Seven Coves Association, Inc.
Monthly Board Meeting
Tuesday, January 30, 2024
Clubhouse
Agenda

1. **Call Open Session to Order** 5:15pm

2. **Recess into Executive Session** (Board members only)
   a. Collections
   b. Deed Restriction Violations
   c. Legal Matters, Authorization for Lawsuit
   d. Adjourn Executive Session

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p. 28-31
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3. **Reconvene Open Session** (Open to all property owners) 6:30pm

4. **Summarize Executive Session**

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5. **President's Welcome**

p. 46-48

6. **Review/Approval of Minutes of Last Board Meeting, 11/28/2023**

7. **Reports**
   a. Financial report
   b. Committee reports
      i. Architectural Control Committee
      ii. Marina Task Force
   c. Manager's report
      i. Deed restriction enforcement
      ii. Marina occupancy report
      iii. Google analytics

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8. **New Business**
   a. Consider and vote on trailer storage lot rate increase
   b. Possible budget changes
   c. Records production policy changes
   d. Boat launch passes for non-residents
   e. Vote on exercise group's use of clubhouse
   f. Marina patrol hours
   g. Pickle ball court

9. **Old Business**
   a. Breakwater repair update
   c. Cable/telecom pedestals

10. **Actions Taken Between Meetings**
    a. Owner hearing 12/21/23
    b. Lake Conroe Sailing Association marina slip discount

11. **Adjourn Open Meeting**

12. **Adjournment**

13. **Open Forum**

January 2024 Newsletter from the President

Welcome everyone and Happy New Year.

Not a lot to report since the end of November.

The resident that received the award for best Christmas decorations for December was Iris Meisetschlaeger at 6688 Kingston Cove Lane. Congratulations!

Our breakwater sidewalk is finally completed. We are still not allowing golf carts on the breakwater due to the softness of the fill dirt and letting the grass that was laid take hold.

We will be taking applications for the marina summer patrol. Please obtain an application in Melissa's office.

On Friday the 19th we had another break in at the trailer lot. Due to the time of morning the break in occurred we were unable to get a good picture of the license plate. At this time we are receiving bids to update the camera system at the trailer lot. Although this will not solve the problem of the thefts we will be able to give the police a better description of the vehicle and a license plate number. If you have a trailer at this location please pick up your new key from Melissa.

Thank you for attending tonight's meeting and we hope to see you in February.

Don Chronister
President Seven Coves HOA

Seven Coves Association, Inc.
Monthly Board Meeting Minutes
Tuesday, November 28, 2023
Seven Coves Clubhouse

Call to order: 5:10 p.m. Don Chronister called the meeting to order and immediately recessed into Executive Session. Executive Session adjourned at 6:30pm.

Seven Coves Board Members Present:
Don Chronister, Larry Roberts, John Shepherd, Tim Steinmuller, and Bill Valka

IMC Representatives Present:
Melissa Bessey and Tammy Perry

Reconvene Open Session – Don Chronister reconvened Open Session at 6:34 p.m.

Executive Session Summary – Don Chronister summarized actions taken in Executive Session:

- Tim Steinmuller made a motion to authorize foreclosure on account 611130447. Larry Roberts seconded the motion; motion carried 5:0.

President's Report given by Don Chronister, President
November 2023 Newsletter from the President

Welcome everyone,
Hope everyone had a great Thanksgiving and didn't overindulge. This will be our last board meeting for 2023.

Kevin removed the two trees at the front of the subdivision, and you can actually see the signs now. Now that it's cleaned up, if anyone has suggestions on sprucing up the signage, please email Melissa at mbessey@imcmanagement.net.

After long hours and several meetings, Tim completed the 2024 budget. At a special meeting on November 14, 2023, the 2024 budget was approved unanimously. Due to rising costs and the age of our subdivision it was necessary to raise our HOA dues by fifty dollars for 2024.

Our breakwater sidewalk is finally being repaired. After receiving three bids, the board unanimously voted by email to except the bid from Sovann Prak Investments for $15,554.00. The work will be started as soon as possible.

On November 18th Seven Coves had our annual BBQ Cook Off. Everyone said it was very successful. The winners are as follows:

- Grand Champion Buckaroo BBQ - 1st place for beans and chicken.
- Seven Coves Mafia – 1st place brisket and ribs, 2nd place potato salad and chicken.
- DoLittle – 1st place potato salad, 2nd place beans, brisket, and ribs.

We want to thank Jackie for redecorating the clubhouse Christmas tree this year, a job well done.

Thank you for attending tonight's meeting, and we hope to see you in January 2024.

Minutes – John Shepherd made a motion to approve Board meeting minutes from 10/30/23. Larry Roberts seconded the motion; motion carried 5:0. Tim Steinmuller made a motion to approve the special-called Board meeting minutes from 11/14/23. Larry Roberts seconded the motion; motion carried 5:0.

Financials – Larry Roberts made a motion to approve financial reports for 10/31/23. John Shepherd seconded the motion, motion carried 5:0.

Committee Reports

1) Architectural Control Committee – Melissa Bessey reported that were 12 applications processed since the last Board meeting: 9 were approved, 1 was approved with conditions, 1 was denied, and one is under review. The project that was denied was resubmitted with guidance from the Committee, and the resubmitted application was approved. Project types included a roof replacement, new home construction, fence, bulkhead work, driveway, exterior painting, boat dock, pool, and window replacement.
2) Manager Reports by Melissa Bessey
   a) Deed Restriction Violations – In October, 36 first notice letters were sent, 2 second notices were sent by certified mail, and 300 previous violations were closed.
   b) Marina Occupancy Report – Total slips = 244. There were 67 vacant as of 11/27/23. 75% occupancy in October and 73% occupancy in November.

New Business

1) Annual Assessment Billing. Statements were mailed on Friday 11/24/23.
2) Marina Committee – Possible Roles and Responsibilities. Bill Valka proposed establishing a Marina Task Force. The purpose would be to promote safety, make recommendations to the Board, promote compliance with the lease agreement terms, increase occupancy, validate accounting practices, and establish monthly financial reporting. Bill Valka made a motion to establish a Marina Task Force. Tim Steinmuller seconded the motion. Motion carried 4:1.
3) Consider and Vote on Bid Process. Larry Roberts made a motion to adopt the Seven Coves Association, Inc. Legislative Policies in Compliance with Texas Property Code. John Shepherd seconded the motion; motion carried 4:1.

Old Business

1) Marina Slip Renters – 1 Month Free in 2024. Tim Steinmuller made a motion to grant a discount equal to one month's rent to those marina tenants who pay for a year at once. Larry Roberts seconded the motion; motion carried 4:1.
2) 2024 Budget. Reminder that the Board passed the budget for 2024 on 11/14/23. The annual assessment is $575/lot due on 1/1/24. The assessment is considered late on 2/1/24.
3) Breakwater Repair Update. John Shepherd announced that the breakwater sidewalk repair began on 11/27/23, concrete will be poured on 11/29/23, and the sidewalk should be completed by 11/29/23. The next phase of the breakwater repair will be to lay sod 4' on either side of the sidewalk. The breakwater will remain closed to golf cart and pedestrian traffic until sod is fully established.

4) Cable/Telecom Pedestals. Tim Steinmuller tried again to reach Suddenlink about the damaged pedestals. He was previously told that someone would come out to review. That has not happened. Frontier (formerly Verizon) has been seen in the neighborhood repairing pedestals as they have time.

Actions taken between meetings – The Board approved breakwater repair bid by Sovann Prak Investments, LLC for $15,554.00.

Adjournment: Don Chronister adjourned the meeting at 7:09 p.m.

Open Forum: Property owners were given time to ask questions and share comments with the Board.

Meeting closed at 7:30 p.m.

Seven Coves Association POA

Balance Sheet For 12/31/2023

Assets		
1000 - CIT Checking operating	$151,888.58	
1001 - CIT Reserves	$541,350.00	
Total Assets		**$693,238.58**
Receivables & Deposits		
1028 - Residential Assessments	$20,041.24	
1029 - Allowance for Bad Debt	($20,000.00)	
1031 - A/R Adjustment Account	$71,960.95	
1032 - Prepaid Insurance	($1,202.65)	
1028-1 - Clubhouse Resident	$150.00	
1028-5 - Trailer Resident	($720.00)	
1028-6 - Trailer Non Resident	$810.00	
Total Receivables & Deposits		**$71,039.54**
Fixed Assets		
3004 - Clubhouse	$17,685.00	
3005 - Dock Flotations	$69,823.78	
3006 - Playground equipment	$49,705.66	
3007 - Marina Boat Slips and Covers	$1,061,031.37	
3008 - Maintenance Building	$10,533.44	
3009 - Land	$33,701.00	
3010 - Maintenance Equipment	$20,046.44	
3011 - Accumulated Depreciation	($1,476,895.82)	
3012 - Lighthouse	$22,875.00	
3013 - Office Building	$47,710.21	
3015 - Pool	$105,368.23	
3016 - Trailer Lot Fence	$31,224.90	
3017 - Clubhouse Equipment & Improvement	$64,089.98	
3018 - Bulkhead	$103,240.60	
3019 - Office Furniture	$2,791.14	
3020 - Pool Bathhouse	$21,070.01	
3021 - Marina Cameras	$35,802.89	
3022 - Marina Rewire	$19,000.00	
3023 - FM 830 Fence	$81,343.09	
Total Fixed Assets		**$320,146.92**
	Total Assets	**$1,084,425.04**

	($103,752.69)	
Total		**($103,752.69)**
Liabilities		
2000 - Loan Note	$359,711.75	
2001 - Refundable Const. Deposits	$39,288.70	
2002 - Unearned Comm Assessements	($76.00)	
2003 - Accounts Payable	$9,780.56	
2004 - Unearned Assessments	$9,795.00	
2005 - Prepaid Assessments	$126,795.03	
2006 - Refunds to Owners	($2,188.71)	
2007 - Marina Deposits	$4,500.00	
2009 - Clubhouse Deposit	$9,900.00	
Total Liabilities		**$557,506.33**

Seven Coves Association POA

Balance Sheet For 12/31/2023

Equity		
3000 - Retained Earnings	$572,654.04	
3002 - Capital Reserves	$58,017.36	
Total Equity		**$630,671.40**
	Total Liabilities / Equity	**$1,084,425.04**

Seven Coves Association POA

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Recurring Assessments							
4000 - Maintenance Fees	-	-	-	426,236.66	428,400.00	(2,163.34)	428,400.00
4001 - Commercial Assessment	-	-	-	72,976.00	75,999.00	(3,023.00)	75,999.00
Total Recurring Assessments	**-**	**-**	**-**	**499,212.66**	**504,399.00**	**(5,186.34)**	**504,399.00**
Miscellaneous Income							
4100 - Maintenance Late Fees	-	666.63	(666.63)	4,240.00	8,000.00	(3,760.00)	8,000.00
4101 - Interest	626.55	416.63	209.92	4,150.20	5,000.00	(849.80)	5,000.00
4102 - ACC Building Permits	175.00	416.63	(241.63)	6,277.40	5,000.00	1,277.40	5,000.00
4106 - Fine & Fee	-	166.63	(166.63)	550.00	2,000.00	(1,450.00)	2,000.00
4108 - Transfer Fees	150.00	312.50	(162.50)	2,350.00	3,750.00	(1,400.00)	3,750.00
4110 - Franchise Income	-	1,833.37	(1,833.37)	17,719.97	22,000.00	(4,280.03)	22,000.00
4111 - The Landing Income	-	416.63	(416.63)	7,846.00	5,000.00	2,846.00	5,000.00
4115 - Bank Interest	327.32	16.63	310.69	2,150.45	200.00	1,950.45	200.00
4126 - Key Fob	30.00	83.37	(53.37)	525.00	1,000.00	(475.00)	1,000.00
4129 - Small Claims Recover	3,548.15	1,000.00	2,548.15	8,976.93	12,000.00	(3,023.07)	12,000.00
Total Miscellaneous Income	**4,857.02**	**5,329.02**	**(472.00)**	**54,785.95**	**63,950.00**	**(9,164.05)**	**63,950.00**
Rental Income							
4200 - Clubhouse Rental Resident	-	4,166.63	(4,166.63)	36,460.00	50,000.00	(13,540.00)	50,000.00
4201 - Clubhouse Rental Non Resident	-	1,666.63	(1,666.63)	-	20,000.00	(20,000.00)	20,000.00
4201-1 - Clubhouse Cleaning	-	-	-	775.00	-	775.00	-
4202 - Marina Resident	5,109.00	9,946.00	(4,837.00)	98,015.95	119,352.00	(21,336.05)	119,352.00
4203 - Marina Non Resident	12,411.00	17,010.00	(4,599.00)	174,939.97	204,120.00	(29,180.03)	204,120.00
4204 - Trailer Lot Resident	-	1,208.75	(1,208.75)	13,341.01	14,505.00	(1,163.99)	14,505.00
4205 - Trailer Lot Non Resident	15.00	871.25	(856.25)	7,460.00	10,455.00	(2,995.00)	10,455.00
Total Rental Income	**17,535.00**	**34,869.26**	**(17,334.26)**	**330,991.93**	**418,432.00**	**(87,440.07)**	**418,432.00**
Total Income	**22,392.02**	**40,198.28**	**(17,806.26)**	**884,990.54**	**986,781.00**	**(101,790.46)**	**986,781.00**
Operating Expense							
Maintenance							
5000 - Mowing	5,205.04	4,275.87	(929.17)	60,773.57	51,310.00	(9,463.57)	51,310.00
5002 - Landscaping & Beautification	-	1,083.37	1,083.37	4,736.63	13,000.00	8,263.37	13,000.00
5004 - Common Area Tree Maintenance	3,850.00	1,583.37	(2,266.63)	9,223.71	19,000.00	9,776.29	19,000.00
5006 - Courtesy Patrol	1,800.00	3,023.75	1,223.75	36,292.99	36,285.00	(7.99)	36,285.00
5007 - Security Cameras	1,623.75	2,083.37	459.62	22,017.69	25,000.00	2,982.31	25,000.00
5015 - Maintenance Supplies	(12.89)	41.63	54.52	425.86	500.00	74.14	500.00
5016 - Clubhouse	1,042.23	-	(1,042.23)	30,818.51	28,000.00	(2,818.51)	28,000.00
5017 - Marina	380.00	2,916.63	2,536.63	31,360.05	35,000.00	3,639.95	35,000.00
5018 - Office	245.93	83.37	(162.56)	1,604.78	1,000.00	(604.78)	1,000.00
5019 - Tennis Court	416.76	183.37	(233.39)	1,549.84	2,200.00	650.16	2,200.00
5020 - Pool	622.40	416.63	(205.77)	7,658.41	5,000.00	(2,658.41)	5,000.00

Seven Coves Association POA

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
5021 - General Expenses	1,099.57	1,666.63	567.06	17,491.30	20,000.00	2,508.70	20,000.00
5022 - Pool Cleaning Contract	-	632.00	632.00	8,519.31	7,584.00	(935.31)	7,584.00
5023 - Gen Maint Playground	17.26	163.00	145.74	2,230.27	2,000.00	(230.27)	2,000.00
5024 - Pool Monitor	-	791.63	791.63	12,374.35	9,500.00	(2,874.35)	9,500.00
5025 - Trailer Lot	-	41.63	41.63	549.00	500.00	(49.00)	500.00
5031 - Garbage Removal	28,439.13	13,333.37	(15,105.76)	193,688.16	160,000.00	(33,688.16)	160,000.00
5032 - Pest Control Services	368.05	38.00	(330.05)	3,132.76	500.00	(2,632.76)	500.00
5034 - Lighthouse	-	-	-	29,348.44	27,000.00	(2,348.44)	27,000.00
5050 - Bulkhead Repairs	15,612.92	2,083.37	(13,529.55)	15,612.92	25,000.00	9,387.08	25,000.00
5053 - Fire Extinguisher Service	-	-	-	726.36	-	(726.36)	-
5056 - Maintenance Supplies	-	-	-	376.64	-	(376.64)	-
5066 - Capital Reserves Expense	-	-	-	2,123.89	-	(2,123.89)	-
5068 - Clubhouse Cleaning	1,975.00	166.63	(1,808.37)	7,905.00	2,000.00	(5,905.00)	2,000.00
5069 - Event Coordinator	200.00	163.00	(37.00)	1,750.00	2,000.00	250.00	2,000.00
5071 - Member Relations	2,106.49	250.00	(1,856.49)	4,690.80	3,000.00	(1,690.80)	3,000.00
5076 - Vehicle Maintenance	56.61	208.37	151.76	3,040.79	2,500.00	(540.79)	2,500.00
5077 - ACC Inspector Expense	400.00	-	(400.00)	4,800.00	-	(4,800.00)	-
5080 - Cable/Internet	-	-	-	180.00	-	(180.00)	-
Total Maintenance	**65,448.25**	**35,228.99**	**(30,219.26)**	**515,002.03**	**477,879.00**	**(37,123.03)**	**477,879.00**
Utilities							
5100 - Electric General	90.27	650.00	559.73	5,250.50	7,800.00	2,549.50	7,800.00
5101 - Water & Sewer	187.88	516.13	328.25	4,520.59	6,194.00	1,673.41	6,194.00
5102 - Electric Marina	183.87	204.13	20.26	1,518.50	2,450.00	931.50	2,450.00
5103 - Electric Clubhouse	419.20	590.75	171.55	5,099.30	7,089.00	1,989.70	7,089.00
5104 - Electric Trailer Lot	82.23	67.50	(14.73)	872.95	810.00	(62.95)	810.00
5105 - Electric Tennis	235.93	278.13	42.20	2,084.68	3,338.00	1,253.32	3,338.00
5106 - Electric Pool	577.91	758.37	180.46	4,869.50	9,100.00	4,230.50	9,100.00
Total Utilities	**1,777.29**	**3,065.01**	**1,287.72**	**24,216.02**	**36,781.00**	**12,564.98**	**36,781.00**
Administrative							
5200 - IMC(Investment Management Co)	10,146.24	10,146.38	.14	121,754.88	121,757.00	2.12	121,757.00
5201 - Postage	1,841.32	333.37	(1,507.95)	9,397.86	4,000.00	(5,397.86)	4,000.00
5202 - Office Supplies	-	333.37	333.37	3,338.99	4,000.00	661.01	4,000.00
5203 - Advertising	-	337.00	337.00	1,256.29	4,000.00	2,743.71	4,000.00
5204 - Bad Debt	13,847.21	-	(13,847.21)	24,584.10	-	(24,584.10)	-
5205 - Credit Card Fees	-	-	-	1,140.19	-	(1,140.19)	-
5206 - Phone Internet	180.00	166.63	(13.37)	1,890.30	2,000.00	109.70	2,000.00
5207 - Depreciation	9,000.00	9,166.63	166.63	108,000.00	110,000.00	2,000.00	110,000.00
5208 - Property Taxes	-	404.87	404.87	(606.30)	4,858.00	5,464.30	4,858.00
5209 - Meeting Expense	(77.33)	41.63	118.96	(149.88)	500.00	649.88	500.00
5214 - Advertisement	-	-	-	580.44	-	(580.44)	-
5221 - Loan Interest	1,223.52	1,250.00	26.48	14,343.83	15,000.00	656.17	15,000.00

Seven Coves Association POA

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
5229 - Summer help Patrols	610.00	-	(610.00)	2,458.00	-	(2,458.00)	-
Total Administrative	**36,770.96**	**22,179.88**	**(14,591.08)**	**287,988.70**	**266,115.00**	**(21,873.70)**	**266,115.00**
Professional Fees							
5300 - Legal-Collections	-	-	-	3,472.96	-	(3,472.96)	-
5302 - Attorney Services	2,644.47	1,663.00	(981.47)	24,007.25	20,000.00	(4,007.25)	20,000.00
5305 - Security	-	-	-	242.00	-	(242.00)	-
5307 - Accounting Services	-	416.63	416.63	3.01	5,000.00	4,996.99	5,000.00
5317 - SJRA Fee	-	2,750.00	2,750.00	31,593.61	33,000.00	1,406.39	33,000.00
Total Professional Fees	**2,644.47**	**4,829.63**	**2,185.16**	**59,318.83**	**58,000.00**	**(1,318.83)**	**58,000.00**
Insurance							
5401 - Casualty/Truck	-	-	-	102,342.65	95,000.00	(7,342.65)	95,000.00
5450 - Bank Fees	-	-	-	(125.00)	-	125.00	-
Total Insurance	**-**	**-**	**-**	**102,217.65**	**95,000.00**	**(7,217.65)**	**95,000.00**
Total Expense	**106,640.97**	**65,303.51**	**(41,337.46)**	**988,743.23**	**933,775.00**	**(54,968.23)**	**933,775.00**
Operating Net Total	**(84,248.95)**	**(25,105.23)**	**(59,143.72)**	**(103,752.69)**	**53,006.00**	**(156,758.69)**	**53,006.00**
Net Total	**(84,248.95)**	**(25,105.23)**	**(59,143.72)**	**(103,752.69)**	**53,006.00**	**(156,758.69)**	**53,006.00**

Seven Coves Association POA

Balance Sheet For 11/30/2023

Assets		
1000 - CIT Checking operating	$59,302.30	
1001 - CIT Reserves	$541,028.26	
Total Assets		**$600,330.56**
Receivables & Deposits		
1028 - Residential Assessments	$40,707.78	
1029 - Allowance for Bad Debt	($20,000.00)	
1031 - A/R Adjustment Account	$71,960.95	
1032 - Prepaid Insurance	($1,202.65)	
1028-1 - Clubhouse Resident	$150.00	
1028-5 - Trailer Resident	($720.00)	
1028-6 - Trailer Non Resident	$810.00	
Total Receivables & Deposits		**$91,706.08**
Fixed Assets		
3004 - Clubhouse	$17,685.00	
3005 - Dock Flotations	$69,823.78	
3006 - Playground equipment	$49,705.66	
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3008 - Maintenance Building	$10,533.44	
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3019 - Office Furniture	$2,791.14	
3020 - Pool Bathhouse	$21,070.01	
3021 - Marina Cameras	$35,802.89	
3022 - Marina Rewire	$19,000.00	
3023 - FM 830 Fence	$81,343.09	
Total Fixed Assets		**$329,146.92**
	Total Assets	**$1,021,183.56**
	($19,503.74)	
Total		**($19,503.74)**
Liabilities		
2000 - Loan Note	$363,138.90	
2001 - Refundable Const. Deposits	$39,288.70	
2002 - Unearned Comm Assessements	($76.00)	
2003 - Accounts Payable	($6,699.27)	
2004 - Unearned Assessments	$9,795.00	
2005 - Prepaid Assessments	($9,142.72)	
2006 - Refunds to Owners	($2,188.71)	
2007 - Marina Deposits	$4,000.00	
2009 - Clubhouse Deposit	$11,900.00	
Total Liabilities		**$410,015.90**

Seven Coves Association POA

Balance Sheet For 11/30/2023

Equity		
3000 - Retained Earnings	$572,654.04	
3002 - Capital Reserves	$58,017.36	
Total Equity		**$630,671.40**
	Total Liabilities / Equity	**$1,021,183.56**

Seven Coves Association POA

Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Recurring Assessments							
4000 - Maintenance Fees	(525.00)	-	(525.00)	426,236.66	428,400.00	(2,163.34)	428,400.00
4001 - Commercial Assessment	-	-	-	72,976.00	75,999.00	(3,023.00)	75,999.00
Total Recurring Assessments	**(525.00)**	**-**	**(525.00)**	**499,212.66**	**504,399.00**	**(5,186.34)**	**504,399.00**
Miscellaneous Income							
4100 - Maintenance Late Fees	(150.00)	666.67	(816.67)	4,240.00	7,333.37	(3,093.37)	8,000.00
4101 - Interest	(104.42)	416.67	(521.09)	3,523.65	4,583.37	(1,059.72)	5,000.00
4102 - ACC Building Permits	175.00	416.67	(241.67)	6,102.40	4,583.37	1,519.03	5,000.00
4106 - Fine & Fee	-	166.67	(166.67)	550.00	1,833.37	(1,283.37)	2,000.00
4108 - Transfer Fees	150.00	312.50	(162.50)	2,200.00	3,437.50	(1,237.50)	3,750.00
4110 - Franchise Income	4,613.61	1,833.33	2,780.28	17,719.97	20,166.63	(2,446.66)	22,000.00
4111 - The Landing Income	6,646.00	416.67	6,229.33	7,846.00	4,583.37	3,262.63	5,000.00
4115 - Bank Interest	315.34	16.67	298.67	1,823.13	183.37	1,639.76	200.00
4126 - Key Fob	40.00	83.33	(43.33)	495.00	916.63	(421.63)	1,000.00
4129 - Small Claims Recover	(276.92)	1,000.00	(1,276.92)	5,428.78	11,000.00	(5,571.22)	12,000.00
Total Miscellaneous Income	**11,408.61**	**5,329.18**	**6,079.43**	**49,928.93**	**58,620.98**	**(8,692.05)**	**63,950.00**
Rental Income							
4200 - Clubhouse Rental Resident	3,600.00	4,166.67	(566.67)	36,460.00	45,833.37	(9,373.37)	50,000.00
4201 - Clubhouse Rental Non Resident	-	1,666.67	(1,666.67)	-	18,333.37	(18,333.37)	20,000.00
4201-1 - Clubhouse Cleaning	375.00	-	375.00	775.00	-	775.00	-
4202 - Marina Resident	3,483.00	9,946.00	(6,463.00)	92,906.95	109,406.00	(16,499.05)	119,352.00
4203 - Marina Non Resident	9,627.00	17,010.00	(7,383.00)	162,528.97	187,110.00	(24,581.03)	204,120.00
4204 - Trailer Lot Resident	(100.00)	1,208.75	(1,308.75)	13,341.01	13,296.25	44.76	14,505.00
4205 - Trailer Lot Non Resident	(900.00)	871.25	(1,771.25)	7,445.00	9,583.75	(2,138.75)	10,455.00
Total Rental Income	**16,085.00**	**34,869.34**	**(18,784.34)**	**313,456.93**	**383,562.74**	**(70,105.81)**	**418,432.00**
Total Income	**26,968.61**	**40,198.52**	**(13,229.91)**	**862,598.52**	**946,582.72**	**(83,984.20)**	**986,781.00**
Operating Expense							
Maintenance							
5000 - Mowing	4,245.04	4,275.83	30.79	55,568.53	47,034.13	(8,534.40)	51,310.00
5002 - Landscaping & Beautification	1,115.00	1,083.33	(31.67)	4,736.63	11,916.63	7,180.00	13,000.00
5004 - Common Area Tree Maintenance	-	1,583.33	1,583.33	5,373.71	17,416.63	12,042.92	19,000.00
5006 - Courtesy Patrol	2,850.00	3,023.75	173.75	34,492.99	33,261.25	(1,231.74)	36,285.00
5007 - Security Cameras	1,623.75	2,083.33	459.58	20,393.94	22,916.63	2,522.69	25,000.00
5015 - Maintenance Supplies	12.26	41.67	29.41	438.75	458.37	19.62	500.00
5016 - Clubhouse	117.00	-	(117.00)	29,776.28	28,000.00	(1,776.28)	28,000.00
5017 - Marina	808.14	2,916.67	2,108.53	30,980.05	32,083.37	1,103.32	35,000.00
5018 - Office	599.07	83.33	(515.74)	1,358.85	916.63	(442.22)	1,000.00
5019 - Tennis Court	-	183.33	183.33	1,133.08	2,016.63	883.55	2,200.00
5020 - Pool	339.85	416.67	76.82	7,036.01	4,583.37	(2,452.64)	5,000.00

Seven Coves Association POA

Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
5021 - General Expenses	3,753.82	1,666.67	(2,087.15)	16,391.73	18,333.37	1,941.64	20,000.00
5022 - Pool Cleaning Contract	595.38	632.00	36.62	8,519.31	6,952.00	(1,567.31)	7,584.00
5023 - Gen Maint Playground	-	167.00	167.00	2,213.01	1,837.00	(376.01)	2,000.00
5024 - Pool Monitor	-	791.67	791.67	12,374.35	8,708.37	(3,665.98)	9,500.00
5025 - Trailer Lot	-	41.67	41.67	549.00	458.37	(90.63)	500.00
5031 - Garbage Removal	27,750.10	13,333.33	(14,416.77)	165,249.03	146,666.63	(18,582.40)	160,000.00
5032 - Pest Control Services	368.05	42.00	(326.05)	2,764.71	462.00	(2,302.71)	500.00
5034 - Lighthouse	-	-	-	29,348.44	27,000.00	(2,348.44)	27,000.00
5050 - Bulkhead Repairs	-	2,083.33	2,083.33	-	22,916.63	22,916.63	25,000.00
5053 - Fire Extinguisher Service	-	-	-	726.36	-	(726.36)	-
5056 - Maintenance Supplies	-	-	-	376.64	-	(376.64)	-
5066 - Capital Reserves Expense	-	-	-	2,123.89	-	(2,123.89)	-
5068 - Clubhouse Cleaning	1,125.00	166.67	(958.33)	5,930.00	1,833.37	(4,096.63)	2,000.00
5069 - Event Coordinator	100.00	167.00	67.00	1,550.00	1,837.00	287.00	2,000.00
5071 - Member Relations	(905.00)	250.00	1,155.00	2,584.31	2,750.00	165.69	3,000.00
5076 - Vehicle Maintenance	718.24	208.33	(509.91)	2,984.18	2,291.63	(692.55)	2,500.00
5077 - ACC Inspector Expense	600.00	-	(600.00)	4,400.00	-	(4,400.00)	-
5080 - Cable/Internet	-	-	-	180.00	-	(180.00)	-
Total Maintenance	**45,815.70**	**35,240.91**	**(10,574.79)**	**449,553.78**	**442,650.01**	**(6,903.77)**	**477,879.00**
Utilities							
5100 - Electric General	279.86	650.00	370.14	5,160.23	7,150.00	1,989.77	7,800.00
5101 - Water & Sewer	465.38	516.17	50.79	4,332.71	5,677.87	1,345.16	6,194.00
5102 - Electric Marina	174.36	204.17	29.81	1,334.63	2,245.87	911.24	2,450.00
5103 - Electric Clubhouse	492.63	590.75	98.12	4,680.10	6,498.25	1,818.15	7,089.00
5104 - Electric Trailer Lot	82.14	67.50	(14.64)	790.72	742.50	(48.22)	810.00
5105 - Electric Tennis	214.94	278.17	63.23	1,848.75	3,059.87	1,211.12	3,338.00
5106 - Electric Pool	499.08	758.33	259.25	4,291.59	8,341.63	4,050.04	9,100.00
Total Utilities	**2,208.39**	**3,065.09**	**856.70**	**22,438.73**	**33,715.99**	**11,277.26**	**36,781.00**
Administrative							
5200 - IMC(Investment Management Co)	10,146.24	10,146.42	.18	111,608.64	111,610.62	1.98	121,757.00
5201 - Postage	508.25	333.33	(174.92)	7,556.54	3,666.63	(3,889.91)	4,000.00
5202 - Office Supplies	82.01	333.33	251.32	3,338.99	3,666.63	327.64	4,000.00
5203 - Advertising	-	333.00	333.00	1,256.29	3,663.00	2,406.71	4,000.00
5204 - Bad Debt	-	-	-	10,736.89	-	(10,736.89)	-
5205 - Credit Card Fees	-	-	-	1,140.19	-	(1,140.19)	-
5206 - Phone Internet	180.00	166.67	(13.33)	1,710.30	1,833.37	123.07	2,000.00
5207 - Depreciation	9,000.00	9,166.67	166.67	99,000.00	100,833.37	1,833.37	110,000.00
5208 - Property Taxes	-	404.83	404.83	(606.30)	4,453.13	5,059.43	4,858.00
5209 - Meeting Expense	-	41.67	41.67	(72.55)	458.37	530.92	500.00
5214 - Advertisement	-	-	-	580.44	-	(580.44)	-
5221 - Loan Interest	1,275.93	1,250.00	(25.93)	13,120.31	13,750.00	629.69	15,000.00

Seven Coves Association POA

Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
5229 - Summer help Patrols	-	-	-	1,848.00	-	(1,848.00)	-
Total Administrative	**21,192.43**	**22,175.92**	**983.49**	**251,217.74**	**243,935.12**	**(7,282.62)**	**266,115.00**
Professional Fees							
5300 - Legal-Collections	635.00	-	(635.00)	3,472.96	-	(3,472.96)	-
5302 - Attorney Services	517.58	1,667.00	1,149.42	21,362.78	18,337.00	(3,025.78)	20,000.00
5305 - Security	-	-	-	242.00	-	(242.00)	-
5307 - Accounting Services	-	416.67	416.67	3.01	4,583.37	4,580.36	5,000.00
5317 - SJRA Fee	8,999.68	2,750.00	(6,249.68)	31,593.61	30,250.00	(1,343.61)	33,000.00
Total Professional Fees	**10,152.26**	**4,833.67**	**(5,318.59)**	**56,674.36**	**53,170.37**	**(3,503.99)**	**58,000.00**
Insurance							
5401 - Casualty/Truck	-	-	-	102,342.65	95,000.00	(7,342.65)	95,000.00
5450 - Bank Fees	(25.00)	-	25.00	(125.00)	-	125.00	-
Total Insurance	**(25.00)**	**-**	**25.00**	**102,217.65**	**95,000.00**	**(7,217.65)**	**95,000.00**
Total Expense	**79,343.78**	**65,315.59**	**(14,028.19)**	**882,102.26**	**868,471.49**	**(13,630.77)**	**933,775.00**
Operating Net Total	**(52,375.17)**	**(25,117.07)**	**(27,258.10)**	**(19,503.74)**	**78,111.23**	**(97,614.97)**	**53,006.00**
Net Total	**(52,375.17)**	**(25,117.07)**	**(27,258.10)**	**(19,503.74)**	**78,111.23**	**(97,614.97)**	**53,006.00**

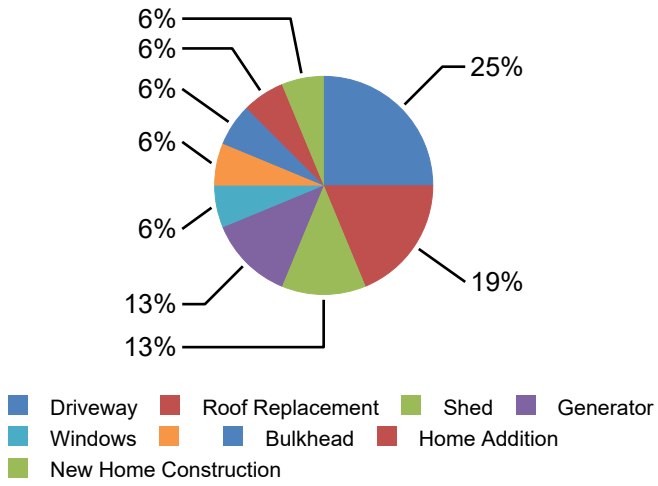
Seven Coves Association POA

ARC Report - Detail for 12/1/2023 - 1/26/2024

SUMMARY

Approved (3rd Party & In House)	**9**
	1
Generator	2
Home Addition	1
New Home Construction	1
Roof Replacement	3
Windows	1
Approved with Conditions (3rd Party & In House)	**6**
Bulkhead	1
Driveway	4
Shed	1
Denied Application (3rd Party & In House)	**1**
Shed	1
Total	**16**

TOP DISTRIBUTION BY TYPE



Approved (3rd Party & In House) (Total Count = 9)

5102 Lakeshore Drive
Barry Reiter
XN: 1316967 Acct: 611129568

Windows - Application to replace windows and paint or replace the garage door.

7094 Gentle Breeze Drive
Dennis Wing
XN: 1373735 Acct: 611130201

Roof Replacement - Application to repair roof, replace shingles, repair siding, paint siding, and paint front door.

7034 Pleasure Lake Drive
Stephen Hale
XN: 1352753 Acct: 611154867

Roof Replacement - Application to replace roof with same weathered wood color shingles.

6850 Stillwater Drive
John Lawson
XN: 1354169 Acct: 611130407

Generator - Application to install generator.

7108 Pleasure Lake Drive
Larry Roberts
XN: 1461139 Acct: 611140319

Roof Replacement - Application to replace roof.

5125 Greenwater Drive
Michael Botthoff
XN: 1398371 Acct: 611130266

- Application to replace the roof.

6982 Leisure Lane Drive
Mickey Leverett
XN: 1352768 Acct: 611154874

Generator - Application to install whole house generator.

5070 Pleasure Lake Drive
Gary Reaves, Sr.
XN: 719753 Acct: 611130554

Home Addition - 5070 Pleasure Lake Dr- Home Addition

4917 Pleasure Lake Drive
Sovann Prak Investments, LLC
XN: 501499 Acct: 611142951

New Home Construction - Variance has been approved, new home construction

Denied Application (3rd Party & In House) (Total Count = 1)

5114 Lakeshore Drive
Dennis Blake
XN: 1360839 Acct: 611129841

Shed - Application to build a shed.

Seven Coves Association POA

ARC Report - Detail for 12/1/2023 - 1/26/2024

Approved with Conditions (3rd Party & In House) (Total Count = 6)

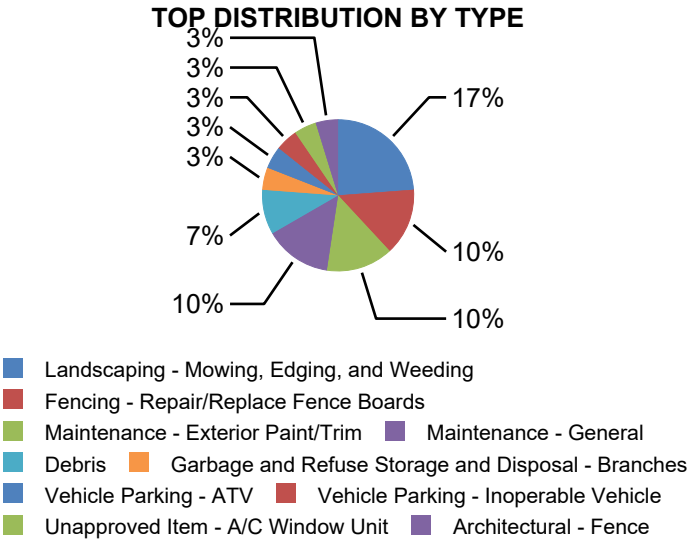
7283 Lakeshore Court Eschberger Rental Homes LLC XN: 1403499 Acct: 611129693	Driveway - Application to repair driveway.
5110 Pleasure Lake Drive Mary Eschberger, LLC XN: 1399061 Acct: 611148043	Driveway - Application to repair existing driveway and to reshape ground along back side of property.
7034 Pleasure Lake Drive Stephen Hale XN: 1269820 Acct: 611154867	Driveway - Application to expand driveway and expand patio.
5421 Blue Haven Mary Eschberger XN: 1405353 Acct: 611130085	Driveway - Application to replace entire driveway.
6883 Kingston Cove Lane Chris Lentz XN: 1367576 Acct: 611145965	Bulkhead - Application to repair bulkhead.
5114 Lakeshore Drive Dennis Blake XN: 1378374 Acct: 611129841	Shed - Application to build a shed with a gable roof.

Seven Coves Association POA

Violation Report - Detail for 12/1/2023 - 1/26/2024

SUMMARY

209 IMC w/cure	**6**
Architectural - Fence	1
Fencing - Repair/Replace Fence Boards	1
Maintenance - Exterior Paint/Trim	1
Maintenance - General	3
Board Review	**1**
Vehicle Parking - Inoperable Vehicle	1
First Notice	**23**
Animals & Pets - Noise	1
Debris	2
Fencing - Repair/Replace Fence Boards	2
Garbage and Refuse Storage and Disposal - Branches	1
Landscaping - Mowing, Edging, and Weeding	5
Landscaping - Weeds/Grass in beds	1
Maintenance - Exterior Paint/Trim	2
Unapproved Item - A/C Window Unit	1
Unsightly - Driveway Maintenance	1
Unsightly - General	3
Unsightly - Landscaping Materials/Equipment	1
Vehicle Parking - ATV	1
Vehicle Parking - Boat	1
Vehicle Parking - Trailer	1
Total	**30**



Occupancy Rates - January 2024

		Total # of Slips	Vacant	This month	Last month
Dock #1	**Covered**	36	6	83%	83%
	Uncovered	28	14	50%	50%
	Dock #1 Total	64	20	69%	69%
Dock #2	**Covered**	54	8	85%	87%
Dock #3	**Covered**	60	22	63%	63%
Dock #4	**Covered**	27	11	59%	70%
	Uncovered	39	8	79%	74%
	Dock #4 Total	66	19	71%	73%
Overall	**Covered**	177	47	73%	76%
	Uncovered	67	22	67%	64%
	TOTAL	244	69	72%	73%

Seven Coves Marina, Club House Rental & HOA

Write a review

7021 Kingston Cove Ln, Willis, TX

4.4 ★★★★½ 86 reviews

Most relevant | Newest | Highest | Lowest

Vernon Vaught
★★★★☆ 4 weeks ago

Shannon Berry
★★★★★ a month ago

M

Michael Crummel
10 reviews · 36 photos
★★★★★ 3 months ago
Many pleasing visits

Like

J9 Bennevans
Local Guide · 3 reviews · 29 photos
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