

Grayhawk Association of Homeowners, Inc.

Board Meeting

AGENDA

November 18, 2025

GRAYHAWK

BOARD MEETING

November 18, 2025



Grayhawk Association of Homeowners, Inc.
Board Meeting
AGENDA
November 18, 2025



Time: 7:00 p.m.

Location: Virtually via Zoom

Call meeting to order, Director Rollcall to establish quorum

1. Homeowner Input (if any)
2. Minutes:
 - a. Consider and act upon approval of the Board Meeting Minutes for October 21, 2025.
 - b. Ratify email votes:
 1. Proposals agreed to via email: 1447, 7581, 7583.
 2. Payment Plans agreed to via email: [REDACTED] 11/4/25
3. Committee Reports
 - a. Hill Remediation
 - b. Architectural Contral
 - c. Beautification
 - d. City Liaison / Safety
 - e. Communications
 - f. Social / Holiday
 - g. Pool
 - h. Real Estate
 - i. Finance
 - j. Covenants Control Committee
4. Unfinished Business
 - a. Trash Can Replacement Progress
 - b. Playground Canopy Repairs
5. New Business
 - a. Appoint new Board President
 - b. Annual Meeting Scheduled for December 9th at 7:00 p.m.
6. Administrative, Miscellaneous & Announcements

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EXECUTIVE SESSION

7. Delinquencies – review and vote on actions
8. ACC Requests and Violations
9. Other Confidential Matters, if any
10. Adjourn

Grayhawk Association of Homeowners, Inc.

Balance Sheet Comparison: September 30, 2025 vs October 31, 2025

	Last Month	Current Month	Difference
Cash			
First Citizens Bank - Operating Account *4128	\$112,527.12	\$33,113.63	(\$79,413.49)
First Citizens Bank - Special OP Account *6760	\$1,548.68	\$1,548.88	\$0.20
First Citizens Bank - Operating ICS *9508	\$388,936.67	\$288,996.15	(\$99,940.52)
First Citizens Bank - Operating Debit Card *0937	\$7,253.60	\$6,296.53	(\$957.07)
First Citizens Bank - OP Google Workspace *3114	\$1,098.03	\$1,098.08	\$0.05
Enterprise Bank - Operating MM *1841	\$140,049.41	\$140,287.30	\$237.89
Texas Capital Bank - Reserve MM *1495	\$432,117.92	\$461,428.06	\$29,310.14
Veritex Bank - Reserve MM *1028	\$244,064.05	\$244,450.20	\$386.15
First Citizens Bank - Money Market *1734	\$184,253.01	\$184,284.31	\$31.30
Enterprise Bank - Reserve MM *7266	\$61,432.76	\$61,537.11	\$104.35
Total Cash	\$1,573,281.25	\$1,423,040.25	(\$150,241.00)
Receivables			
Assessments Receivable	\$192,014.12	\$176,474.65	(\$15,539.47)
Allowance for Doubtful Accounts	(\$10,632.50)	(\$10,632.50)	-
Due from Operating	\$3,338.44	\$3,338.44	-
A/R Other	\$3,105.00	\$3,105.00	-
Note Receivable	\$1,243.91	\$1,243.91	-
Total Receivables	\$189,068.97	\$173,529.50	(\$15,539.47)
Other Assets			
Prepaid Insurance	\$5,701.67	\$5,183.34	(\$518.33)
Prepaid Expenses/Other	\$25,038.30	\$23,369.08	(\$1,669.22)
Total Other Assets	\$30,739.97	\$28,552.42	(\$2,187.55)
Total Assets	\$1,793,090.19	\$1,625,122.17	(\$167,968.02)

	Last Month	Current Month	Difference
Liabilities			
Accounts Payable	\$11,390.15	\$7,944.49	(\$3,445.66)
Accounts Payable Accruals	\$42,324.85	\$34,659.30	(\$7,665.55)
A/P Other	\$25,038.30	\$25,038.30	-
Insurance Payable	(\$23,890.25)	(\$31,858.68)	(\$7,968.43)
Prepaid Assessments	\$41,304.55	\$44,378.43	\$3,073.88
Unearned Revenue	\$439,200.00	\$292,800.00	(\$146,400.00)
Due to Reserves	\$3,338.44	\$3,338.44	-
Subordination Agreement	\$1,500.00	\$1,500.00	-
Total Liabilities	\$540,206.04	\$377,800.28	(\$162,405.76)
Equity			
Beginning Balance Equity	\$211.79	\$211.79	-
Increase/(Decrease) Summary	\$221,662.53	\$216,100.27	(\$5,562.26)

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Balance Sheet Comparison: September 30, 2025 vs October 31, 2025

Fund Balance Retained	\$488,845.07	\$488,845.07	-
Reserves Fund Balance Retained	\$537,807.70	\$537,807.70	-
Prior Year Revenue/Expenses	\$4,357.06	\$4,357.06	-
Total Equity	\$1,252,884.15	\$1,247,321.89	(\$5,562.26)
Total Liabilities / Equity	\$1,793,090.19	\$1,625,122.17	(\$167,968.02)