CALL TO THE MEETING
THE PLANTATION HOMEOWNER'S ASSOCIATION, INC.
Board of Directors, Regular Board Meeting
Monday, October 12, 2026, 6:30 pm
Activity Center, 600 Plantation Drive, Pharr, Texas 78577

AGENDA

1) Call the Meeting to Order

2) Pledge of Alliance and Invocation

3) Establish Quorum, Board Attendance

4) Approval of Agenda

5) Approval of Minutes
   a) September 14, 2026 Regular Board Meeting.

6) Board of Directors, Management, and Committee Reports:

   a) Management Report – Alex Ibarra
   b) Treasurer's Report – Marvin Flores
   c) Activity Committee Report – Gloria Limas
   d) Architectural Committee Report – Debbie Reiser
   e) Covenants/Bylaws Committee Report – Beverly Rivera
   f) Violations Committee Report – Debbie Reiser

7) New Business – None

8) Old Business - None

9) Adjournment

10) Open Forum

PLANTATION HOMEOWNERS ASSOCIATION

Activity Committee | September 2026 Financial Report

Prepared for the Board of Directors • Reporting period: September 1–30, 2026

Financial Summary

Description	Amount
Beginning balance	$211.75
September market revenue	$825.00
September concession revenue	$367.00
Total funds available	$1,403.75
Total expenses	($1,574.52)
Ending balance / deficit	**($170.77)**

Detailed September Expenses

Vendor	Purpose	Amount
Lowe's	Paint and supplies	$673.99
Amazon	LED lights	$822.88
Walmart	Paint supplies	$21.50
Sam's Club	Concession snacks	$34.96
Dollar General	Concession drinks	$21.19
Total expenses		**$1,574.52**

Expense categories: Facility improvements and painting supplies: $1,518.37; concession food and beverages: $56.15. Total: $1,574.52.

Concession Sales Detail

Date	Sales
September 4	$71.00
September 8	$35.00
September 11	$38.00
September 14	$56.00
September 18	$55.00
September 25	$70.00
September 29	$42.00
Total	**$367.00**

Upcoming Community Events

- Saturday, October 17 — Community Market, 10:00 a.m.–2:00 p.m.
- Saturday, October 24 — Community Garage Sale
- Saturday, October 31 — Trunk or Treat; volunteers needed to distribute candy, and candy donations are welcome.

Note: Figures were transcribed from the handwritten committee notes. The ending deficit is calculated as $1,403.75 less $1,574.52.

PHOA

Profit and Loss
September 2026

	Total
Income	
10000 Homeowners	
10001 PHOA Assessments Members	38,855.46
10002 Late Fees	46.00
10003 Interest	1,003.60
Total for 10000 Homeowners	**$39,905.06**
10004 Prepaid Assessments	2,657.37
10500 Fines & Fees	80.00
11000 Facility Rental	
11001 Big Ballroom	1,140.00
Total for 11000 Facility Rental	**$1,140.00**
12000 Home Sales/Construc.	
12002 Resale Certificate	120.00
Total for 12000 Home Sales/Construc.	**$120.00**
13000 Miscellaneous	$750.00
13002 Remote Control	195.00
Total for 13000 Miscellaneous	**$945.00**
Total for Income	**$44,847.43**
Gross Profit	**$44,847.43**
Expenses	
500000 Payroll	
500101 Payroll Wages	8,563.60
Taxes	763.89
Total for 500000 Payroll	**$9,327.49**
501000 Common Grounds	
501001 Grounds Repairs	11.20
Total for 501000 Common Grounds	**$11.20**
502000 Pools	
502003 Pools Maintenance	2,426.31
Total for 502000 Pools	**$2,426.31**
503000 Buildings	
503002 Building Supplies	69.77
503004 Building Maintenance	195.49
Total for 503000 Buildings	**$265.26**
504000 Office	$290.08
504001 Office Supplies	64.00
Total for 504000 Office	**$354.08**
506000 Vehicles	
506001 Vehicles Repair	36.79
506003 Vehicle Gasoline	80.00
506005 Vehicle Maintenance	460.00
Total for 506000 Vehicles	**$576.79**

PHOA

Profit and Loss
September 2026

	Total
507000 A/C Units	
507003 A/C Repairs	620.00
Total for 507000 A/C Units	**$620.00**
509000 Security	$2,725.00
509001 Security Services	3,100.00
509002 Security Gate	952.60
Total for 509000 Security	**$6,777.60**
510000 Utilities	
510002 Utilities/Electric	4,744.82
510005 Utilities/Internet	185.02
510006 Utilities/Waste	1,455.41
Total for 510000 Utilities	**$6,385.25**
516000 Professional services	
516001 Accountant/CPA	1,815.00
Total for 516000 Professional services	**$1,815.00**
517000 Insurance	14,892.11
518000 Postage	
518001 Postage Certified Letters/Stamps	20.40
518002 Postage UPS	7.80
Total for 518000 Postage	**$28.20**
520000 Bank Fees/Chargebacks	186.61
521000 Intuit Quickbooks Fees	1,362.77
599800 Miscellaneous Expense	75.00
Total for Expenses	**$45,103.67**
Net Operating Income	**-$256.24**
Other Income	
Late Fee Income	330.96
Total for Other Income	**$330.96**
Net Other Income	**$330.96**
Net Income	**$74.72**

PLANTATION HOMEOWNERS
ASSOCIATION INC.

BOARD OF DIRECTORS MEETING

September 14, 2026• 600 Plantation Dr., Pharr, Texas

PLANTATION HOMEOWNERS ASSOCIATION INC.

Meeting Agenda

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2) Pledge of Allegiance and Invocation

3) Establish Quorum, Board Attendance

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   a) September 14, 2026 Regular Board Meeting.

6) Board of Directors, Management, and Committee Reports:
   a) Management Report – Alex Ibarra
   b) Treasurer's Report – Marvin Flores
   c) Activity Committee Report – Alexis Ibarra
   d) Architectural Committee Report – Debbie Reiser
   e) Covenants/Bylaws Committee Report – Beverly Rivera
   f) Violations Committee Report – Debbie Reiser

7) New Business – None

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PLANTATION HOMEOWNERS ASSOCIATION INC.

Manager's Report

- Key accomplishments since the previous meeting
  - Continued to keep front clean
- Administrative and office updates
  - Still working on Account updates for residents that have concerns
- Items requiring Board attention
  - Need 3 mini splits for Security Guard office and 2 For Gym ($4000.00)
- Payroll
  - 3 employees at this time with estimate of 80 hours Bi-week payroll cost is $4000.00

PLANTATION HOMEOWNERS ASSOCIATION INC.

Financial Overview

ASSESSMENTS COLLECTED	MONTHLY EXPENSES	OUTSTANDING BALANCE
$44847.43 September	**$ 45103.67**	**$74.72**

- Budget vs. actual
- Major upcoming expenses

  Purchase of Mini splits

  Repair of Building

PLANTATION HOMEOWNERS ASSOCIATION INC.

PHOA

Profit and Loss

September 2025

	Total
Income	
10000 Homeowners	$40,695.03
10004 Prepaid Assessments	2,957.37
10500 Fines & Fees	80.00
11000 Facility Rental	$1,140.00
12000 Home Sales/Construc.	$120.00
13000 Miscellaneous	$945.00
Total for Income	**$44,047.43**
Gross Profit	**$44,047.43**
Expenses	
500000 Payroll	$9,327.49
501000 Common Grounds	$11.20
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PLANTATION HOMEOWNERS ASSOCIATION INC.

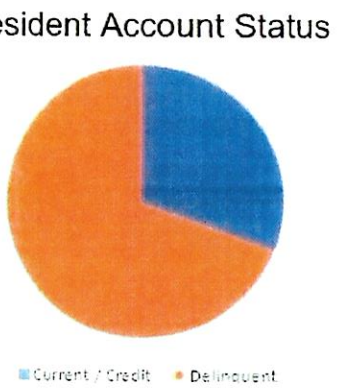
PLANTATION HOA | ACCOUNTS RECEIVABLE

Board Summary • September 30, 2026

ACCOUNT STATUS	ACCOUNTS	PERCENTAGE
Current / Credit	278	30.68%
Delinquent	628	69.32%
TOTAL	**906**	**100.00%**

FINANCIAL SUMMARY	AMOUNT
Total delinquent balances	$461,838.02
Credit balances	($29,824.75)
Net resident account balance	**$432,013.27**
Source report overall net balance	$441,427.27

Method: numbered accounts only: positive total = delinquent; zero/negative = current.
Unnumbered and nonresident entries are excluded from resident metrics.



PLANTATION HOMEOWNERS ASSOCIATION INC.

PLANTATION HOMEOWNERS ASSOCIATION

Activity Committee | September 2026 Financial Report

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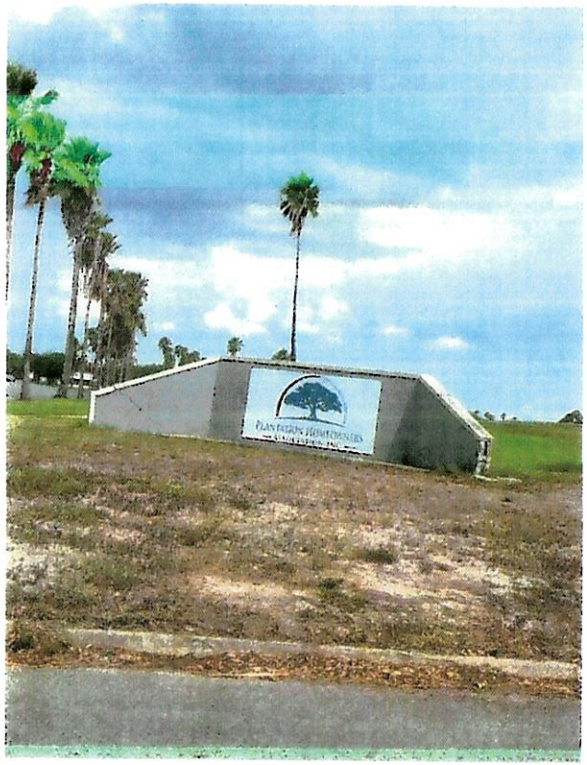
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PLANTATION HOMEOWNERS ASSOCIATION INC.

Maintenance & Grounds

- Landscaping and common-area conditions continues to be done daily
- Repairs currently in progress working on curbs



PLANTATION HOMEOWNERS ASSOCIATION INC.

Projects Completed

Cameras Installed .





PLANTATION HOMEOWNERS ASSOCIATION INC.

Homeowner & Community Updates

- Homeowner communications
  - Garage Sales are two permitted annually through plantation. They need to go through the City of Pharr for the permit. If the residents want to know if they purchased or not they need to call City of Pharr.
  - Moving Sales are permitted and there are no rules and regulation for PHOA and need to be indoors as per city/state
- Resident concerns or service requests.
  - They can submit a Message with detailed information and addresses on website www.phoa-tx.com
- Upcoming notices
  - Update on Doorking and Pool Access card.

PLANTATION HOMEOWNERS ASSOCIATION INC.

Questions & Discussion

- Board member questions
- Homeowner comments
- Additional discussion items

PLANTATION HOMEOWNERS
ASSOCIATION INC.

THANK YOU

Plantation Homeowners Association Inc.