514,439 (278,652.95)</b>
<b>OPERATING EXPENSES</b>								
<b>MAINTENANCE &amp; REPAIRS</b>								
5015	ACCESS GATE REPAIRS	45.00	83	38.00	135.00	415	280.00	996 861.00
5042	CLUBHOUSE	175.00	500	325.00	10,350.00	2,500	(7,850.00)	6,000 (4,350.00)
5045	ELECTRICAL	0.00	417	417.00	0.00	2,085	2,085.00	5,004 5,004.00
5075	FENCES	6,865.00	0	(6,865.00)	11,429.00	0	(11,429.00)	0 (11,429.00)
5104	HOLIDAY DECORATIONS	0.00	267	266.67	0.00	1,333	1,333.35	3,200 3,200.04
5108	IRRIGATION	0.00	500	500.00	1,500.00	2,500	1,000.00	6,000 4,500.00
5115	LANDSCAPING	1,200.00	1,334	134.00	8,280.00	6,670	(1,610.00)	16,008 7,728.00
5125	MISCELLANEOUS	0.00	83	83.00	0.00	415	415.00	996 996.00
5140	PLUMBING	0.00	200	200.00	0.00	1,000	1,000.00	2,400 2,400.00
5150	POOL REPAIR & SUPPLIES	0.00	1,000	1,000.00	731.67	5,000	4,268.33	12,000 11,268.33
5175	SIGNS	43.30	0	(43.30)	43.30	0	(43.30)	0 (43.30)
5185	SUPPLIES	0.00	100	100.00	2,372.66	500	(1,872.66)	1,200 (1,172.66)
5190	TENNIS COURTS	0.00	300	300.00	300.00	1,500	1,200.00	3,600 3,300.00
	<b>TOTAL MAINTENANCE &amp; REPAIRS</b>	<b>8,328.30</b>	<b>4,784</b>	<b>(3,544.63)</b>	<b>35,141.63</b>	<b>23,918</b>	<b>(11,223.28)</b>	<b>57,404 22,262.41</b>
<b>CONTRACT SERVICES EXPENSES</b>								
5305	ACCESS GATE CONTRACT	0.00	15	15.00	0.00	75	75.00	180 180.00
5320	EXTERMINATING CONTRACT	165.00	153	(12.00)	1,953.75	765	(1,188.75)	1,836 (117.75)
5328	IRRIGATION CONTRACT	0.00	154	154.00	0.00	770	770.00	1,848 1,848.00
5330	LANDSCAPE CONTRACT	3,000.00	3,000	0.00	15,000.00	15,000	0.00	36,000 21,000.00
5340	POOL CONTRACT	17,731.00	5,851	(11,880.19)	37,595.00	29,254	(8,340.95)	70,210 32,614.72
5343	POOL TELEPHONE MONITORING	64.90	110	45.10	129.80	550	420.20	1,320 1,190.20
5355	TRASH CONTRACT	104.68	111	6.32	523.40	555	31.60	1,332 808.60
5360	WATER TREATMENT CONTRACT	0.00	0	0.00	3,383.33	0	(3,383.33)	0 (3,383.33)
	<b>TOTAL CONTRACT SERVICES</b>	<b>21,065.58</b>	<b>9,394</b>	<b>(11,671.77)</b>	<b>58,585.28</b>	<b>46,969</b>	<b>(11,616.23)</b>	<b>112,726 54,140.44</b>
<b>INSURANCE EXPENSES</b>								
5405	DIRECTORS & OFFICERS	0.00	0	0.00	5,130.95	5,014	(116.95)	5,014 (116.95)
5427	PROPERTY CASUALTY	0.00	0	0.00	25,851.00	21,909	(3,942.30)	21,909 (3,942.30)
5435	UMBRELLA	0.00	0	0.00	934.00	0	(934.00)	0 (934.00)
5440	WORKER'S COMPENSATION	(294.00)	0	294.00	294.00	582	288.00	582 288.00
	<b>TOTAL INSURANCE EXPENSES</b>	<b>(294.00)</b>	<b>0</b>	<b>294.00</b>	<b>32,209.95</b>	<b>27,505</b>	<b>(4,705.25)</b>	<b>27,505 (4,705.25)</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>								
5505	ACCOUNTING/AUDITS	0.00	0	0.00	0.00	0	0.00	2,700 2,700.00
5515	BANK CHARGES	26.52	23	(3.52)	159.49	115	(44.49)	276 116.51
5520	COMMUNITY FUNCTIONS	0.00	200	200.00	0.00	1,000	1,000.00	2,400 2,400.00
5522	DUES MASTER	0.00	2,500	2,500.00	55.92	12,500	12,444.08	30,000 29,944.08
5530	LEGAL-CORPORATE	0.00	300	300.00	82.50	1,500	1,417.50	3,600 3,517.50
5535	LEGAL-INDIVIDUAL	612.50	750	137.50	612.50	3,750	3,137.50	9,000 8,387.50

SETTLER'S PARK HOMEOWNERS ASSOC.  
STATEMENT OF OPERATIONS VARIANCE  
05/31/2023

C/O CREATIVE MANAGEMENT CO.  
8323 SOUTHWEST FRWY., STE. 330  
HOUSTON TX 77074

ACCT		M-T-D ACTUAL	MTD BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
5540	MANAGEMENT FEE	3,960.00	3,960	0.00	19,800.00	19,800	0.00	47,520	27,720.00
5545	MISC ADMINISTRATIVE	13.72	167	153.28	762.11	835	72.89	2,004	1,241.89
5550	MEETING EXPENSE	1,178.00	83	(1,095.00)	1,178.00	415	(763.00)	996	(182.00)
5555	OFFICE SUPPLIES&PRINTING	54.76	300	245.24	1,005.33	1,500	494.67	3,600	2,594.67
5562	POSTAGE	51.56	417	365.11	2,729.62	2,083	(646.27)	5,000	2,270.42
5586	WEB SITE	785.78	0	(785.78)	785.78	0	(785.78)	300	(485.78)
	<b>TOTAL GEN'L &amp; ADMINISTRATIVE</b>	<b>6,682.84</b>	<b>8,700</b>	<b>2,016.83</b>	<b>27,171.25</b>	<b>43,498</b>	<b>16,327.10</b>	<b>107,396</b>	<b>80,224.79</b>
5605	ELECTRICITY	869.01	1,032	162.99	4,850.36	5,160	309.64	12,384	7,533.64
5610	GAS	267.15	513	245.85	5,294.57	2,565	(2,729.57)	6,156	861.43
5615	WATER & SEWER	2,765.58	1,356	(1,409.58)	7,738.34	6,780	(958.34)	16,272	8,533.66
5620	TELEPHONE	0.00	0	0.00	1,104.55	0	(1,104.55)	0	(1,104.55)
5625	INTERNET	306.70	281	(25.70)	613.50	1,405	791.50	3,372	2,758.50
	<b>TOTAL UTILITIES</b>	<b>4,208.44</b>	<b>3,182</b>	<b>(1,026.44)</b>	<b>19,601.32</b>	<b>15,910</b>	<b>(3,691.32)</b>	<b>38,184</b>	<b>18,582.68</b>
	<b>TAX EXPENSES</b>								
5725	PROPERTY ADVALOREM TAX	0.00	0	0.00	671.91	600	(71.91)	600	(71.91)
	<b>TOTAL TAXES</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>671.91</b>	<b>600</b>	<b>(71.91)</b>	<b>600</b>	<b>(71.91)</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>39,991.16</b>	<b>26,059</b>	<b>(13,932.01)</b>	<b>173,381.34</b>	<b>158,400</b>	<b>(14,980.89)</b>	<b>343,815</b>	<b>170,433.16</b>
	<b>CAPITAL IMPROVEMENTS</b>								
6005	CONTINGENCY RESERVES	0.00	4,500	4,500.00	0.00	22,500	22,500.00	54,000	54,000.00
6010	RESERVES	0.00	9,719	9,718.75	0.00	48,594	48,593.75	116,625	116,625.00
6117	IRRIGATION	0.00	0	0.00	6,000.00	0	(6,000.00)	0	(6,000.00)
6140	POOL	0.00	0	0.00	847.90	0	(847.90)	0	(847.90)
	<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>0.00</b>	<b>14,219</b>	<b>14,218.75</b>	<b>6,847.90</b>	<b>71,094</b>	<b>64,245.85</b>	<b>170,625</b>	<b>163,777.10</b>
	<b>TOTAL EXPENSES</b>	<b>39,991.16</b>	<b>40,278</b>	<b>286.74</b>	<b>180,229.24</b>	<b>229,494</b>	<b>49,264.96</b>	<b>514,440</b>	<b>334,210.26</b>
	<b>TOTAL EXPENSES</b>	<b>39,991.16</b>	<b>40,278</b>	<b>286.74</b>	<b>180,229.24</b>	<b>229,494</b>	<b>49,264.96</b>	<b>514,440</b>	<b>334,210.26</b>
	<b>NET INCOME/(LOSS)</b>	<b>(34,844.24)</b>	<b>2,392</b>	<b>(37,236.10)</b>	<b>55,556.93</b>	<b>(13,745)</b>	<b>69,302.33</b>	<b>0</b>	<b>55,557.31</b>

C/O CREATIVE MANAGEMENT CO.  
8323 SOUTHWEST FRWY., STE. 330  
HOUSTON TX 77074

	LAST May	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sep	Aug	Jul	Jun
<b>INCOME</b>													
ASSESSMENTS	5,230	2,165	7,464	13,534	35,222	155,397	130,959	68,341	74,318	272	1,594	789	2,293
CLUBHOUSE	0	0	75	175	0	175	0	0	0	0	0	0	0
FCST CONTRACT	0	138	0	0	0	0	0	0	0	450	0	0	0
FINE/DAMAGE	1,400	625	1,635	1,900	2,095	2,000	1,431	3,300	1,140	1,472	975	1,500	1,450
INTEREST	130	2,412	1,025	873	896	1,074	523	575	383	451	302	295	159
KEYS/CARDS/REMOTES	0	50	0	25	0	0	0	0	0	0	25	275	0
LATE CHARGE	624	122	912	1,384	2,454	0	182	224	77	0	91	65	132
LEGAL	3,021	0	500	785	346	0	198	2,156	0	0	542	295	686
NSF CHARGE	0	0	0	0	25	0	0	0	0	0	0	0	0
OTHER	0	0	0	75	168	0	0	0	0	0	0	0	0
PAYMENT AGREEMENT	(15)	(15)	90	15	0	(30)	30	(15)	(15)	(15)	(30)	(30)	30
TRANSFER FEE	0	(350)	350	0	0	0	0	0	0	0	0	0	0
<b>TOTAL INCOME</b>	<b>10,390</b>	<b>5,147</b>	<b>12,052</b>	<b>18,766</b>	<b>41,206</b>	<b>158,616</b>	<b>133,323</b>	<b>74,581</b>	<b>75,903</b>	<b>2,630</b>	<b>3,499</b>	<b>3,189</b>	<b>4,749</b>
<b>OPERATING EXPENSES</b>													
<b>MAINTENANCE &amp; REPAIRS</b>													
ACCESS GATE REPAIRS	45	45	0	0	90	0	0	0	0	170	45	0	1,085
CLUBHOUSE	0	175	6,565	175	175	3,260	100	100	100	100	1,130	0	200
ELECTRICAL	0	0	0	0	0	0	0	0	2,744	0	0	0	0
FENCES	15,675	6,865	0	4,564	0	0	0	3,212	0	0	0	0	0
HOLIDAY DECORATIONS	0	0	0	0	0	0	0	585	0	0	0	0	0
IRRIGATION	0	0	0	1,500	0	0	0	0	0	0	0	0	0
LANDSCAPING	8,480	1,200	7,080	0	0	0	0	4,500	1,527	0	1,400	0	7,040
PLUMBING	473	0	0	0	0	0	0	0	0	0	0	0	0
POOL REPAIR & SUPPLIES	0	0	0	0	0	732	0	0	610	1,140	0	0	0
SIGNS	0	43	0	0	0	0	0	0	0	0	0	0	0
SPRINKLERS	0	0	0	0	0	0	0	0	0	0	95	0	0
SUPPLIES	0	0	0	0	2,373	0	0	0	0	0	0	0	308
TENNIS COURTS	0	0	0	300	0	0	425	0	0	0	0	0	0
<b>TOTAL MAINTENANCE &amp; REPAIRS</b>	<b>24,673</b>	<b>8,328</b>	<b>13,645</b>	<b>6,539</b>	<b>2,638</b>	<b>3,992</b>	<b>525</b>	<b>8,396</b>	<b>4,981</b>	<b>1,410</b>	<b>2,670</b>	<b>0</b>	<b>8,633</b>
<b>CONTRACT SERVICES EXPENSES</b>													
CABLE CONTRACT	0	0	0	0	0	0	361	0	0	0	0	0	0
EXTERMINATING CONTRACT	0	165	0	1,624	165	0	165	0	0	0	140	0	140
LANDSCAPE CONTRACT	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
POOL CONTRACT	16,535	17,731	8,615	7,483	1,883	1,883	1,883	1,100	1,100	1,100	3,053	8,912	20,326
POOL TELEPHONE MONITORING	82	65	65	0	0	0	0	65	65	81	83	82	82
TRASH CONTRACT	105	105	105	105	105	105	105	105	219	105	105	105	110
WATER TREATMENT CONTRACT	0	0	0	1,083	0	2,300	0	0	0	0	0	0	0
<b>TOTAL CONTRACT SERVICES</b>	<b>19,722</b>	<b>21,066</b>	<b>11,785</b>	<b>13,295</b>	<b>5,153</b>	<b>7,288</b>	<b>5,514</b>	<b>4,270</b>	<b>4,384</b>	<b>4,286</b>	<b>6,381</b>	<b>12,099</b>	<b>23,658</b>
<b>INSURANCE EXPENSES</b>													
DIRECTORS & OFFICERS	0	0	0	0	5,131	0	0	0	0	0	0	0	0
PROPERTY CASUALTY	0	0	0	0	25,851	0	0	0	0	0	0	0	0
UMBRELLA	0	0	0	0	934	0	0	0	0	0	0	0	0
WORKER'S COMPENSATION	0	(294)	0	0	588	0	0	0	0	0	0	0	0
<b>TOTAL INSURANCE EXPENSES</b>	<b>0</b>	<b>(294)</b>	<b>0</b>	<b>0</b>	<b>32,504</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>													
ACCOUNTING/AUDITS	0	0	0	0	0	0	0	0	0	0	0	2,700	0
BANK CHARGES	42	27	35	28	42	27	29	31	209	31	35	30	35
COMMUNITY FUNCTIONS	0	0	0	0	0	0	0	0	2,894	0	0	0	0
DUES MASTER	6,763	0	0	0	56	0	0	13,526	0	6,763	0	0	0
LEGAL-CORPORATE	0	0	0	83	0	0	0	0	0	0	0	138	0
LEGAL-INDIVIDUAL	535	613	0	0	0	0	485	285	2,099	1,900	0	2,950	96
MANAGEMENT FEE	3,600	3,960	3,960	3,960	3,960	3,960	3,600	3,600	3,600	3,600	3,600	3,600	3,600
MISC ADMINISTRATIVE	11	14	349	34	11	355	17	1,033	238	19	13	246	12
MEETING EXPENSE	1,028	1,178	0	0	0	0	0	0	0	0	0	0	0
OFFICE SUPPLIES&PRINTING	60	55	443	78	44	385	38	1,504	783	80	36	403	63
POSTAGE	38	52	1,444	116	46	1,072	60	553	1,991	74	48	1,591	38
WEB SITE	0	786	0	0	0	0	159	15	0	0	0	0	0
<b>TOTAL GEN'L &amp; ADMINISTRAT</b>	<b>12,077</b>	<b>6,683</b>	<b>6,231</b>	<b>4,298</b>	<b>4,159</b>	<b>5,900</b>	<b>4,389</b>	<b>20,547</b>	<b>11,814</b>	<b>12,467</b>	<b>3,732</b>	<b>11,658</b>	<b>3,842</b>
<b>UTILITIES</b>													
ELECTRICITY	956	869	1,006	1,040	925	1,011	980	868	1,010	835	917	960	976
GAS	1,228	267	290	1,253	2,062	1,423	0	1,045	26	26	26	26	442
WATER & SEWER	1,625	2,766	1,573	951	1,236	1,213	1,258	2,533	(1,439)	3,885	883	3,069	1,323
TELEPHONE	0	0	0	372	372	361	0	0	0	275	0	0	0
INTERNET	280	307	307	0	0	0	0	296	297	280	280	280	280
<b>TOTAL UTILITIES</b>	<b>4,089</b>	<b>4,208</b>	<b>3,175</b>	<b>3,616</b>	<b>4,594</b>	<b>4,007</b>	<b>2,238</b>	<b>4,742</b>	<b>(106)</b>	<b>5,302</b>	<b>2,106</b>	<b>4,335</b>	<b>3,021</b>
<b>TAX EXPENSES</b>													
PROPERTY ADVALOREM TAX	0	0	0	0	0	672	0	0	0	0	0	0	0
<b>TOTAL TAXES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>672</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>60,561</b>	<b>39,991</b>	<b>34,836</b>	<b>27,748</b>	<b>49,047</b>	<b>21,759</b>	<b>12,665</b>	<b>37,955</b>	<b>21,073</b>	<b>23,464</b>	<b>14,888</b>	<b>28,092</b>	<b>39,154</b>



C/O CREATIVE MANAGEMENT CO.  
8323 SOUTHWEST FRWY., STE. 330  
HOUSTON TX 77074

	LAST May	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sep	Aug	Jul	Jun
CAPITAL IMPROVEMENTS													
FENCES	0	0	0	0	0	0	0	0	0	0	30,284	0	0
IRRIGATION	0	0	0	6,000	0	0	0	0	0	0	0	0	0
POOL	0	0	0	848	0	0	0	0	0	0	0	0	0
TOTAL CAPITAL IMPROVEMENT	0	0	0	6,848	0	0	0	0	0	0	30,284	0	0
TOTAL EXPENSES	60,561	39,991	34,836	34,596	49,047	21,759	12,665	37,955	21,073	23,464	45,172	28,092	39,154
TOTAL EXPENSES	60,561	39,991	34,836	34,596	49,047	21,759	12,665	37,955	21,073	23,464	45,172	28,092	39,154
NET INCOME/(LOSS)	(50,171)	(34,844)	(22,784)	(15,831)	(7,842)	136,857	120,658	36,626	54,830	(20,834)	(41,674)	(24,903)	(34,405)