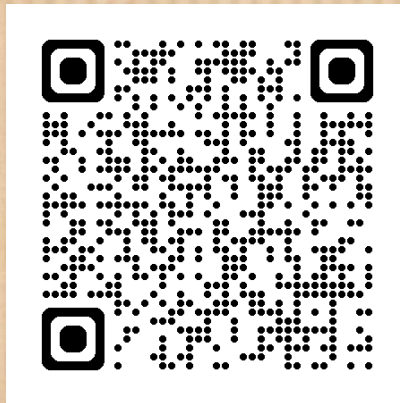




Board of Directors Meeting ~ HOA

2025 Revised Budget

Tuesday, June 24, 2025 ~ 1:00 pm



www.legacyhillstxhoa.com

AGENDA

Establish Board Quorum

Call Meeting to Order

Introduction of the Board of Directors

- Connie Delgado, President
- Dustin Warren, Vice President
- Blake LeGrow, Secretary

Introduction of Essex Association
Management, L.P. Representatives

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

Approval of November 2024 Meeting Minutes

Financial Review

2024 – 4th Quarter

2025 – Revised Budget Approval

Community / Developer Updates

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.legacyhillstxhoa.com under the "Contact Us" tab

Approval of November 2024 Meeting Minutes

Board of Directors Meeting Minutes Legacy Hills Residential Association 11.20.2024



Name	Title	Present
Connie Delgado	President	Y
Dustin Warren	Vice President	Y
Graham Maxey	Secretary	N

Present from Essex Association Management, L.P.:
Michael Morgan, Director of Association Services
Jon Baskett, Account Manager
Essex Support Staff

Meeting Type and Location:

Board of Directors
Virtual Meeting
November 20, 2024 @ 1:00 pm

Meeting called to order at 1:00 pm.

Introduction: Michael introduced the Board of Directors and Essex Association Representatives.

2025 Budget Approval:

- Michael briefly reviewed the 2025 Proposed Budget Summary. The board did not raise any further questions. Dustin Warren motioned to approve the 2025 Proposed Budget, Connie Delgado seconded, and with all in favor, the motion was carried.
- **Assumptions**
 - 5,799 Max Units
 - Assessment: Homeowner/Builder 2024 \$100.00, 2025 \$412.00
 - Builder Takedowns
 - 5,799 starting January 2024, 0 2025
 - New Homeowners starting November 2024
 - 2024 48 Homes, 2025 1,240 homes
 - Working CAP Fee: 2024 \$100.00, 48 homeowners; 2025 \$412.00, 1,240 Homeowners
 - Working CAP Fee designated 50% Reserves and 50% Contingency
 - 0.1% Homeowner Sales, Separate Community Enhancement Fund
 - Dustin Warren asked what this was for
 - Jon Baskett said that it was in the CCRs that the 0.1% had to go to a non-profit organization. Jon believes it will be to the School District, but it has not been decided yet.
 - Dustin Warren said the Board wants an opportunity to approve the non-profit organization.
 - Michael Morgan will have the verbiage from CCRs sent to Dustin Warren.

Community and Developer Updates

- Home Sales are underway
- Holiday Decorations have been installed
- Playground / Gazebo installed at Brookshire
- The board had no updates to share.

With no other business to discuss, motion to adjourn at 1:11 pm. Dustin Warren motioned to adjourn; Connie Delgado seconded. With all in favor, motion so carried.

Signature of Secretary or Board President

Date

2025 HOA Revised Budget Summary

- Assessments

Homeowner - \$900 Annual (Paid \$450 semi-annually)

Builder - \$450 Annual (Paid \$225 semi-annually)

- Working Cap

\$900 payable at closing

- Neighborhood Assessments – Status update on Page 5
- Pool and Common Amenity cost removed
- Reserve amount removed
- Community Enhancement Fee moved to POA

2025 HOA Revised Proposed Budget Page 1

		2025
Income		
4100	Class A Regular Assessments (DRH MI Builder & All Homeowners)	196,050.00
4104	Class B Assessment (Builder and Land Owners)	1,154,598.90
4200	Late/NSF Fee	-
4250	Collection Fee Charge	-
4500	Interest Income	-
4800	Working Capital Fee	364,500.00
Total Income		1,715,148.90
Common General & Administrative		
5100	Administrative Expenses	2,400.00
5101	Postage	1,491.57
5104	Printing & Reproduction	4,574.35
5105	Website Expense	561.90
5106	Homeowner Functions	225.00
5109	Licenses, Permits, & Fees	140.00
5110	Professional Management	60,000.00
5170	Bank Fees	80.00
5176	Legal Fees	3,500.00
5181	Tax Preparation	845.00
5310	General Liability and Property	51,607.00
Total General & Administrative		125,424.82

2025 HOA Revised Proposed Budget Page 3

			2025	Assumptions
Neighborhood Pod Expense				
5110	Professional Management		99,000.00	> \$750.00 per month per Pod, \$1,500.00 per month for two Pods
5121	Property Inspections		59,716.82	
6010	Electric		23,990.00	
6020	Water/Sewer		654,557.57	
6100	Oversight Reimbursable Charges		60,824.00	
6261	Grounds Porter Common Area		41,041.00	
6262	Playground and Maintenance		13,500.00	
6264	Holiday Decoration		55,836.00	
6266	Monument & Signs Common		5,000.00	
6280	Wall Repairs		4,000.00	
6290	Common Area Maintenance/Cleaning		47,034.00	
6291	General Repairs & Maintenance - Common		19,047.00	
6510	Fountain Maintenance		23,402.50	
6505	Lake / Pond Maintenance		18,950.00	
6400	Landscape Contract		629,361.67	
6402	Landscape Improvement Repairs		37,032.00	
6500	Irrigation Maintenance and Repairs		41,146.00	
8000	Contingency		55,003.16	
Total Direct Pod Expense			1,888,441.71	
Reserves				
6001	General Reserve Contributions		-	
6002	Accumulated Surplus (Deficit)		-	
Total Reserves			-	
Total Expense			2,013,866.53	
Net Income / (Loss)			(298,717.63)	

Neighborhood Assessment Update

2024 Neighborhood Assessments Based on actual association expenses

Billed 04/16/2025	Invoice Totals: \$242,001.54	Amount Paid \$129,010.88	Outstanding Due from Class B members: \$112,990.66
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2025 January through June Neighborhood Assessments

Billed 04/23/2025	Invoice Totals: \$185,261.47	Amount Paid \$70,139.39	Outstanding Due from Class B members: \$115,122.08
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2025 July through December Neighborhood Assessments

Have not Billed	Invoice Totals: \$969,337.43	Amount Paid: \$326,751.36	Outstanding Due from Class B members: \$642,586.07
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Neighborhood Updates

Neighborhoods taken into the HOA

	<i>Approx Homeowners</i>	<i>Max Buildout</i>
Enclave	52	443
Rise	46	470
Pinnacle	Awaiting update	416
Arbors	1	583
Brookshire	15	1045
Lilybrooke	6	1210

Community / Developer Updates

Legacy Hills Residential Addition Community Charts

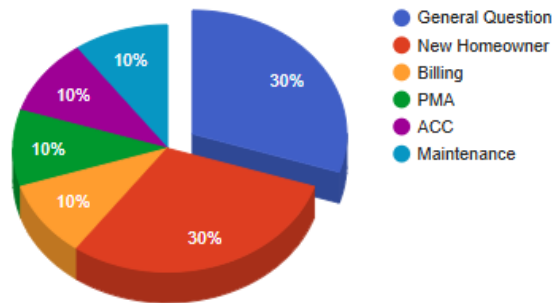
Conversation Started: 01/01/25 to 06/20/25

Total Number of Submissions for Date Range: 9

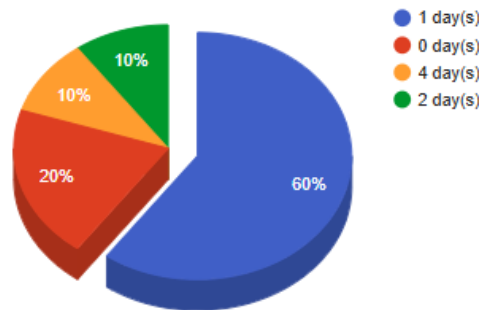
Pie Charts ordered by: Percentage (high-to-low)

Statistics by Conversation Thread

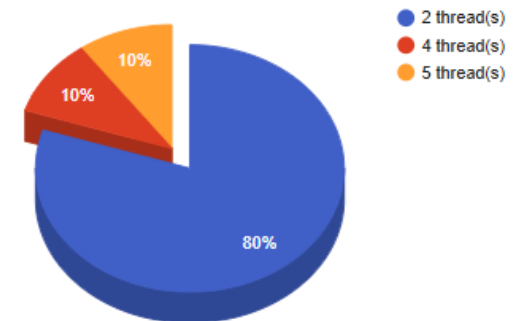
Submissions by Category



Statistics by Age



Statistics by Conversation Thread



Statistics by:

Category Data

Selection	Count
General Question	3
New Homeowner	3
Billing	1
PMA	1
ACC	1
Maintenance	1

Age Data

Aged	Count
0 day(s)	14
1 day(s)	42
2 day(s)	7
4 day(s)	7

Conversation Thread

Threads	Count
2 thread(s)	8
4 thread(s)	1
5 thread(s)	1

Submission Group

Community / Developer Map and Fact Sheet



LEGACY HILLS

BUILDERS

ARBORS Mattamy Homes	LILYBROOKE DR Horton M/I Homes
THE BLUFFS First Texas Homes	MAGNOLIA DR Horton
BROOKSHIRE Ashton Woods Windsor Homes	PINNACLE Pulte Homes
DEL WEBB	RISE Lennar
ENCLAVE Beazer Homes UnionMain Homes	VINES Beacon Residential

LOT TYPES

40 ft	50 ft	60 ft	65 ft
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FUTURE AMENITIES

- 1 1876 Country Club + Private Golf Course
- 2 Future City Sports Park
- 3 Regional Amenity Center + Lazy River
- 4 Regional Amenity Center
- 5 Upscale Leisure Pool
- 6 Del Webb Amenity Center
- 7 Fire/Police Stations

HIGHLIGHTS

- 6,882 SINGLE-FAMILY RESIDENTIAL HOMES**
 - 40' lots - 2,267
 - 50' lots - 3,516
 - 60' lots - 907
 - 65' lots - 192

- 4,000 MULTIFAMILY UNITS**

- 100-ACRES OF COMMERCIAL DEVELOPMENT**

- 27-ACRE SPORTS PARK**

- MASTER TRAILS THROUGH LEGACY HILLS**

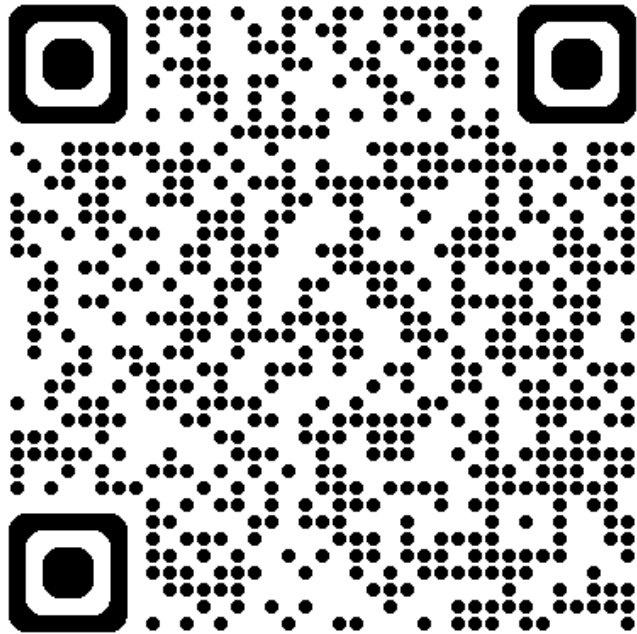
- 7 AMENITY CENTERS**
 - 2 regional amenity centers (pool, amenity center, playground, sports courts and shade structures with trail)
 - 5 standard amenity centers (pool, shade structures, restrooms, playscape area)

- 18 HOLE PRIVATE GOLF COURSE WITH CLUBHOUSE**

➤ Homeowners Contact Us!



A PROFESSIONAL PROPERTY MANAGEMENT COMPANY



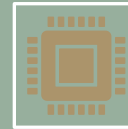
SIGN UP



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.



LEGACY HILLS
RESIDENTIAL ASSOCIATION



Adjourned