

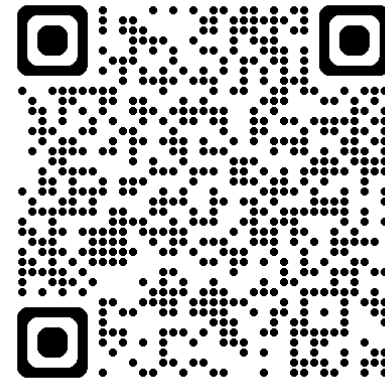
# LINCOLN POINTE

HOMEOWNERS ASSOCIATION

---

Board of Directors Meeting  
4th Quarter

Wednesday, March 5, 2025  
1:00 p.m.



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

---

**Establish Board Quorum**

---

---

**Call Meeting to Order**

---

---

**Introduction of the Board  
of Directors**

---

**Steve Lenart, President**

---

**Roderick Middlebrooks, Vice President**

---

**Glen Bellinger, Secretary**

---

---

**Introduction of Essex  
Association Management, L.P.  
Representatives**

---

**Michael Morgan, Director of Assoc Services**

---

**Holly Belvin, Account Manager**

---

**Essex Support Staff**

---

---

**Approval of November Meeting Minutes**

---

---

**Financial Review**

---

**2024 – 4<sup>th</sup> Quarter**

---

---

**Community / Developer Updates**

---

---

**Contact Us**

---

---

**Adjourned**

---

**LINCOLN POINTE**  
HOMEOWNERS ASSOCIATION

**AGENDA**

# Approval of November 5, 2024 Meeting Minutes

Board of Directors Meeting Minutes  
Lincoln Pointe Homeowners Association  
11.05.2024



Name	Title	Present
Steve Lenart	President	Y
Rodderick Middlebrooks	Vice President	Y
Glen Bellinger	Secretary	Y

**Present from Essex Association Management, L.P.:**

Michael Morgan, Director of Association Services  
Jon Baskett, Account Manager  
Essex Support Staff

**Meeting Type and Location:**

Board of Directors  
Virtual Meeting  
November 5, 2024 @ 2:00 pm

Meeting called to order at 2:00 pm.

Introductions: Michael gave introductions to the Board of Directors and Essex Association Representatives.

**Financial Review**

- Michael reviewed September 2024 Balance Sheet and Income Statement Summary explaining what each line item consists of and any significant variances. No further questions from the Board of Directors.

**2025 Budget Approval:**

- Michael briefly reviewed the 2025 Proposed Budget Summary. No further questions were brought up by the Board. Steve Lenart motioned to approve 2025 Proposed Budget, Rodderick Middlebrooks seconded, with all in favor, motion so carried.

**Summary**

- Assessment
  - \$850.00 annually (no increase)
- Take downs
  - Forecasted 9 lot sales to builders per quarter
- Home Sales
  - Forecasted 4 home sales per-month
- Maintenance Costs increases
  - Water & Electric
  - Landscaping and irrigation
  - General Liability Insurance
- Contingency Funding
  - \$1723.12

**Mandatory Policy Changes:**

- State Mandated policies to be amended/adopted
  - Amend-Collections/Payment Plan Policy
  - Adopt-enforcement Policy
- Steve Lenart motioned to approve, Roddrick Middlebrooks seconded, will all in favor, motion so carried.

**Unit Type Listing – Current Units:**

- Single Family 8
- Builder Lots: 41

**Web Submissions:**

Totaled (2) General Questions

Board of Directors Meeting Minutes  
Lincoln Pointe Homeowners Association  
11.05.2024

With no other business to discuss, motion to adjourn at 2:17 pm. Steve Lenart motioned to adjourn; Rodderick Middlebrooks seconded. With all in favor motion so carried.

\_\_\_\_\_  
Signature of Secretary or Board President

\_\_\_\_\_  
Date

# 2024 ~ 4<sup>th</sup> Quarter Balance Sheet

**Balance Sheet Report**  
**Lincoln Pointe HOA**  
 As of December 31, 2024

	<u>Balance Dec 31, 2024</u>	<u>Balance Nov 30, 2024</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Assets</b>			
1010 - CIT Bank Operating Account	10,314.69	6,688.87	3,625.82
<b>Total Assets</b>	<b>10,314.69</b>	<b>6,688.87</b>	<b>3,625.82</b>
<b>Total Assets</b>	<b>10,314.69</b>	<b>6,688.87</b>	<b>3,625.82</b>
<b><u>Liabilities</u></b>			
<b>Liabilities</b>			
2000 - Accounts Payable	37,980.45	19,953.16	18,027.29
2050 - Prepaid Assessments	6,879.92	2,558.22	4,321.70
2200 - Notes Payable	25,000.00	25,000.00	0.00
<b>Total Liabilities</b>	<b>69,860.37</b>	<b>47,511.38</b>	<b>22,348.99</b>
<b>Total Liabilities</b>	<b>69,860.37</b>	<b>47,511.38</b>	<b>22,348.99</b>
<b><u>Owners' Equity</u></b>			
<b>Equity</b>			
3900 - Retained Earnings	(23,203.96)	(23,203.96)	0.00
<b>Total Equity</b>	<b>(23,203.96)</b>	<b>(23,203.96)</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>(23,203.96)</b>	<b>(23,203.96)</b>	<b>0.00</b>
<b>Net Income / (Loss)</b>	<b>(36,341.72)</b>	<b>(17,618.55)</b>	<b>(18,723.17)</b>
<b>Total Liabilities and Equity</b>	<b>10,314.69</b>	<b>6,688.87</b>	<b>3,625.82</b>

# 2024 ~ 4<sup>th</sup> Quarter Income Statement

## Income Statement Summary Lincoln Pointe HOA

December 01, 2024 thru December 31, 2024

	Current Period			Year to Date (12 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	4,145.01	1,400.00	2,745.01	84,556.46	95,216.67	(10,660.21)	95,216.67
Total Income	4,145.01	1,400.00	2,745.01	84,556.46	95,216.67	(10,660.21)	95,216.67
Total Expenses	0.00	126.83	(126.83)	0.00	1,521.97	(1,521.97)	1,521.97
Total General & Administrative	1,583.24	2,175.00	(591.76)	20,778.87	23,785.00	(3,006.13)	23,785.00
Total Taxes	11,727.14	0.00	11,727.14	11,727.14	0.00	11,727.14	0.00
Total Insurance	0.00	0.00	0.00	6,425.93	5,000.00	1,425.93	5,000.00
Total Utilities	4,701.03	1,049.99	3,651.04	31,524.39	18,600.00	12,924.39	18,600.00
Total Infrastructure & Maintenance	1,030.79	200.00	830.79	10,355.39	5,800.00	4,555.39	5,800.00
Total Landscaping	3,825.98	4,175.97	(349.99)	40,086.46	40,509.70	(423.24)	40,509.70
Total Expense	22,868.18	7,727.79	15,140.39	120,898.18	95,216.67	25,681.51	95,216.67
Net Income / (Loss)	(18,723.17)	(6,327.79)	(12,395.38)	(36,341.72)	0.00	(36,341.72)	0.00

# Community / Developer Updates

## Unit Type Listing Lincoln Pointe HOA

As Of Fri Feb 28, 2025

Unit Type	No Units	Sq Feet	Percent Interest	Occupied Flag	Late Fee
01 -- Single Family Homes	17			Occupied	0.00
02 -- Builder Lots	44			Occupied	0.00
<b>Total Number of Units:</b>	<b>61</b>				



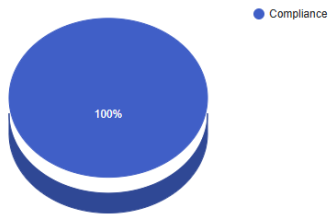
### Lincoln Pointe HOA Community Charts

Conversation Started: 10/01/24 to 12/31/24

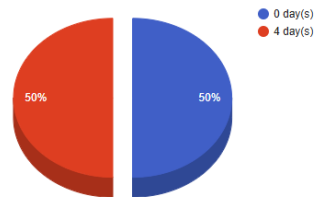
Total Number of Submissions for Date Range: 2

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

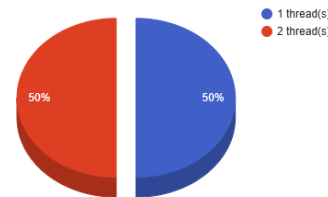
Submissions by Category



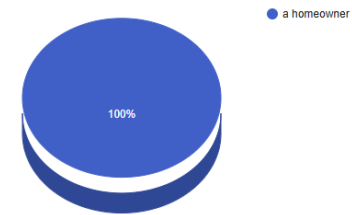
Statistics by Age



Statistics by Conversation Thread



Statistics by Submission Group



#### Statistics by:

Category Data		Age Data		Conversation Thread		Submission Group	
Selection	Count	Aged	Count	Threads	Count	Entity	Count
Compliance	2	0 day(s)	7	1 thread(s)	1	a homeowner	2
		4 day(s)	7	2 thread(s)	1		

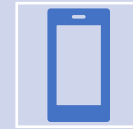
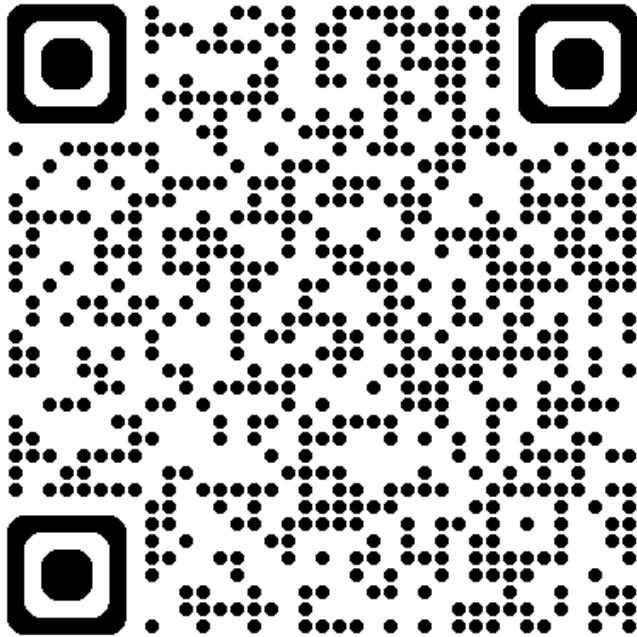
2 total submissions by Category for Lincoln Pointe HOA

Conversation Started: 10/01/24 to 12/31/24

# ➤ Homeowners Contact Us!



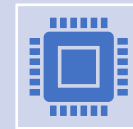
A PROFESSIONAL PROPERTY MANAGEMENT COMPANY



**Phone: (972) 428-2030**



**Fax: (469) 342-8205**



**After Hours Emergency  
Line: (888) 740-2233**



For a quick response, go to your community website or [www.essexhoa.com](http://www.essexhoa.com) and submit your inquiry under the “Contact Us” page. An agent will begin working on your inquiry the moment it is received.

LINCOLN POINTE  
HOMEOWNERS ASSOCIATION



Adjourned

---