



2024 Annual Meeting

July 25th, 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. Registration and Determination of Quorum
- II. Directors and Management available for brief one on one Q & A
- III. Board of Director candidates available to speak one on one to residents
- IV. Casting of individual ballots for election of one Director for a three-year term
- V. Election Results
- VI. Adjournment at 8pm

Packet contents:

1. Director Candidate Information
2. 2023 Minutes
 - a. Corrections or questions may be submitted to CSeay@CMCTX.Com
3. 2023 Financials
 - a. Latest Financials as of 6/30/24

Candidate BIOS

Mike Reichel *Incumbent

Mike and his wife Jackie have been residents of Settlers Park/Settlers Grove since 1983. They have an adult daughter who lives in Sienna Plantation. Mike grew up in Southwest Houston, and he earned his Bachelor's in business administration in Economics from the University of Houston. He earned his Certified Financial Planner designation from the University of Houston and is also a Registered Investment Advisor. He and Jackie have owned and operated an insurance & employee benefits brokerage since 1991. Many years ago, Mike served as the Treasurer of our Homeowners Association (HOA) and currently serves as the Treasurer of an HOA in Corpus Christi. Mike is a long-time member of the Exchange Club of Fort Bend and currently serves as the 2024-25 National President of the National Exchange Club where he also serves on the budget & finance committee.

Daniel Brauhn

I would be honored to serve as a HOA board member. My goal in serving is to improve our shared community assets. I feel our HOA can add value to our homes, I feel our HOA can add value to the city of Sugarland, and most importantly I feel our HOA can add value to our families. I feel improving our assets will be key to keeping up with our sister HOA's in adding value.

I look forward to working with the board, future committee members, and community members in improving our shared community assets.

Nancy Dunham

My husband, Jim, and I have lived in Settlers Grove since 1993. I was appointed to the HOA board in 2000 but left after one year after becoming pregnant. We have two children, 25 and 22 years old, that were born and raised in this neighborhood. They attended FBISD schools from k-12.

I retired from Chevron in 2015 after 25 years working with communications groups for the oil and gas industry. I coordinated groundbreakings, kick-offs and grand openings for alternative energy stations across the country. Prior to that, I was the long-time coordinator for Unocal's community outreach in Fort Bend County and organized hundreds of volunteers each year in support of local non-profits, such as the Fort Bend County Women's Center and Juvenile Diabetes Research Foundation.

I am a long-time volunteer for FBISD. I volunteered at Settlers Way Elementary, First Colony Middle School and Clements High School, serving as a room mom, 8th grade end-of-year party chair twice, booster president, booster treasurer and fundraising chair, to name a few.

I would appreciate the opportunity to put my organizational skills to work for my community to make these the two best neighborhoods in Sugar Land.



2023 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 over 150 votes were cast, and the meeting was convened to elect candidates to fill 1 open position.
3. Ballots were cast by those electing to do so in person, counted, and added to online totals. The results were the election of Rick Conley.

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
ASSETS			
CURRENT ASSETS			
1105	PACIFIC WESTERN OPERATING ACCOUNT	159,371.67	
1800	PETTY CASH DEBIT CARD	2,500.00	
1800	PETTY CASH FUNDS	500.00	
TOTAL CURRENT ASSETS			162,371.67
RESERVES			
1903	PACIFIC RESERVE MONEY MARKET FUNDS	55,738.59	
1908	ALLIANCE BANK MONEY MARKET	245,469.98	
1912	BEAL BANK CD 3.75% 11/24	286,428.70	
1913	CAPITAL ONE BANK MONEY MARKET	249,545.99	
1933	NEW FIRST NATIONAL MONEY MARKET	257,936.27	
1936	CHARLES SCHWAB INVESTMENT ACCT	213,518.53	
1953	PACKERLAND MONEY MARKET	161,675.34	
1986	WELLS FARGO MM	2,928.51	
1988	ORIGIN BANK CD 4% 02/02/24	236,554.31	
TOTAL RESERVES			1,709,796.22
TOTAL ASSETS			1,872,167.89
LIABILITIES AND CAPITAL			
CAPITAL			
3910	RETAINED EARNINGS	1,784,584.19	
	CURRENT INCOME	87,583.70	
TOTAL CAPITAL			1,872,167.89
TOTAL LIABILITIES/CAPITAL			1,872,167.89

C/O CREATIVE MANAGEMENT CO.
8323 SOUTHWEST FRWY., STE. 330
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RECAP OF CASH FLOW

BEGINNING CASH	1,742,296.87
NET INCOME FROM OPERATIONS	129,871.02
ENDING CASH	1,872,167.89

CASH ACCOUNT

PACIFIC WESTERN OPERATING ACCO	159,371.67
PETTY CASH	3,000.00
PACIFIC WESTERN RESERVE ACCOUN	55,738.59
ALLIANCE ASSOCIATION BANK	245,469.98
BEAL BANK CD 3.75% 11/24	286,428.70
CAPITAL ONE BANK	249,545.99
NEW FIRST NATIONAL BANK	257,936.27
CHARLES SCHWAB	213,518.53
PACKERLAND BROKERAGE SERVICES	161,675.34
WELLS FARGO MM	2,928.51
ORIGIN BANK	236,554.31

	1,872,167.89

SETTLER'S PARK HOMEOWNERS ASSOC.
STATEMENT OF OPERATIONS VARIANCE
12/31/2023

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
INCOME								
4100 ASSESSMENTS	154,571.09	41,335	113,236.33	379,945.43	496,017	(116,071.69)	496,017	(116,071.69)
4200 CLUBHOUSE	0.00	75	(75.00)	2,100.00	900	1,200.00	900	1,200.00
4223 FCST CONTRACT	0.00	658	(658.00)	2,508.15	7,896	(5,387.85)	7,896	(5,387.85)
4250 FINE/DAMAGE	150.00	0	150.00	23,214.00	0	23,214.00	0	23,214.00
4300 INTEREST	9,972.92	337	9,635.92	42,338.76	4,000	38,338.76	4,000	38,338.76
4305 UNREALIZED GAIN/LOSS	0.00	0	0.00	(3,555.66)	0	(3,555.66)	0	(3,555.66)
4350 KEYS/CARDS/REMOTES	0.00	0	0.00	450.00	0	450.00	0	450.00
4400 LATE CHARGE	0.00	0	0.00	5,832.25	0	5,832.25	0	5,832.25
4450 LEGAL	0.00	267	(267.00)	6,400.75	3,226	3,174.75	3,226	3,174.75
4500 NSF CHARGE	0.00	0	0.00	50.00	0	50.00	0	50.00
4550 OTHER	0.00	0	0.00	268.19	0	268.19	0	268.19
4573 PAYMENT AGREEMENT	0.00	0	0.00	(30.00)	0	(30.00)	0	(30.00)
4755 TRANSFER FEE	(500.00)	0	(500.00)	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)
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TOTAL INCOME	164,194.01	42,672	121,522.25	459,521.87	514,439	(54,917.25)	514,439	(54,917.25)
OPERATING EXPENSES								
MAINTENANCE & REPAIRS								
5015 ACCESS GATE REPAIRS	0.00	83	83.00	255.00	996	741.00	996	741.00
5042 CLUBHOUSE	100.00	500	400.00	13,993.02	6,000	(7,993.02)	6,000	(7,993.02)
5045 ELECTRICAL	0.00	417	417.00	1,546.48	5,004	3,457.52	5,004	3,457.52
5075 FENCES	0.00	0	0.00	11,429.00	0	(11,429.00)	0	(11,429.00)
5104 HOLIDAY DECORATIONS	0.00	267	266.67	0.00	3,200	3,200.04	3,200	3,200.04
5108 IRRIGATION	0.00	500	500.00	2,500.00	6,000	3,500.00	6,000	3,500.00
5115 LANDSCAPING	1,730.00	1,334	(396.00)	22,805.00	16,008	(6,797.00)	16,008	(6,797.00)
5125 MISCELLANEOUS	0.00	83	83.00	0.00	996	996.00	996	996.00
5140 PLUMBING	0.00	200	200.00	504.52	2,400	1,895.48	2,400	1,895.48
5150 POOL REPAIR & SUPPLIES	11,929.07	1,000	(10,929.07)	17,542.39	12,000	(5,542.39)	12,000	(5,542.39)
5175 SIGNS	0.00	0	0.00	43.30	0	(43.30)	0	(43.30)
5185 SUPPLIES	0.00	100	100.00	2,671.13	1,200	(1,471.13)	1,200	(1,471.13)
5190 TENNIS COURTS	0.00	300	300.00	4,655.00	3,600	(1,055.00)	3,600	(1,055.00)
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TOTAL MAINTENANCE & REPAIRS	13,759.07	4,784	(8,975.40)	77,944.84	57,404	(20,540.80)	57,404	(20,540.80)
CONTRACT SERVICES EXPENSES								
5305 ACCESS GATE CONTRACT	0.00	15	15.00	0.00	180	180.00	180	180.00
5320 EXTERMINATING CONTRACT	25.00	153	128.00	2,473.75	1,836	(637.75)	1,836	(637.75)
5328 IRRIGATION CONTRACT	0.00	154	154.00	0.00	1,848	1,848.00	1,848	1,848.00
5330 LANDSCAPE CONTRACT	6,000.00	3,000	(3,000.00)	33,000.00	36,000	3,000.00	36,000	3,000.00
5340 POOL CONTRACT	1,883.00	5,851	3,967.81	72,014.00	70,210	(1,804.28)	70,210	(1,804.28)
5343 POOL TELEPHONE MONITORING	54.90	110	55.10	399.35	1,320	920.65	1,320	920.65
5355 TRASH CONTRACT	104.68	111	6.32	1,251.16	1,332	80.84	1,332	80.84
5360 WATER TREATMENT CONTRACT	0.00	0	0.00	3,907.33	0	(3,907.33)	0	(3,907.33)
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TOTAL CONTRACT SERVICES	8,067.58	9,394	1,326.23	113,045.59	112,726	(319.87)	112,726	(319.87)
INSURANCE EXPENSES								
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	0.00	0	0.00	294.00	582	288.00	582	288.00
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TOTAL INSURANCE EXPENSES	0.00	0	0.00	32,209.95	27,505	(4,705.25)	27,505	(4,705.25)
GENERAL & ADMINISTRATIVE								
5505 ACCOUNTING/AUDITS	0.00	0	0.00	2,800.00	2,700	(100.00)	2,700	(100.00)
5515 BANK CHARGES	25.28	23	(2.28)	568.56	276	(292.56)	276	(292.56)
5520 COMMUNITY FUNCTIONS	3,079.75	200	(2,879.75)	4,494.48	2,400	(2,094.48)	2,400	(2,094.48)
5522 DUES MASTER	0.00	2,500	2,500.00	20,512.92	30,000	9,487.08	30,000	9,487.08
5530 LEGAL-CORPORATE	0.00	300	300.00	805.35	3,600	2,794.65	3,600	2,794.65

SETTLER'S PARK HOMEOWNERS ASSOC.
STATEMENT OF OPERATIONS VARIANCE
12/31/2023

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
5535	LEGAL-INDIVIDUAL	1,240.00	750	(490.00)	11,791.11	9,000	(2,791.11)	9,000	(2,791.11)
5540	MANAGEMENT FEE	3,960.00	3,960	0.00	47,520.00	47,520	0.00	47,520	0.00
5545	MISC ADMINISTRATIVE	14.62	167	152.38	1,322.81	2,004	681.19	2,004	681.19
5550	MEETING EXPENSE	0.00	83	83.00	1,178.00	996	(182.00)	996	(182.00)
5555	OFFICE SUPPLIES&PRINTING	48.71	300	251.29	2,467.51	3,600	1,132.49	3,600	1,132.49
5562	POSTAGE	57.43	417	359.24	5,582.06	5,000	(582.02)	5,000	(582.02)
5586	WEBSITE	50.00	300	250.00	1,085.78	300	(785.78)	300	(785.78)
	TOTAL GEN'L & ADMINISTRATIVE	8,475.79	9,000	523.88	100,128.58	107,396	7,267.46	107,396	7,267.46
5605	ELECTRICITY	1,049.98	1,032	(17.98)	12,232.02	12,384	151.98	12,384	151.98
5610	GAS	0.00	513	513.00	397.39	6,156	5,758.61	6,156	5,758.61
5615	WATER & SEWER	2,652.48	1,356	(1,296.48)	24,129.93	16,272	(7,857.93)	16,272	(7,857.93)
5620	TELEPHONE	0.00	0	0.00	2,123.61	0	(2,123.61)	0	(2,123.61)
5625	INTERNET	318.09	281	(37.09)	2,206.45	3,372	1,165.55	3,372	1,165.55
	TOTAL UTILITIES	4,020.55	3,182	(838.55)	41,089.40	38,184	(2,905.40)	38,184	(2,905.40)
	TAX EXPENSES								
5725	PROPERTY ADVALOREM TAX	0.00	0	0.00	671.91	600	(71.91)	600	(71.91)
	TOTAL TAXES	0.00	0	0.00	671.91	600	(71.91)	600	(71.91)
	TOTAL OPERATING EXPENSES	34,322.99	26,359	(7,963.84)	365,090.27	343,815	(21,275.77)	343,815	(21,275.77)
	CAPITAL IMPROVEMENTS								
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	9,718.75	0.00	116,625	116,625.00	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)
	TOTAL CAPITAL IMPROVEMENTS	0.00	14,219	14,218.75	6,847.90	170,625	163,777.10	170,625	163,777.10
	TOTAL EXPENSES	34,322.99	40,578	6,254.91	371,938.17	514,440	142,501.33	514,440	142,501.33
	TOTAL EXPENSES	34,322.99	40,578	6,254.91	371,938.17	514,440	142,501.33	514,440	142,501.33
	NET INCOME/(LOSS)	129,871.02	2,094	127,777.16	87,583.70	0	87,584.08	0	87,584.08

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
INCOME													
ASSESSMENTS	130,959	154,571	555	1,833	(406)	1,147	4,156	4,308	2,165	7,464	13,534	35,222	155,397
CLUBHOUSE	0	0	0	0	1,500	0	0	175	0	75	175	0	175
FCST CONTRACT	0	0	0	0	0	1,800	571	0	138	0	0	0	0
FINE/DAMAGE	1,431	150	750	1,245	690	8,980	1,997	1,148	625	1,635	1,900	2,095	2,000
INTEREST	523	9,973	11,889	2,636	367	4,004	5,061	2,128	2,412	1,025	873	896	1,074
UNREALIZED GAIN/LOSS	0	0	0	(3,556)	0	0	0	0	0	0	0	0	0
KEYS/CARDS/REMOTES	0	0	0	0	(25)	175	25	200	50	0	25	0	0
LATE CHARGE	182	0	0	231	0	135	385	210	122	912	1,384	2,454	0
LEGAL	198	0	0	1,035	0	1,075	2,570	90	0	500	785	346	0
NSF CHARGE	0	0	0	0	0	25	0	0	0	0	0	25	0
OTHER	0	0	0	0	25	0	0	0	0	0	75	168	0
PAYMENT AGREEMENT	30	0	0	0	(30)	(30)	(150)	120	(15)	90	15	0	(30)
TRANSFER FEE	0	(500)	500	0	0	0	0	0	(350)	350	0	0	0
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TOTAL INCOME	133,323	164,194	13,694	3,424	2,120	17,311	14,614	8,378	5,147	12,052	18,766	41,206	158,616
OPERATING EXPENSES													
MAINTENANCE & REPAIRS													
ACCESS GATE REPAIRS	0	0	45	0	0	0	75	0	45	0	0	90	0
CLUBHOUSE	100	100	100	100	1,975	553	715	100	175	6,565	175	175	3,260
ELECTRICAL	0	0	0	0	0	1,546	0	0	0	0	0	0	0
FENCES	0	0	0	0	0	0	0	0	6,865	0	4,564	0	0
IRRIGATION	0	0	0	0	0	0	1,000	0	0	0	1,500	0	0
LANDSCAPING	0	1,730	0	0	300	12,495	0	0	1,200	7,080	0	0	0
PLUMBING	0	0	0	0	0	305	200	0	0	0	0	0	0
POOL REPAIR & SUPPLIES	0	11,929	0	0	0	1,310	1,380	2,191	0	0	0	0	732
SIGNS	0	0	0	0	0	0	0	0	43	0	0	0	0
SUPPLIES	0	0	0	212	0	0	87	0	0	0	0	2,373	0
TENNIS COURTS	425	0	0	0	0	1,010	2,145	1,200	0	0	300	0	0
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TOTAL MAINTENANCE & REPAI	525	13,759	145	312	2,275	17,219	5,602	3,491	8,328	13,645	6,539	2,638	3,992
CONTRACT SERVICES EXPENSES													
CABLE CONTRACT	361	0	0	0	0	0	0	0	0	0	0	0	0
EXTERMINATING CONTRACT	165	25	0	165	165	0	165	0	165	0	1,624	165	0
LANDSCAPE CONTRACT	3,000	6,000	0	3,000	3,000	3,000	3,000	0	3,000	3,000	3,000	3,000	3,000
POOL CONTRACT	1,883	1,883	1,883	(1,087)	1,883	3,159	9,099	17,599	17,731	8,615	7,483	1,883	1,883
POOL TELEPHONE MONITORING	0	55	65	20	65	0	65	0	65	65	0	0	0
TRASH CONTRACT	105	105	209	100	105	105	105	0	105	105	105	105	105
WATER TREATMENT CONTRACT	0	0	0	0	0	524	0	0	0	0	1,083	0	2,300
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TOTAL CONTRACT SERVICES	5,514	8,068	2,157	2,198	5,218	6,788	12,434	17,599	21,066	11,785	13,295	5,153	7,288
INSURANCE EXPENSES													
DIRECTORS & OFFICERS	0	0	0	0	0	0	0	0	0	0	0	5,131	0
PROPERTY CASUALTY	0	0	0	0	0	0	0	0	0	0	0	25,851	0
UMBRELLA	0	0	0	0	0	0	0	0	0	0	0	934	0
WORKER'S COMPENSATION	0	0	0	0	0	0	0	0	(294)	0	0	588	0
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TOTAL INSURANCE EXPENSES	0	0	0	0	0	0	0	0	(294)	0	0	32,504	0
GENERAL & ADMINISTRATIVE													
ACCOUNTING/AUDITS	0	0	0	0	0	2,800	0	0	0	0	0	0	0
BANK CHARGES	29	25	21	201	44	52	31	33	27	35	28	42	27
COMMUNITY FUNCTIONS	0	3,080	442	0	0	136	632	204	0	0	0	0	0
DUES MASTER	0	0	0	6,819	0	0	6,819	6,819	0	0	0	56	0
LEGAL-CORPORATE	0	0	577	8	0	138	0	0	0	0	83	0	0
LEGAL-INDIVIDUAL	485	1,240	930	0	0	2,609	5,620	780	613	0	0	0	0
MANAGEMENT FEE	3,600	3,960	3,960	3,960	3,960	3,960	3,960	3,960	3,960	3,960	3,960	3,960	3,960
MISC ADMINISTRATIVE	17	15	14	242	15	14	246	16	14	349	34	11	355
MEETING EXPENSE	0	0	0	0	0	0	0	0	1,178	0	0	0	0
OFFICE SUPPLIES&PRINTING	38	49	55	619	65	62	543	70	55	443	78	44	385
POSTAGE	60	57	53	1,333	56	53	1,235	65	52	1,444	116	46	1,072
WEBSITE	159	50	50	50	0	100	0	50	786	0	0	0	0
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TOTAL GEN'L & ADMINISTRAT	4,389	8,476	6,103	13,233	4,140	9,923	19,086	11,997	6,683	6,231	4,298	4,159	5,800
UTILITIES													
ELECTRICITY	980	1,050	1,090	1,105	1,047	1,011	998	1,081	869	1,006	1,040	925	1,011
GAS	0	0	0	0	(5,199)	0	30	273	267	290	1,253	2,062	1,423
WATER & SEWER	1,258	2,652	2,580	768	2,756	2,658	2,916	2,060	2,766	1,573	951	1,236	1,213
TELEPHONE	0	0	0	0	275	372	0	372	0	0	372	372	361
INTERNET	0	318	308	353	308	0	307	0	307	307	0	0	0
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TOTAL UTILITIES	2,238	4,021	3,978	2,226	(814)	4,042	4,250	3,786	4,208	3,175	3,616	4,594	4,007
TAX EXPENSES													
PROPERTY ADVALOREM TAX	0	0	0	0	0	0	0	0	0	0	0	0	672
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TOTAL TAXES	0	0	0	0	0	0	0	0	0	0	0	0	672
TOTAL OPERATING EXPENSES													
	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	12,665	34,323	12,383	17,968	10,819	37,971	41,372	36,873	39,991	34,836	27,748	49,047	21,759

	LAST Dec	Dec	Nov	Oct	Sep	Aug	Jul	Jun	May	Apr	Mar	Feb	Jan
CAPITAL IMPROVEMENTS													
IRRIGATION	0	0	0	0	0	0	0	0	0	0	6,000	0	0
POOL	0	0	0	0	0	0	0	0	0	0	848	0	0
TOTAL CAPITAL IMPROVEMENT	0	0	0	0	0	0	0	0	0	0	6,848	0	0
TOTAL EXPENSES	12,665	34,323	12,383	17,968	10,819	37,971	41,372	36,873	39,991	34,836	34,596	49,047	21,759
TOTAL EXPENSES	12,665	34,323	12,383	17,968	10,819	37,971	41,372	36,873	39,991	34,836	34,596	49,047	21,759
NET INCOME/(LOSS)	120,658	129,871	1,311	(14,545)	(8,698)	(20,661)	(26,757)	(28,494)	(34,844)	(22,784)	(15,831)	(7,842)	136,857

Current Financials
End of Previous Month

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

		ENDING BALANCE	TOTAL
ASSETS			
CURRENT ASSETS			
1105	PACIFIC WESTERN OPERATING ACCOUNT	138,525.42	
1164	VERITEX COMMUNITY BANK	91,105.88	
1800	PETTY CASH DEBIT CARD	2,500.00	
1800	PETTY CASH FUNDS	500.00	
TOTAL CURRENT ASSETS			232,631.30
RESERVES			
1903	PACIFIC RESERVE MONEY MARKET FUNDS	99,063.39	
1908	ALLIANCE BANK MONEY MARKET	245,900.06	
1912	BEAL BANK CD 3.75% 11/24	286,428.70	
1913	CAPITAL ONE BANK MONEY MARKET	250,793.47	
1933	NEW FIRST NATIONAL MONEY MARKET	261,513.10	
1936	CHARLES SCHWAB INVESTMENT ACCT	226,802.96	
1953	PACKERLAND MONEY MARKET	165,978.71	
1986	WELLS FARGO MM	2,930.26	
1988	ORIGIN BANK CD 4% 02/02/25	243,585.76	
TOTAL RESERVES			1,782,996.41
TOTAL ASSETS			2,015,627.71
LIABILITIES AND CAPITAL			
CAPITAL			
3910	RETAINED EARNINGS	1,872,167.89	
	CURRENT INCOME	143,459.82	
TOTAL CAPITAL			2,015,627.71
TOTAL LIABILITIES/CAPITAL			2,015,627.71

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

RECAP OF CASH FLOW

BEGINNING CASH	2,017,194.85
NET INCOME FROM OPERATIONS	(1,567.14)
ENDING CASH	2,015,627.71

CASH ACCOUNT

PACIFIC WESTERN OPERATING ACCO	138,525.42
VERITEX COMMUNITY BANK	91,105.88
PETTY CASH	3,000.00
PACIFIC WESTERN RESERVE ACCOUN	99,063.39
ALLIANCE ASSOCIATION BANK	245,900.06
BEAL BANK CD 3.75% 11/24	286,428.70
CAPITAL ONE BANK	250,793.47
NEW FIRST NATIONAL BANK	261,513.10
CHARLES SCHWAB	226,802.96
PACKERLAND BROKERAGE SERVICES	165,978.71
WELLS FARGO MM	2,930.26
ORIGIN BANK	243,585.76

	2,015,627.71

SETTLER'S PARK HOMEOWNERS ASSOC.
STATEMENT OF OPERATIONS VARIANCE
06/30/2024

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
INCOME								
4100 ASSESSMENTS	7,304.66	42,350	(35,045.34)	344,217.42	254,100	90,117.42	508,200	(163,982.58)
4200 CLUBHOUSE	0.00	75	(75.00)	150.00	450	(300.00)	900	(750.00)
4223 FCST CONTRACT	0.00	658	(658.00)	600.00	3,948	(3,348.00)	7,896	(7,296.00)
4250 FINE/DAMAGE	2,843.85	0	2,843.85	9,588.85	0	9,588.85	0	9,588.85
4300 INTEREST	7,644.46	333	7,311.46	31,294.07	1,998	29,296.07	4,000	27,294.07
4350 KEYS/CARDS/REMOTES	125.00	0	125.00	200.00	0	200.00	0	200.00
4400 LATE CHARGE	712.15	0	712.15	3,954.63	0	3,954.63	0	3,954.63
4450 LEGAL	0.00	269	(269.00)	6,473.61	1,614	4,859.61	3,226	3,247.61
4500 NSF CHARGE	0.00	0	0.00	25.00	0	25.00	0	25.00
4573 PAYMENT AGREEMENT	45.00	0	45.00	90.00	0	90.00	0	90.00
4950 WATER INCOME	0.00	0	0.00	0.00	2,400	(2,400.00)	2,400	(2,400.00)
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TOTAL INCOME	18,675.12	43,685	(25,009.88)	396,593.58	264,510	132,083.58	526,622	(130,028.42)
OPERATING EXPENSES								
MAINTENANCE & REPAIRS								
5015 ACCESS GATE REPAIRS	325.00	83	(242.00)	580.00	498	(82.00)	996	416.00
5025 BUILDING	99.00	0	(99.00)	172.19	0	(172.19)	0	(172.19)
5042 CLUBHOUSE	365.00	600	235.00	9,198.14	3,600	(5,598.14)	7,200	(1,998.14)
5045 ELECTRICAL	0.00	417	417.00	1,255.75	2,502	1,246.25	5,004	3,748.25
5104 HOLIDAY DECORATIONS	0.00	267	266.67	0.00	1,600	1,600.02	3,200	3,200.04
5108 IRRIGATION	4,781.72	1,056	(3,725.89)	4,781.72	6,335	1,553.26	12,670	7,888.24
5115 LANDSCAPING	0.00	1,334	1,334.00	3,450.00	8,004	4,554.00	16,008	12,558.00
5125 MISCELLANEOUS	0.00	83	83.00	0.00	498	498.00	996	996.00
5140 PLUMBING	0.00	200	200.00	0.00	1,200	1,200.00	2,400	2,400.00
5150 POOL REPAIR & SUPPLIES	3,013.12	1,000	(2,013.12)	3,603.99	6,000	2,396.01	12,000	8,396.01
5175 SIGNS	0.00	0	0.00	194.85	0	(194.85)	0	(194.85)
5185 SUPPLIES	0.00	100	100.00	539.89	600	60.11	1,200	660.11
5190 TENNIS COURTS	0.00	300	300.00	0.00	1,800	1,800.00	3,600	3,600.00
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TOTAL MAINTENANCE & REPAIRS	8,583.84	5,440	(3,144.34)	23,776.53	32,637	8,860.47	65,274	41,497.47
CONTRACT SERVICES EXPENSES								
5305 ACCESS GATE CONTRACT	0.00	15	15.00	0.00	90	90.00	180	180.00
5320 EXTERMINATING CONTRACT	0.00	202	202.00	343.61	1,212	868.39	2,424	2,080.39
5330 LANDSCAPE CONTRACT	1,623.75	2,750	1,126.25	23,613.69	16,500	(7,113.69)	33,000	9,386.31
5340 POOL CONTRACT	0.00	5,851	5,850.81	41,102.90	35,964	(5,138.90)	71,069	29,965.96
5343 POOL TELEPHONE MONITORING	67.90	41	(26.90)	425.31	246	(179.31)	492	66.69
5355 TRASH CONTRACT	0.00	106	106.00	653.30	636	(17.30)	1,272	618.70
5360 WATER TREATMENT CONTRACT	0.00	0	0.00	4,000.00	0	(4,000.00)	0	(4,000.00)
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TOTAL CONTRACT SERVICES	1,691.65	8,965	7,273.16	70,138.81	54,648	(15,490.81)	108,437	38,298.05
INSURANCE EXPENSES								
5405 DIRECTORS & OFFICERS	0.00	0	0.00	5,687.50	5,131	(556.50)	5,131	(556.50)
5417 GENERAL LIABILITY	0.00	0	0.00	8,456.00	0	(8,456.00)	0	(8,456.00)
5420 NON-OWNED AUTO	0.00	0	0.00	531.00	0	(531.00)	0	(531.00)
5427 PROPERTY CASUALTY	0.00	0	0.00	21,448.00	28,436	6,988.10	28,436	6,988.10
5435 UMBRELLA	0.00	0	0.00	963.00	934	(29.00)	934	(29.00)
5440 WORKER'S COMPENSATION	0.00	0	0.00	289.00	294	5.00	294	5.00
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TOTAL INSURANCE EXPENSES	0.00	0	0.00	37,374.50	34,795	(2,579.40)	34,795	(2,579.40)
GENERAL & ADMINISTRATIVE								
5505 ACCOUNTING/AUDITS	0.00	0	0.00	0.00	0	0.00	2,700	2,700.00
5515 BANK CHARGES	0.00	23	23.00	208.54	138	(70.54)	276	67.46
5520 COMMUNITY FUNCTIONS	415.46	200	(215.46)	1,747.37	1,200	(547.37)	2,400	652.63
5522 DUES MASTER	0.00	2,500	2,500.00	13,638.00	15,000	1,362.00	30,000	16,362.00
5530 LEGAL-CORPORATE	0.00	300	300.00	997.00	1,800	803.00	3,600	2,603.00
5535 LEGAL-INDIVIDUAL	0.00	750	750.00	1,640.00	4,500	2,860.00	9,000	7,360.00
5540 MANAGEMENT FEE	3,960.00	3,960	0.00	23,870.28	23,760	(110.28)	47,520	23,649.72

ACCT		M-T-D ACTUAL	MTD BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
5545	MISC ADMINISTRATIVE	0.00	167	167.00	691.45	1,002	310.55	2,004	1,312.55
5550	MEETING EXPENSE	485.00	83	(402.00)	1,560.00	498	(1,062.00)	996	(564.00)
5555	OFFICE SUPPLIES&PRINTING	0.00	300	300.00	1,426.22	1,800	373.78	3,600	2,173.78
5562	POSTAGE	0.00	417	416.67	2,201.02	2,500	299.00	5,000	2,799.02
5586	WEBSITE	50.00	0	(50.00)	325.00	0	(325.00)	300	(25.00)
	TOTAL GEN'L & ADMINISTRATIVE	4,910.46	8,700	3,789.21	48,304.88	52,198	3,893.14	107,396	59,091.16
5605	ELECTRICITY	863.84	963	99.16	6,789.85	5,778	(1,011.85)	11,556	4,766.15
5610	GAS	0.00	561	561.00	0.00	3,366	3,366.00	6,732	6,732.00
5615	WATER & SEWER	3,879.29	1,819	(2,060.29)	11,918.06	10,914	(1,004.06)	21,828	9,909.94
5625	INTERNET	313.18	173	(140.18)	1,962.41	1,038	(924.41)	2,076	113.59
	TOTAL UTILITIES	5,056.31	3,516	(1,540.31)	20,670.32	21,096	425.68	42,192	21,521.68
	TAX EXPENSES								
5725	PROPERTY ADVALOREM TAX	0.00	0	0.00	580.72	600	19.28	600	19.28
	TOTAL TAXES	0.00	0	0.00	580.72	600	19.28	600	19.28
	TOTAL OPERATING EXPENSES	20,242.26	26,620	6,377.72	200,845.76	195,974	(4,871.64)	358,694	157,848.24
	CAPITAL IMPROVEMENTS								
6005	CONTINGENCY RESERVES	0.00	4,500	4,500.00	0.00	27,000	27,000.00	54,000	54,000.00
6010	RESERVES	0.00	9,494	9,494.00	0.00	56,964	56,964.00	113,928	113,928.00
6040	BUILDING	0.00	0	0.00	52,288.00	0	(52,288.00)	0	(52,288.00)
	TOTAL CAPITAL IMPROVEMENTS	0.00	13,994	13,994.00	52,288.00	83,964	31,676.00	167,928	115,640.00
	TOTAL EXPENSES	20,242.26	40,614	20,371.72	253,133.76	279,938	26,804.36	526,622	273,488.24
	TOTAL EXPENSES	20,242.26	40,614	20,371.72	253,133.76	279,938	26,804.36	526,622	273,488.24
	NET INCOME/(LOSS)	(1,567.14)	3,071	(4,638.16)	143,459.82	(15,428)	158,887.94	0	143,459.82

06/30/2024
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SETTLER'S PARK HOMEOWNERS ASSOC.
12 MONTH ANALYSIS SPREADSHEET
06/30/2024

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

	LAST Jun	Jun	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sep	Aug	Jul
INCOME													
ASSESSMENTS	4,308	7,305	3,549	10,444	25,384	63,965	233,570	154,571	555	1,833	(406)	1,147	4,156
CLUBHOUSE	175	0	(25)	0	0	0	175	0	0	0	1,500	0	0
FCST CONTRACT	0	0	600	0	0	0	0	0	0	0	0	1,800	571
FINE/DAMAGE	1,148	2,844	1,570	950	2,100	1,575	550	150	750	1,245	690	8,980	1,997
INTEREST	2,128	7,644	(2,412)	3,605	4,310	3,649	14,497	9,973	11,889	2,636	367	4,004	5,061
UNREALIZED GAIN/LOSS	0	0	0	0	0	0	0	0	0	(3,556)	0	0	0
KEYS/CARDS/REMOTES	200	125	75	0	0	0	0	0	0	0	(25)	175	25
LATE CHARGE	210	712	569	872	1,480	322	0	0	0	231	0	135	385
LEGAL	90	0	785	0	860	4,829	0	0	0	1,035	0	1,075	2,570
NSF CHARGE	0	0	25	0	0	0	0	0	0	0	0	25	0
OTHER	0	0	0	0	0	0	0	0	0	0	25	0	0
PAYMENT AGREEMENT	120	45	30	0	0	15	0	0	0	0	(30)	(30)	(150)
TRANSFER FEE	0	0	(250)	250	(200)	(800)	1,000	(500)	500	0	0	0	0
TOTAL INCOME	8,378	18,675	4,516	16,120	33,934	73,555	249,793	164,194	13,694	3,424	2,120	17,311	14,614
OPERATING EXPENSES													
MAINTENANCE & REPAIRS													
ACCESS GATE REPAIRS	0	325	165	0	0	90	0	0	45	0	0	0	75
BUILDING	0	99	0	0	0	73	0	0	0	0	0	0	0
CLUBHOUSE	100	365	0	5,965	0	2,768	100	100	100	100	1,975	553	715
ELECTRICAL	0	0	0	0	0	0	1,256	0	0	0	0	1,546	0
IRRIGATION	0	4,782	0	0	0	0	0	0	0	0	0	0	1,000
LANDSCAPING	0	0	0	3,450	0	0	0	1,730	0	0	300	12,495	0
PLUMBING	0	0	0	0	0	0	0	0	0	0	0	305	200
POOL REPAIR & SUPPLIES	2,191	3,013	591	0	0	0	0	11,929	0	0	0	1,310	1,380
SIGNS	0	0	195	0	0	0	0	0	0	0	0	0	0
SUPPLIES	0	0	332	81	127	0	0	0	0	212	0	0	87
TENNIS COURTS	1,200	0	0	0	0	0	0	0	0	0	0	1,010	2,145
TOTAL MAINTENANCE & REPAI	3,491	8,584	1,282	9,496	127	2,931	1,356	13,759	145	312	2,275	17,219	5,602
CONTRACT SERVICES EXPENSES													
EXTERMINATING CONTRACT	0	0	179	0	0	165	0	25	0	165	165	0	165
LANDSCAPE CONTRACT	0	1,624	9,990	3,000	3,000	3,000	3,000	6,000	0	3,000	3,000	3,000	3,000
POOL CONTRACT	17,599	0	15,525	19,929	1,883	1,883	1,883	1,883	1,883	(1,087)	1,883	3,159	9,099
POOL TELEPHONE MONITORING	0	68	91	68	68	68	63	55	65	20	65	0	65
TRASH CONTRACT	0	0	105	170	105	105	170	105	209	100	105	105	105
WATER TREATMENT CONTRACT	0	0	0	0	0	0	4,000	0	0	0	0	524	0
TOTAL CONTRACT SERVICES	17,599	1,692	25,889	23,167	5,056	5,221	9,115	8,068	2,157	2,198	5,218	6,788	12,434
INSURANCE EXPENSES													
DIRECTORS & OFFICERS	0	0	0	0	0	5,688	0	0	0	0	0	0	0
GENERAL LIABILITY	0	0	0	8,456	0	0	0	0	0	0	0	0	0
NON-OWNED AUTO	0	0	0	531	0	0	0	0	0	0	0	0	0
PROPERTY CASUALTY	0	0	0	21,448	0	0	0	0	0	0	0	0	0
UMBRELLA	0	0	0	963	0	0	0	0	0	0	0	0	0
WORKER'S COMPENSATION	0	0	0	(301)	0	590	0	0	0	0	0	0	0
TOTAL INSURANCE EXPENSES	0	0	0	31,097	0	6,278	0	0	0	0	0	0	0
GENERAL & ADMINISTRATIVE													
ACCOUNTING/AUDITS	0	0	0	0	0	0	0	0	0	0	0	2,800	0
BANK CHARGES	33	0	22	0	36	74	77	25	21	201	44	52	31
COMMUNITY FUNCTIONS	204	415	327	205	0	0	800	3,080	442	0	0	136	632
DUES MASTER	6,819	0	0	0	6,819	6,819	0	0	0	6,819	0	0	6,819
LEGAL-CORPORATE	0	0	605	0	42	0	350	0	577	8	0	138	0
LEGAL-INDIVIDUAL	780	0	0	0	0	740	900	1,240	930	0	0	2,609	5,620
MANAGEMENT FEE	3,960	3,960	3,960	3,960	3,960	3,960	4,070	3,960	3,960	3,960	3,960	3,960	3,960
MISC ADMINISTRATIVE	16	0	253	0	3	13	422	15	14	242	15	14	246
MEETING EXPENSE	0	485	1,075	0	0	0	0	0	0	0	0	0	0
OFFICE SUPPLIES&PRINTING	70	0	382	0	46	40	958	49	55	619	65	62	543
POSTAGE	65	0	615	0	4	55	1,527	57	53	1,333	56	53	1,235
WEBSITE	50	50	75	50	50	50	50	50	50	50	0	100	0
TOTAL GEN'L & ADMINISTRAT	11,997	4,910	7,314	4,215	10,960	11,751	9,154	8,476	6,103	13,233	4,140	9,923	19,086
UTILITIES													
ELECTRICITY	1,081	864	1,109	2,312	0	1,319	1,186	1,050	1,090	1,105	1,047	1,011	998
GAS	273	0	0	0	0	0	0	0	0	0	(5,199)	0	30
WATER & SEWER	2,060	3,879	229	2,359	1,267	1,476	2,708	2,652	2,580	768	2,756	2,658	2,916
TELEPHONE	372	0	0	0	0	0	0	0	0	0	275	372	0
INTERNET	0	313	290	313	422	313	310	318	308	353	308	0	307
TOTAL UTILITIES	3,786	5,056	1,628	4,985	1,689	3,108	4,205	4,021	3,978	2,226	(814)	4,042	4,250
TAX EXPENSES													
PROPERTY ADVALOREM TAX	0	0	0	0	0	0	581	0	0	0	0	0	0
TOTAL TAXES	0	0	0	0	0	0	581	0	0	0	0	0	0

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

	LAST Jun	Jun	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sep	Aug	Jul
TOTAL OPERATING EXPENSES	36,873	20,242	36,113	72,960	17,832	29,288	24,410	34,323	12,383	17,968	10,819	37,971	41,372
CAPITAL IMPROVEMENTS BUILDING	0	0	0	52,288	0	0	0	0	0	0	0	0	0
TOTAL CAPITAL IMPROVEMENT	0	0	0	52,288	0	0	0	0	0	0	0	0	0
TOTAL EXPENSES	36,873	20,242	36,113	125,248	17,832	29,288	24,410	34,323	12,383	17,968	10,819	37,971	41,372
TOTAL EXPENSES	36,873	20,242	36,113	125,248	17,832	29,288	24,410	34,323	12,383	17,968	10,819	37,971	41,372
NET INCOME/(LOSS)	(28,494)	(1,567)	(31,597)	(109,128)	16,102	44,267	225,383	129,871	1,311	(14,545)	(8,698)	(20,661)	(26,757)