

Eagle Mountain La Frontera Homeowners Association

ANNUAL MEETING AGENDA

December 11, 2024 1:00 PM CST

Zoom:

<https://us06web.zoom.us/j/83880676819?pwd=FIyDnCc9ZmINzOGr1JuU0GzQK2DgJ>

M.1

Meeting ID: 838 8067 6819; Passcode: 050365

Call In: 1-346-248-7799

- I.** Call Meeting To Order/Introductions
- II.** Acknowledgement of Board Quorum
- III.** 2024 Overview of Community Additions
- IV.** 2025 Budget Review and Approval
- V.** Resident Q & A
- VI.** Adjourn

La Frontera 2025 Budget

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	2022	Actuals thru 2022	2023	Actuals thru 2023	2024	Actuals thru 3rd QTR	Expected Actuals thru 2024	2025
OPERATING FUND INCOME	\$ 550.00		\$ 660.00		\$ 700.00			\$ 700.00
Assessments	\$ 95,000.00	\$ 83,925.06	\$ 111,540.00	\$ 124,399.93	\$ 142,100.00	\$ 119,715.78	\$ 132,500.00	\$ 165,900.00
Capitalization Income**	\$ 21,000.00	\$ 12,500.00	\$ 8,000.00	\$ 27,500.00	\$ -	\$ 24,000.00	\$ 27,500.00	\$ -
Interest Income	\$ 65.00	\$ 134.13	\$ 135.00	\$ 175.38	\$ 180.00	\$ 32.20	\$ 106.00	\$ 180.00
TOTAL OPERATING FUND INCOME	\$ 116,065.00	\$ 96,559.19	\$ 119,675.00	\$ 152,075.31	\$ 142,280.00	\$ 143,747.98	\$ 160,106.00	\$ 166,080.00
OPERATING FUND EXPENSES								
UTILITIES								
Electric	\$ 2,100.00	\$ 2,108.38	\$ 2,200.00	\$ 2,495.46	\$ 2,850.00	\$ 1,018.07	\$ 1,527.15	\$ 1,900.00
Water	\$ 18,000.00	\$ 30,068.76	\$ 28,500.00	\$ 23,891.15	\$ 28,500.00	\$ 13,188.99	\$ 21,352.08	\$ 28,500.00
TOTAL UTILITIES	\$ 20,100.00	\$ 32,177.14	\$ 30,700.00	\$ 26,386.61	\$ 31,350.00	\$ 14,207.06	\$ 22,879.23	\$ 30,400.00
LANDSCAPE MAINTENANCE								
Landscape Maintenance Contract*	\$ 60,000.00	\$ 58,106.56	\$ 60,000.00	\$ 63,571.51	\$ 65,000.00	\$ 46,591.83	\$ 62,122.44	\$ 65,000.00
Landscape Maint/Repair & Extras	\$ 10,000.00	\$ 10,714.45	\$ 3,308.00	\$ 4,760.88	\$ 5,500.00	\$ 6,249.88	\$ 6,800.00	\$ 7,500.00
Seasonal Color	\$ 2,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Backflow Testing	\$ 500.00	\$ 220.00	\$ 350.00	\$ 3,604.80	\$ 350.00	\$ 1,590.90	\$ 1,590.90	\$ 680.00
Irrigation Repairs	\$ 1,753.00	\$ 6,128.00	\$ 4,000.00	\$ 4,942.70	\$ 5,000.00	\$ 16,061.46	\$ 16,500.00	\$ 5,000.00
TOTAL LANDSCAPE MAINTENANCE	\$ 74,653.00	\$ 75,169.01	\$ 67,658.00	\$ 76,879.89	\$ 75,850.00	\$ 70,494.07	\$ 87,013.34	\$ 78,180.00
COMMON AREA MAINTENANCE								
Holiday Decoration***	\$ 2,000.00	\$ 2,257.01	\$ 2,400.00	\$ 2,257.01	\$ 2,400.00	\$ 2,257.01	\$ 2,257.01	\$ 2,400.00
Splash Pad Maintenance	\$ 3,000.00	\$ 7,372.32	\$ 1,500.00	\$ 3,563.26	\$ 4,000.00	\$ 570.00	\$ 800.00	\$ 4,000.00
Pet Waste				\$ 816.13	\$ 900.00	\$ 1,076.54	\$ 1,415.88	\$ 1,600.00
General Repair	\$ 315.00	\$ 81.19	\$ 350.00	\$ 318.57	\$ 750.00	\$ 24.90	\$ 24.90	\$ 4,800.00
TOTAL COMMON AREA MAINTENANCE	\$ 5,315.00	\$ 9,710.52	\$ 4,250.00	\$ 6,138.84	\$ 8,050.00	\$ 2,851.91	\$ 3,081.91	\$ 12,800.00
GENERAL & ADMINISTRATIVE								
Property Management Fees	\$ 10,800.00	\$ 10,940.00	\$ 11,280.00	\$ 12,000.00	\$ 13,000.00	\$ 8,940.00	\$ 12,120.00	\$ 13,000.00
Copies/Printing	\$ 350.00	\$ 557.50	\$ 350.00	\$ 798.23	\$ 400.00	\$ 364.58	\$ 422.00	\$ 550.00
Postage	\$ 350.00	\$ 489.62	\$ 350.00	\$ 544.75	\$ 650.00	\$ 712.98	\$ 890.00	\$ 925.00
Website	\$ -	\$ 1,113.21	\$ 420.00	\$ 515.00	\$ 550.00	\$ 335.90	\$ 435.90	\$ 550.00
Tax Return	\$ 380.00	\$ 390.00	\$ 400.00	\$ 450.00	\$ 500.00	\$ 450.00	\$ 450.00	\$ 500.00
Legal Expenses	\$ 1,500.00	\$ -	\$ 250.00	\$ -	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00
TOTAL GENERAL & ADMINISTRATIVE	\$ 13,380.00	\$ 13,490.33	\$ 13,050.00	\$ 14,307.98	\$ 16,600.00	\$ 10,803.46	\$ 14,317.90	\$ 17,025.00

COMMITTEES & EVENTS									
Social Events	\$ 250.00	\$ -	\$ 250.00	\$ -	\$ 250.00	\$ 146.06	\$ 146.06	\$ 250.00	
TOTAL COMMITTEES & EVENTS	\$ 250.00	\$ -	\$ 250.00	\$ -	\$ 250.00	\$ 146.06	\$ 146.06	\$ 250.00	
INSURANCE AND TAXES									
General Liability & Property	\$ 1,400.00	\$ 2,663.00	\$ 2,800.00	\$ 3,467.00	\$ 3,750.00	\$ 3,712.00	\$ 3,712.00	\$ 3,750.00	
D & O Insurance	\$ 967.00	\$ 967.00	\$ 967.00	\$ 967.00	\$ 1,040.00	\$ 2,376.36	\$ 237.36	\$ 1,040.00	
TOTAL INSURANCE & TAXES	\$ 2,367.00	\$ 3,630.00	\$ 3,767.00	\$ 4,434.00	\$ 4,790.00	\$ 6,088.36	\$ 3,949.36	\$ 4,790.00	
TOTAL OPERATING FUND EXPENSES	\$ 116,065.00	\$ 134,177.00	\$ 119,675.00	\$ 128,147.32	\$ 136,890.00	\$ 104,590.92	\$ 131,387.80	\$ 143,445.00	
OPERATING FUND NET INCOME	\$ -	\$ (37,617.81)	\$ -	\$ 23,927.99	\$ 5,390.00	\$ 39,157.06	\$ 28,718.20	\$ 22,635.00	
TRANSFER TO RESERVE							\$ 28,718.20		

* New Landscaping Firm as of Nov. 1, 2023

*** Contracted thru 2024.