

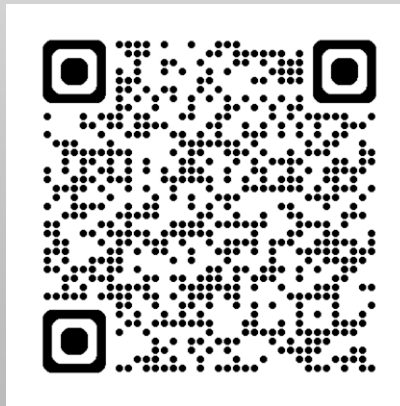


LEGACY HILLS
MASTER PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting ~ POA

3rd Quarter

Wednesday, November 20, 2024 ~ 1:30 p.m.



www.legacyhillstxpoa.com

AGENDA

Establish Board Quorum

Call Meeting to Order

Introduction of the Board of Directors

- **Connie Delgado, President**
- **Dustin Warren, Vice President**
- **Graham Maxey, Secretary**

Introduction of Essex Association Management, L.P. Representatives

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

Financial Review

- **2025 Budget Approval**

Adjourned

Virtual meetings of the Board are open for listening and/or viewing only. Questions can be submitted at any time via the Association's website at www.legacyhillstxpoa.com under the "Contact Us" tab

2024 / 2025 Proposed POA Budget Summary

> Single Family 5,799 Max Units:

> Assessment: Homeowner/Builder 2024 \$9.30, 2025 \$230.00

> 2024-5,799 Builder, 48 Homeowner; 2025-0 Builder, 1,240 Homeowner

> Commercial Builder 296.500 max acres at \$400.00 per acre:

> 2024 0.000 acres; 2025 Oct. 74,125 acres; 2026 148.250 acres

> Commercial Developed 296.500 max acres at \$800.00 per acre:

> 2024 0.000 acres, 2025 0.000 acres, 2026 148.250 acres

> Multi-Family Builder 0.000 max acres at \$400.00 per acre:

> 2024 0.000 acres, 2025 0.000 acres, 2026 0.000 acres

> Multi-Family Owner 0.000 max acres at \$800.00 per acre:

> 2024 0.000 acres, 2025 0.000 acres, 2026 0.000 acres

> Working CAP Fee \$750.00: 2024 48 Homeowners; 2025 1,240 Homeowners

> *Working CAP Fee, portion designated 50% Reserves, 50% Contingency*

2024 / 2025 Proposed POA Budget ~ Page 1

	2024	2025
Income		
4100 Assessments - Single Family	53,930.70	1,333,770.00
4101 Assessments - Commercial	-	7,412.50
4102 Assessments - Multi Family	-	-
4200 Late/NSF Fee	-	150.00
4250 Collection Fee Charge	-	120.00
4500 Interest Income	-	-
4600 Declarant Funding (Payback)	-	-
4801 Working Capital Fee	36,000.00	930,000.00
Total Income	89,930.70	2,271,452.50
General & Administrative		
5100 Administrative Expenses	1,600.00	1,200.00
5101 Postage	20.00	1,120.00
5104 Printing & Reproduction	70.00	1,120.00
5105 Website Expense	3,400.50	620.00
5109 Licenses, Permits, & Fees	35.00	140.00
5110 Professional Management	12,000.00	60,000.00
5115 On-Site Property Management	-	272,000.00
5120 Collection Fees Billed Back	-	120.00
5121 Property Inspections	-	-
5170 Bank Fees	20.00	60.00
5176 Legal Fees	5,750.00	5,000.00
5181 Tax Preparation	360.00	665.00
Total General & Administrative	23,255.50	342,045.00

2024 / 2025 Proposed POA Budget ~ Page 2

	<u>2024</u>	<u>2025</u>
Insurance		
5310 General Liability	10,000.00	50,000.00
5320 D & O Liability	2,500.00	5,000.00
Total Insurance	12,500.00	55,000.00
Utilities		
6010 Electric	200.00	18,400.00
6020 Water/Sewer	10,000.00	300,000.00
Total Utilities	10,200.00	318,400.00
Infrastructure & Maintenance		
6100 Oversight Reimbursable Charges	7,000.00	24,000.00
6240 Fitness Equipment Maintenance Contract	-	2,400.00
6245 Electrical Repairs & Maintenance Non-Contract	-	3,600.00
6247 Amenity Center Supplies	-	6,000.00
6248 Amenity Center Porter	-	36,000.00
6260 Electrical Repairs & Maintenance	-	-
6261 Grounds Porter-Common Areas	500.00	6,000.00
6262 Playground and Maintenance	-	10,000.00
6264 Holiday Decoration	-	10,000.00
6266 Monument & Signs- Common Areas	-	-
6267 Pet Porter	-	10,000.00
6280 Wall and Fences Repairs	-	350.00
6285 Parking Lot Repairs and Maintenance	-	-
6290 Common Area Maintenance/Cleaning	-	13,847.50
6291 General Repairs & Maintenance - Common	-	5,000.00
6300 Amenity Easement and Use	-	-
6501 Fountain Maintenance	-	-
6505 Lake / Pond Maintenance	-	4,000.00
Total Infrastructure & Maintenance	7,500.00	131,197.50

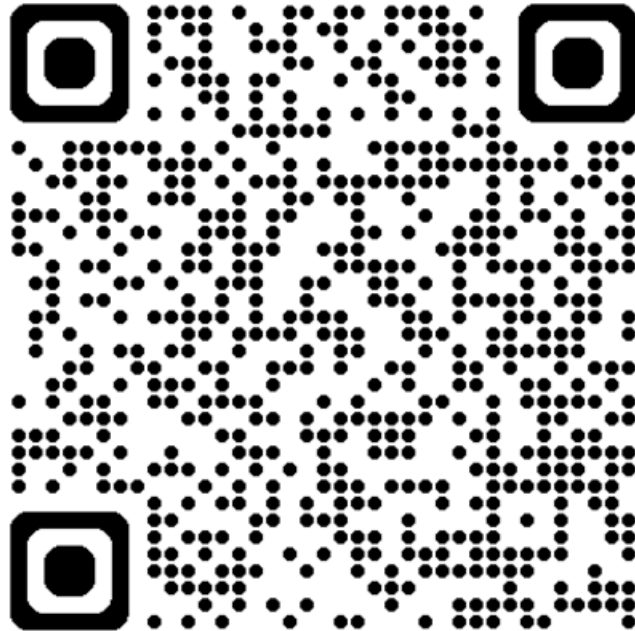
2024 / 2025 Proposed POA Budget ~ Page 3

	<u>2024</u>	<u>2025</u>
Pool:		
6300 Pool Maintenance Contract	-	140,000.00
6310 Pool Access Keys	-	6,000.00
6330 Pool Supplies	-	10,000.00
6340 Pool Repairs and Maintenance	-	6,000.00
6345 Pool Porter	-	40,000.00
6350 Pool Furniture	-	200,000.00
6360 Pool Monitoring	-	160,000.00
6370 Pool Gate Repairs and Maintenance	-	7,500.00
6371 Pool Phone	-	4,000.00
6372 Pool Clubhouse Repairs and Maintenance	-	10,000.00
Total Pool	<hr/> -	<hr/> 583,500.00
Landscaping		
6400 Landscape Contract	10,000.00	140,000.00
6402 Landscape Repair and & Imprv (Non Contract)	-	8,400.00
Total Landscaping	<hr/> 10,000.00	<hr/> 148,400.00
Irrigation Maintenance		
6500 Irrigation Maintenance and Repairs	875.20	12,910.00
Total Irrigation Maintenance	<hr/> 875.20	<hr/> 12,910.00
Reserves		
6001 Reserve Contributions	12,800.00	340,000.00
8000 Contingency	12,800.00	340,000.00
Total Reserves	<hr/> 25,600.00	<hr/> 680,000.00
Total Expense	<hr/> 89,930.70	<hr/> 2,271,452.50
Net Income / (Loss)	<hr/> <hr/> -	<hr/> <hr/> -

➤ HOMEOWNER CONTACT US!



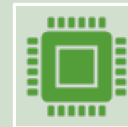
A PROFESSIONAL PROPERTY MANAGEMENT COMPANY



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 and submit your inquiry under the “Contact Us” page. An agent will begin working on your inquiry the moment it is received.



Adjourned