

**NOTICE of
2020 ANNUAL MEETING of
MARBLE FALLS HOA, INC.**

Please take notice that the 2020 Annual Meeting of the Members of Marble Falls HOA, Inc. (the "Association"), a Texas non-profit corporation, will be held on **January 23, 2020 at 6:00 p.m. located at 4001 N. 23rd St. in McAllen, TX 78501.** The meeting will be held for the following purpose:

- To review financial reports of the affairs of the Association
- To elect two (2) Directors
- To transact any other business that may properly come before the members

SOLICITATION OF CANDIDATES

If you are an Owner (i.e., your name is on the Deed to your property in Marble Falls HOA, Inc.) and would like to be a candidate for a position on the Board of Directors, please submit your name to the Association so that it is **received on or before 5:00 p.m. on January 22, 2020.** The name of any Owner who submits her/his name in the manner described below, will be placed on the ballot for the Board of Director's election. If you would like to submit your name, you may:

1. Mail a request to be placed on the ballot to "Marble Falls HOA, Inc." c/o Magnolia Property Management, 620 S. 12th Street, McAllen, Texas 78501",
2. Fax your request to Magnolia Property Management at (956) 616-4162, or
3. Email your request to info@magnoliapm.net. This solicitation notice was also be emailed to those Owners registered with the Association.

PROXY

Your input is important to the Association and we urge you to either attend the 2020 Annual Meeting or return the enclosed proxy. The sole purpose of the proxy is to allow your vote to still count if you are unable to attend the Annual Meeting. If you believe you may be unable to attend the 2020 Annual Meeting, please complete the enclosed proxy and return it by any one of the four (4) methods below:

1. Give your proxy to your neighbor who you are certain will attend the meeting.
2. Mail your proxy to Magnolia Property Management, 620 S. 12th Street, McAllen, Texas 78501.
3. Fax your proxy to Magnolia Property Management at (956) 616-4162.
4. Email your proxy to info@magnoliapm.net.

Unless you are providing your proxy to your neighbor, your proxy must be **received by 5:00 p.m. on January 22, 2020** so a quorum can be assured and your vote will still be counted.

Should you have any questions regarding the Annual Meeting, please do not hesitate to contact Marble Falls HOA, Inc. at (956) 630-4225. Thank you, in advance, for your continued interest in the future of the Marble Falls HOA, Inc.!

NOTE: B.O.D MEETING TO FOLLOW IMMEDIATELY AFTER ANNUAL MEETING

PROXY
for
2020 ANNUAL MEETING OF THE MEMBERS
of
MARBLE FALLS HOA, INC.

The undersigned, a member of the **MARBLE FALLS HOA, INC.** a Texas non-profit corporation (“Association”) acting on behalf of all of the owners of the property described below does hereby appoint _____ (or if no individual is designated, then Person Presiding the meeting will act as your proxy holder AND the proxy will be used for quorum and voting purposes) on my behalf as though I myself were present, with power of substitution, at the 2020 Annual Meeting of the Association (“Annual Meeting”) or any rescheduling, reconvening, or continuation thereof.

The Proxy is revocable at any time before it is exercised, and the undersigned reserves the right to attend the meeting and vote in person. This Proxy revokes any and all prior proxies given. **In order for this Proxy to be valid, you MUST sign, date and include your property address or lot number within MARBLE FALLS HOA, Inc. below.**

Date

Signature

Address or Lot Number

Printed Name

The deadline for the Association to receive a Proxy other than those being hand delivered to the meeting is **5:00 p.m. on January 22, 2019**. Proxies may be submitted via any of the following methods:

1. Give your proxy to your neighbor who you are certain will attend the meeting.
2. Mail your proxy to Magnolia Property Management at 620 S. 12th St., McAllen, Texas 78501.
3. Fax your proxy to Magnolia Property Management at (956) 616-4162.
4. Email your proxy to info@magnoliapm.net.

Marble Falls Homeowners Association, Inc.
Annual Meeting of the Members
January 23, 2020 at 6:00 pm
4001 N. 23rd St. McAllen, TX 78504

Agenda

- I. Call to Order - Determination of Quorum 33% (16 Owners)
- II. INTRODUCTIONS
 - a. Vacant, President (2018-2019)
 - b. Reynald de la Garza, Vice-President (2017-2020)
 - c. Frank Villanueva, Secretary/Treasurer (2016-2019)
- III. Minutes of the Previous Meetings
 - a. 1/16/2010
 - b. 1/22/2011
 - c. 1/21/2012
 - d. 1/26/2013
 - e. 2/26/2014
 - f. 1/20/2015
 - g. 1/27/2016
 - h. 2/22/2017
 - i. 1/24/2018
 - j. 2/27/2019
- IV. Financial Reports
 - a. YTD Financials
 - b. 2020 Budget
- V. New Business
 - a. Amendment to By Laws Article III Section 4. Quorum to replace first sentence with the following: "The presence at the meeting of members entitled to cast, or of proxies entitled to cast, ten percent (10%) of the votes of each class of membership will constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws."
- VI. Election of Board Members (2)
 - a. Nominations
 - b. Introduction of Nominees
 - c. Election of Board Members
- VII. Adjournment

MABLE FALLS HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
1/16/2010

The Marble Falls Homeowners Association 2010 Annual Meeting was held on January 16, 2010 at 11:00am at 520 W. Pecan Blvd McAllen, TX 78501. The meeting was called to order by Frank Villanueva.

Members Present

Frank Villanueva
Eliud Vidales
Arkadio Chapa
Leticia Castaneda
Miguel Castillo (by proxy)
Julio C. Ruiz
Antonio Pena (by Proxy)
Steve Baker
Oliveria Bracamontes (by Proxy)
Domingo Morales Jr.

Manager Present

Arantza Garcia
Asst: Lily Villegas

Roll Call

A quorum was not established. Seventeen members are required to be present or need to send proxy to establish a quorum.

Proof of notice of Meeting

Annual meeting notices were mailed out unless you had previously agreed to email notifications. One letter was returned, and a new mailing address for that lot could not be found.

Approval of Minutes

The members present based on a general consensus approved the 2009 annual meeting minutes.

New Business

Tax Return

The 2009 tax return is pending from CPA.

Financial Statements

The financial statements provided are on cash basis accounting. The balance sheet provided dated 12-31-09 indicates checking account balance of \$5,699.15. Accounts receivable factor in

an overpayment from a Lot owner, and does not consider unpaid dues since it is on cash basis accounting. On 12-31-09, \$448.05 had not been deposited into the bank due to banks being closed. The deposit was made on the next business day. Accounts payable is an overpayment in water since it helps save on the cost of checks. The fiscal 2009 profit and loss statement provided indicates that Marble Falls collected \$17,778 in dues in 2009; almost \$6,000 of that amount was from previous delinquencies. Force mow fees accumulated to \$250, and the association provided \$733.55 in early payment discounts. Reimbursement income came from delinquent owners paying legal fees that were incurred for their lot. Insurance decreased slightly from the previous year down to \$1,472. Force mow fees were up to \$289.95 indicating that one force mow fee to an owner has not been collected. Lawn care to common areas reached over \$4,000 for the year, waterfall maintenance fell just below \$1,000. Management fees summed up to \$1,260, meeting expense for 2009 meeting was \$90 to rent a conference room at Best Western, \$234 was spent on postage and delivery, legal fees summed to \$4,782.1 which was reimbursed by delinquent payers. The perimeter of the fence was repaired allotting for \$1,940 expense, and utilities summed up to \$1,605.

Bank Statements

Bank Statements mailing address will be updated to Marble Falls HOA c/o Magnolia Property Management, Inc. 520 W. Pecan Blvd. McAllen, TX 78501.

Open Discussion

1. Concern: Drivers driving too fast down Summer Breeze / Solution: place speed humps

Mr. Morales asked if City of Mission would place speed humps. Mr. Villanueva explained that they have been requested but after three years, the City has not implemented the previously requested speed humps. Mr. Morales also wants more patrolling mostly on Summer Breeze Street from Mission Police Department. Mr. Steve Baker agrees best idea is to have the speed humps installed. Leticia Castaneda agrees that the speed humps are needed, mainly at night. Julio C. Ruiz reiterated that it is the Association's responsibility to keep neighborhood safe to support the expense of speed humps. Mr. Villanueva is requesting approximately three street signs to be installed reminding drivers that there are children at play. Magnolia Property Management, Inc. has added this item as well as the request of subsidizing signage costs to City of Mission's monthly committee meeting held February 2, 2010 to request special permission to be able to install speed humps.

2. Concern: Trash Bins on street for over 24 hrs after pick up day / Solution: implement fines

The Association will mail or email two warning letters regarding the violation. If the violation is not corrected in a timely manner, the Association will apply a \$5.00 a day to owner who has trash bin on the street after 24 hours of pick up day, which will be invoiced on a monthly basis. Any funds collected from this fee will be used for Marble Falls Homeowners Association. Lot 19 stated that community participation is needed to help support changes in subdivision. The general consensus of the topic was that the trash bin must not be on the curb.

3. Concern: Dumping on Lot 47 & 21/ Solution: Inform ALL owners that dumping is NOT allowed

The City will not pick up trash on empty lots; therefore, every time someone dumps on vacant lots, the Association pays the City to pick up the trash. All owners should take this notice as instructions to leave trash on their own curb for the city to pick up on trash pick up day ONLY. Another possible solution will be to point camera towards empty lots if dumping continues to catch the violator(s). Please note that if you do dump on a vacant lot, you will be assessed by the City of Mission for their services of picking up trash on vacant lots.

4. Concern: Stolen property / solution: make subdivision private

Lot 19 stated that animals and toys left on front lawn have been stolen. The lot owner suggested to privatize subdivision with a gate. Lot 19 volunteered to get signatures from other members to vote on issue as well as explain that this will cost dues to increase. Other lot owners mentioned that privatizing the subdivision would implement a street tax, the association will have to pay for street repairs, streetlights, gate repairs, and other costly repairs. Mr. Villanueva will re-visit on gate issue to find a budget public subdivision Vs. private subdivision once better data is collected.

5. Concern: Children jumping over fence / communicate with children to NOT jump over fence

Teenagers have been seen jumping over fence on Torrie Lane and cause damage to the fence that was recently repaired. The Board of Directors **strongly encourage lot owners to communicate with their children that jumping over the fence IS NOT ALLOWED and causes more expenses to the association to repair broken boards.**

6. Concern: Boat in violation / fine violators

A lot in the subdivision is in violation of Article 5 Section 12. Violators of this rule will be sent two warning letters; and if they do not comply after notices have been sent, then a \$100 a week fine will be imposed.

7. Concern: Un-kept Lawns / Maintaining lawn at owners expense

A current lot in violation will be notified that he must plant grass in his lawn to be in compliance with Marble Falls Conditions, Covenants, and Restrictions. If he does not oblige in a timely manner, than the Association will take necessary steps to correct the problem at owner's expense.

Annual Meeting Date

Next meeting will be held June 5th as a block party at the subdivision.

Approval of Actions by Officers

There were no objections to actions by Officers in 2009.

Election of Officers

The following individuals were nominated for officer positions, which will be voted on at the next Board of Directors meeting as follows:

Julio C. Ruiz
Domingo Morales Jr.
Maria D. Vidales

Current Director Terms are as follows:

Frank Villanueva (2008-2010)
Steve Baker (2009-2011)
Reynold De La Garza (2009-2011)

Adjourn Meeting

Meeting was adjourned at 1:30pm.

Owners Signature, which approves all actions taken at annual meeting

Director

Date

Marble Falls Homeowners Association
Mission, TX 78572
January 22, 2011, 9:00am

Attendance

Frank Villanueva

Miguel Castillo (Proxy)

Steve Baker

Sergio Barrera & Lupita Barrera

Arantza Garcia, Association Manager

Patricia Montemayor, Magnolia Property Management

A regular annual meeting of Marble Falls Homeowners Association, Inc. was scheduled for January 22, 2011. A quorum was not present; therefore, the annual meeting could not be called to order.

Director

Date

Approved or Corrected

AG/ag

Marble Falls Homeowners Association
Annual Meeting of the Members
January 21, 2012, 10:00am

Attendance

Frank Villanueva, Lot 41
Julio Ruiz, Lot 35
Steve Baker, Lot 38
Reynold De La Garza, Lot 9
Dora Guerra & Juan Mungia, Lot 22
Miguel Castillo III by Proxy, Lot 30
Arantza Garcia, Association Manager
Patricia Montemayor, Magnolia Property Management

A regular annual meeting of Marble Falls Homeowners Association, Inc. was scheduled for January 21, 2012. A quorum was not present; therefore, the annual meeting could not be called to order.

Director

Date

Approved or Corrected

AG/ag

Marble Falls Homeowners Association
Annual Meeting of the Members
January 26, 2013 @ 10:00am
at 520 Pecan Blvd. McAllen, TX 78501

Attendance

Sergio Barrera, Lot 2 (by proxy)
Reynold De La Garza, Lot 9
Leonardo Silva, Lot 18
Eluid Vidales, Lot 19
German Castaneda, Lot 20
Alfredo Cordova, Lot 24
Julio Ruiz, Lot 35
Antonio Pena, Lot 37 (by proxy)
Steve Baker, Lot 38
Frank Villanueva, Lot 41
Arantza Vela, Association Manager
Melissa Garcia, Magnolia Property Management

A regular annual meeting of Marble Falls Homeowners Association, Inc. was scheduled for January 26, 2013. A quorum was not present; therefore, the annual meeting could not be called to order.

Director

Date

Approved or Corrected

AG/ag

Marble Falls Homeowners Association
Annual Meeting of the Members
February 26, 2014 @ 6:00 pm
at 4001 N. 23rd. McAllen, TX 78501

Attendance

Julio Ruiz, Lot 35

Arantza Vela, Association Manager

Melissa Hernandez, Magnolia Property Management

A regular annual meeting of Marble Falls Homeowners Association, Inc. was scheduled for February 26, 2014. A quorum was not present; therefore, the annual meeting could not be called to order.

Director

Date

Approved or Corrected

AG/mh

Marble Falls Homeowners Association
Annual Meeting of the Members
January 20, 2015 @ 6:30 pm
at 4001 N. 23rd. McAllen, TX 78501

Attendance

Julio Ruiz, Lot 35

Frank Villanueva, Lot 41

Arantza Vela, Association Manager

Melissa Hernandez, Magnolia Property Management

A regular annual meeting of Marble Falls Homeowners Association, Inc. was scheduled for January 20, 2015. A quorum was not present; therefore, the annual meeting could not be called to order.

Director

Date

Approved or Corrected

AG/mh

Marble Falls Homeowners Association
Annual Meeting of the Members
January 27, 2016 @ 6:00 pm
at 4001 N. 23rd. McAllen, TX 78501

Attendance

Frank Villanueva, Lot 41

Arantza Vela, Association Manager

A regular annual meeting of Marble Falls Homeowners Association, Inc. was scheduled for January 27, 2016. A quorum was not present; therefore, the annual meeting could not be called to order.

Director

Date

Approved or Corrected

JR/agv

Marble Falls Homeowners Association
Annual Meeting of the Members Minutes
February 22, 2017 @ 5:30 pm
at 4001 N. 23rd. McAllen, TX 78501

Attendance

Reynold & Ninfa De la Garza, Lot 9
Frank Villanueva, Lot 41
Daniel Garcia, Association Manager

A regular annual meeting of Marble Falls Homeowners Association, Inc. was scheduled for February 22, 2017. A quorum was not present; therefore, the annual meeting could not be called to order.

Frank Villanueva, Director Date

Approved or Corrected

FV/dg

Marble Falls Homeowners Association
Annual Meeting of the Members Minutes
January 24, 2018 @ 5:30 pm
at 4001 N. 23rd. McAllen, TX 78501

Attendance

Guadalupe Barrera, Lot 2
Jaime Villescas, Lot 7
Daniel Rodriguez, Lot 23
Alfredo Arzamendi, Lot 24
Reynols Garcia, Jr., Lot 35
Susana Greene, Lot 36
Frank Villanueva, Lot 41
Melissa Hernandez, Magnolia Property Management
Yadira Aguilar, Magnolia Property Management

A regular annual meeting of Marble Falls Homeowners Association, Inc. was scheduled for January 24, 2018. A quorum was not present; therefore, the annual meeting could not be called to order.

Frank Villanueva, Director Date

Approved or Corrected

FV/mh

Marble Falls Homeowners Association
Annual Meeting of the Members Minutes
February 27, 2019 @ 6:00 p.m.
at 4001 N. 23rd. McAllen, TX 78501

Attendance

Jaime Villescas, Lot 7

David Cedillo, Lot 8

Frank Villanueva, Lot 41

Melissa Hernandez, Magnolia Property Management

Yadira Aguilar, Magnolia Property Management

A regular annual meeting of Marble Falls Homeowners Association, Inc. was scheduled for February 27, 2019. A quorum was not present; therefore, the annual meeting could not be called to order.

Frank Villanueva, Director

Date

Approved or Corrected

FV/mh

Marble Falls Homeowners Association, Inc.

Balance Sheet
As of 10/31/19

ASSETS

1000	Operating Account	\$	248.71	
1150	Accounts Receivable		576.64	
1153	Late Fee AR		199.14	
1165	Legal Reimb AR		669.81	
1170	Misc AR		31.80	
	TOTAL ASSETS			\$ 1,726.10

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2000	Prepaid	\$	245.81	
2010	Accounts Payable		566.32	
	Subtotal Current Liab.			\$ 812.13

RESERVES:

	Subtotal Reserves			\$.00
--	-------------------	--	--	--------

EQUITY:

3260	Retained Earnings	\$	(3,051.97)	
	Current Year Net Income/(Loss)		3,965.94	
	Subtotal Equity			\$ 913.97
	TOTAL LIABILITIES & EQUITY			\$ 1,726.10

Marble Falls Homeowners Association, Inc.

Income/Expense Statement

Period: 10/01/19 to 10/31/19

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
04000	Association Dues	.00	.00	.00	11,867.31	11,867.31	.00	11,867.31
04050	Late Fees	8.53	58.33	(49.80)	212.90	583.30	(370.40)	700.00
04080	Legal Fee Reimbursement	200.00	250.00	(50.00)	3,364.43	2,500.00	864.43	3,000.00
04185	Miscellaneous Income	.00	8.33	(8.33)	130.40	83.30	47.10	100.00
04210	Mow Income	.00	8.33	(8.33)	.00	83.30	(83.30)	100.00
	Subtotal Income	208.53	324.99	(116.46)	15,575.04	15,117.21	457.83	15,767.31
EXPENSES								
Expenses								
05032	Maint - Fountain	.00	83.33	83.33	425.00	833.30	408.30	1,000.00
05085	Repairs & Maintenance (Genera	.00	8.33	8.33	.00	83.30	83.30	100.00
05130	Landscaping	.00	266.67	266.67	2,350.00	2,666.70	316.70	3,200.00
05132	Mowing	.00	8.33	8.33	.00	83.30	83.30	100.00
05170	Supplies	.00	.00	.00	45.34	.00	(45.34)	.00
05180	Trash Pick-Up	.00	.00	.00	85.00	.00	(85.00)	.00
05230	Meeting Expense - Annual	.00	.00	.00	108.25	110.00	1.75	110.00
05240	Fence Repairs	.00	.00	.00	125.00	.00	(125.00)	.00
05310	Electrician	.00	25.00	25.00	.00	250.00	250.00	300.00
05370	Property Management	300.00	300.00	.00	3,000.00	3,000.00	.00	3,600.00
05385	Violation Service	25.00	25.00	.00	225.00	250.00	25.00	300.00
05400	Website	.00	41.67	41.67	.00	416.70	416.70	500.00
06100	Insurance Commercial Policy	.00	62.50	62.50	(202.00)	625.00	827.00	750.00
06110	Insurance D & O Coverage	.00	100.00	100.00	.00	1,000.00	1,000.00	1,200.00
06120	Accounting	.00	.00	.00	160.00	300.00	140.00	300.00
06140	Legal - Collections	105.00	250.00	145.00	2,801.72	2,500.00	(301.72)	3,000.00
06141	Legal	50.00	8.33	(41.67)	587.50	83.30	(504.20)	100.00
06190	Postage and Delivery	129.03	20.83	(108.20)	788.60	208.30	(580.30)	250.00
06260	Electricity	84.38	66.67	(17.71)	769.16	666.70	(102.46)	800.00
06270	Water	33.31	54.17	20.86	311.10	541.70	230.60	650.00
06280	Miscellaneous Expense	.00	.00	.00	29.43	.00	(29.43)	.00
	Expenses	726.72	1,320.83	594.11	11,609.10	13,618.30	2,009.20	16,260.00
	TOTAL EXPENSES	726.72	1,320.83	594.11	11,609.10	13,618.30	2,009.20	16,260.00
	Current Year Net Income/(loss	(518.19)	(995.84)	477.65	3,965.94	1,498.91	2,467.03	(492.69)

Marble Falls Homeowners Association, Inc.

2020 Budget Summary Report
Income/Expense Statement (01/01/20 - 12/31/20)

Description	Amount
INCOME:	
Association Dues	11,867.31
Late Fees	700.00
Legal Fee Reimbursement	3,000.00
Miscellaneous Income	100.00
Mow Income	100.00
Subtotal Income	<u>15,767.31</u>
EXPENSES	
Expenses	
Maint - Fountain	1,000.00
Repairs & Maintenance (General	.00
Landscaping	3,200.00
Mowing	100.00
Meeting Expense - Annual	110.00
Fence Repairs	100.00
Electrician	300.00
Property Management	3,600.00
Violation Service	300.00
Website	500.00
Insurance Commercial Policy	750.00
Insurance D & O Coverage	1,200.00
Accounting	300.00
Legal - Collections	3,000.00
Legal	100.00
Postage and Delivery	250.00
Electricity	650.00
Water	650.00
Expenses	<u>16,110.00</u>
TOTAL EXPENSES	16,110.00
CURRENT YEAR NET INCOME/(LOSS)	<u>(342.69)</u> =====

Marble Falls Homeowners Association, Inc.
Board of Director's Meeting
January 23, 2020
Immediately after Annual Meeting

AGENDA

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES :
 - a. April 11, 2019
 - b. November 12, 2019
- III. NEW BUSINESS:
 - a. Appointing of Officers
 - b. Amendment to By Laws Article III Section 4. Quorum to replace first sentence with the following: "The presence at the meeting of members entitled to cast, or of proxies entitled to cast, ten percent (10%) of the votes of each class of membership will constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws."
 - c. Raising of Dues Effective January 1, 2021 *(up to 25%)*
- IV. ADJOURN MEETING

Marble Falls Association, Inc.
Board of Directors Meeting Minutes
620 S. 12th Street in McAllen, TX 78503
April 11, 2019 at 5:30 pm

Attendance

Frank Villanueva, Director
Reynold de la Garza, Director
Melissa Hernandez, Magnolia Property Management
Irma Maldonado, Magnolia Property Management

A Board of Directors meeting of Marble Falls Homeowners Association, Inc. was held on April 10, 2019 at 620 S 12th Street in McAllen, TX. With a quorum present, the meeting was called to order at 12:04 p.m.

Approval of the Minutes:

The minutes of the previous meeting were approved unanimously as presented.

Financial Report:

Financial statements for March 31, 2019 were reviewed and explained by management.

New Business:

Amendment to By Laws Article III Section 4

The amendment was approved unanimously without objection.

Executive Session:

A/R Report: 3/31/19

The board reviewed and discussed the account receivables report and was provided an update by Magnolia Property Management.

Adjournment:

The meeting was adjourned at 12:23 p.m.

Frank Villanueva, Director Date

FV/mh

Marble Falls Association, Inc.
Board of Directors Meeting Minutes
620 S. 12th Street in McAllen, TX 78503
November 12, 2019 @ 12:00 pm

Attendance

Frank Villanueva, Director
Nelda Gonzalez, Lot 17
Sandra Rodriguez, Lot 16
Melissa Hernandez, Magnolia Property Management
Mary Ann Gutierrez, Magnolia Property Management

A regular Board of Director's meeting of Marble Falls Homeowners Association, Inc. was scheduled for November 12, 2019. A quorum was not present; therefore, the meeting could not be called to order.

Frank Villanueva, Director Date

FV/mh

AGED OWNER BALANCES: AS OF Dec. 5, 2019
 LOT/UNIT NUMBER SEQUENCE

* - Previous Owner or Renter

UNIT #	ACCOUNT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
4	4	Martha Gonzalez	3.58	3.58	673.39	313.78	994.33	Foreclosure
18	18	Leonardo Silva	18.36	2.46	2.46	241.29	264.57	Reissue Intrnl 12/13
19	19	Eliud Vidales	2.49	10.44	2.49	235.45	250.87	Reissue Intrnl 12/13
TOTAL:			24.43	16.48	678.34	790.52	1509.77	

AGED OWNER BALANCES: AS OF Dec. 5, 2019
 LOT/UNIT NUMBER SEQUENCE

* - Previous Owner or Renter

UNIT #	ACCOUNT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
--------	-----------	------	---------	---------	---------	---------	-------	--------

REPORT SUMMARY

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		ASSESSMENT	1150	0.00	0.00	0.00	576.64	576.64
04		Interest	1153	8.53	8.53	8.53	77.08	102.67
05		Attorney Fees	1165	0.00	0.00	669.81	0.00	669.81
07		Misc. Charges	1170	15.90	7.95	0.00	31.80	55.65
12		Collection Fee	1153	0.00	0.00	0.00	105.00	105.00
GRAND TOTAL:				24.43	16.48	678.34	790.52	1509.77

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01150	Accounts Receivable	576.64
01170	Misc AR	55.65
01153	Late Fee AR	207.67
01165	Legal Reimb AR	669.81
TOTAL		\$1509.77

* This report DOES NOT show owner credits. It should NOT BE USED for reconciliation purposes.

ALLEN, STEIN ★ DURBIN

Allen, Stein, & Durbin
 Assessment Collection Status Report
 Marble Falls Homeowners Association Inc.

Managed by Magnolia Property Management, Inc.

December 1, 2019

Acct#: 0002
 File No.: 05993.0002

Assessments and Related Charges	Interest	Legal Fees	Legal Costs	Balance Due
317.36	0.00	665.00	0.00	\$882.36
0.00	0.00	0.00	0.00	\$0.00
317.36	0.00	665.00	0.00	\$882.36

Sub Total	Payments/Credits	Grand Total
317.36	0.00	317.36
0.00	0.00	0.00
317.36	0.00	317.36

Unit Address

Martha Gonzalez
 2801 Summer Breeze Avenue
 Mission, TX 78572
 Gonzalez, Martha
 P.O. Box 331
 Roma, TX 78584-0331

Status Notes:

- 10/15/2019 called HO, Martha (956) 208-2424; provided payoff amount; Total: \$882.36 (HOA: \$317.36, ASD: \$565.00) HO mentions she is out of town; She will be calling later in the day to verify amount to send payment in full
- 10/15/2019 called HO, Martha (956) 208-2424; HO would like a payoff amount; HO would like a return call with amounts
- 10/15/2019 called HO, Martha (956) 437-4006; left message requesting a return call to discuss matter
- 10/11/2019 received email from HOA to contact HO
- 09/18/2019 e-mailed HOA Request for Filing Fee for Expedited Foreclosure proceeding;

- 08/14/2019 mailed Notice of Lien filed letter with payment plan to HO; copied HOA filed Notice of Lien with Hidalgo County Clerk received signed Notice of Lien from HOA
- 08/13/2019 emailed Notice of Lien to HOA for signature
- 08/06/2019 Mailed demand letter with payment plan to both HO addresses by certified mail (9414810200830275844406)
- 06/18/2019 (9414810200830275843997) and first class mail; copied HOA

ALLEN, STEIN ★ DURBIN

Allen, Stein, & Durbin

Assessment Collection Status Report Summary Page Marble Falls Homeowners Association Inc.

Managed by Magnolia Property Management, Inc.

December 1, 2019

	Assessments and Related Charges	Interest	Legal Fees	Legal Costs	Balance Due
Sub Total	317.36	0.00	665.00	0.00	\$682.36
Payments/Credits	0.00	0.00	0.00	0.00	\$0.00
Grand Total for Report	317.36	0.00	665.00	0.00	\$682.36