

Town Homes of Addison 2022 Budget Narrative

Income

Semi-Annual Assessments: Estimated income billed at set rates per month based on lot count.

HOA Transfer Fee: Estimated income generated from new and resale home closings.

Capital Improvement Contribution: Monies paid at settlement to the association and used in covering operating expenses and other expenses incurred by the Association.

Interest Income: Estimated income from interest earned on bank accounts, CD's and money market accounts.

Expenses

General & Administrative

Master Association Assessments: To provide funds for annual assessments for Legacy Association.

Postage: To provide funds for association mailing expenses.

Office Supplies: Provides funds for miscellaneous office supplies used in day-to-day operations.

Web Site Expense: Based on contract for web site hosting and support.

Homeowner Functions: Provides funds for all community events as planned by the Social Committee.

Administrative Expense: Provides funds for any filing fees, and general administrative costs.

Professional Management: Based on contract services provided by Insight Association Management LP.

Bad Debt Expense: Estimated expense to the Association from default of annual assessments.

Legal Fees: To provide funds required for legal representation for the Association in all legal matters including ARC process, liability issues, defense costs and collection activity expense. All collection activity expense is billed to delinquent owners in an attempt to recover costs.

Audit and Accounting: To provide funds for preparation of tax return.

Taxes

Property Taxes: Provides funds for payment of property tax obligations.

Insurance

Provides funds for Directors and Officers Liability, Property Liability, and General Liability.

Utilities

Electricity: To provide funds for common area electricity.

Water/Sewer: To provide funds for water usage at the common areas.

Infrastructure & Maintenance

Electrical Repairs and Maintenance: Provides funds for any electrical repairs.

Common Area Maintenance: Provides funds for minor repairs to common area components including signs, backflow testing, sidewalks, dog park, etc.

Common Area Porter: Provides funds for any additional cleaning services outside the normal trash pickup through the landscaping company.

Porter Supplies: Provides for trash bags and other miscellaneous porter supplies as needed.

Holiday Lighting: Provides funds for seasonal decorating of common areas.

Reserve Study: Provides funds to have a reserve study completed for the common areas of the community.

Landscape Maintenance

Landscape Maintenance: Provides funds for common area landscape maintenance. Based on existing contract and includes mowing, edging, shrub trimming, fertilization and weed control services for the common areas.

Landscape Improvements: Estimated cost to make any extra improvements to the landscaping outside of the routine maintenance that may include mulching and pruning trees and shrubs. In March the landscaping company will be installing mulch throughout the common areas.

Landscape Maintenance Front Yards: Provides for front yard maintenance for each house. Service is based on 40 visits per year and includes, mowing, edging, shrub pruning, fertilization and weed control.

Irrigation Maintenance

Irrigation Maintenance: Provides funds for any necessary repairs to the irrigation system, busted sprinkler heads, leaks, etc.

Reserve Funding

Monthly Funding: Provides funds for replacement of common area components as they reach the end of their useful life.