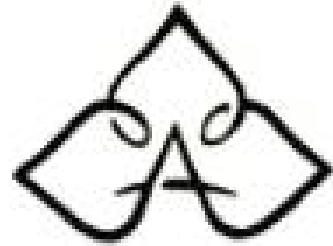


ARCADIA FARMS

Community Association



2024 Annual Meeting
September 18th, 2024
6:00pm





Agenda

- Call to Order
- Introductions
- The Workings of an HOA
- Financial review
- Call for Candidates and Elections
- Adjournments
- Questions and Answers



LEGACY
SOUTHWEST

PROPERTY MANAGEMENT

Management Team

Heather Smith
Community Manager

Heather@legacysouthwestpm.com
214-705-1615 Option 7

Ryan Smith
Director of Association Management

Ryan@legacysouthwestpm.com
214-705-1615 Option 14

Shannon Ratliff
Community Admin

Shannon@legacysouthwestpm.com
214-705-1615 Option 2

Steve Duckworth
Compliance Manager

Steve@legacysouthwestpm.com
214-705-1615 Option 5





What do my assessments pay for?

The HOA is required to pay for all operating expenses of the community while contributing monies to the Reserve account.

Your assessments are applied to the listed items:

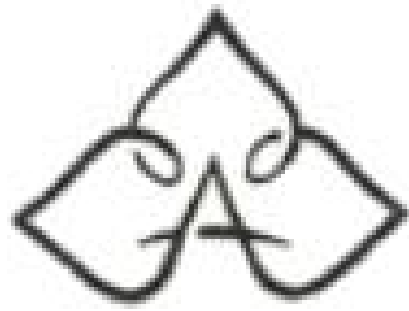
- General maintenance of all common areas, i.e., landscape services which include mowing, edging, tree trimming, chemical treatments, etc.
- Replacement of trees and shrubs.
- Electricity to operate the irrigation systems throughout the community.
- Utility Services
- Repairs and general maintenance of the irrigation systems, i.e., replacing broken sprinkler heads, valves, etc.
- Miscellaneous common area repairs, i.e., minor landscape material replacements, etc.
- Repair of major assets.
- Insurance premiums, corporate and federal tax obligations.
- Correspondence letters to homeowners, processing ACC requests, postage, etc.

Please keep in mind that this represents only a fraction of the services that homeowner assessments provide for your community. Legacy Southwest Property Management Company was selected by the Board of Directors to provide professional management services.

These services include maintaining the Association's books and records, collecting, implementing your Declaration of Covent Association assessments, implementing your Declarations of Covenants, Conditions and Restrictions, performing regular property inspections and maintaining the common areas within the Association's budget and Board instruction.

The Board of Directors has many responsibilities, including frequent review of the Association's budget to decide if current homeowner assessments are appropriate to fund the community's upcoming annual expenditures vendor selection, such as landscape & holiday lighting, landscape maintenance, water and electrical increases for the common area lighting and irrigation, etc.

A consumer protection law was passed which entitles homeowners to be informed that they are buying a home in an association and what it requires. The title company is obligated to provide all community information at closing.



Financial Report

As of
12/31/2023



Total Year End Income:
\$518,759.06

As of
8/31/24



Total Year to Date
Income: \$489,642.89

2023 Financial Report as of 12/31/23	Actual
Income	\$518,759.06
General & Administrative	\$80,887.04
Insurance & Taxes	\$18,137.47
Landscaping	\$142,910.00
Maintenance & Repairs	\$27,634.33
Pool Maintenance	\$98,270.09
Utilities	\$104,099.34

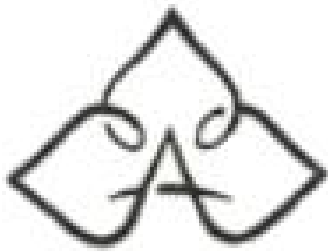
2024 Financial Report as of 8/31/24	Actual
Income	\$489,642.89
General & Administrative	\$50,150.48
Insurance & Taxes	\$4,826.03
Landscaping	\$93,178.83
Maintenance & Repairs	\$16,415.76
Pool Maintenance	\$75,545.97
Utilities	\$47,348.30



If you have any questions about a category, please e-mail heather@legacysouthwestpm.com



You may view the financials via the community website: www.arcadiafarmshoa.com

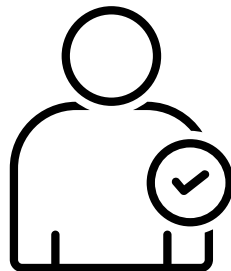


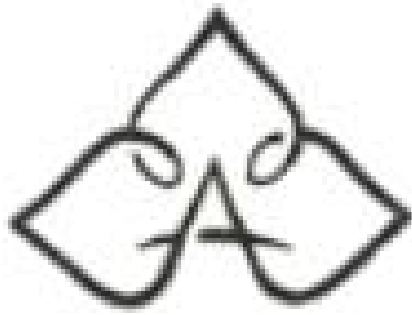
Advance Nominations

Greg Power

Nominations from the floor

If you would like to nominate yourself or another homeowner for a position on the Board of Directors, please do so now.





Adjournment

*Thank
You*

Thank you for joining us. If you have any questions or concerns that were not covered in tonight's meeting please email heather@legacysouthwestpm.com



Open Forum



Ideas for the community and questions



Please limit comments to 3 minutes or less



Ballot

Please select ONE name from the list below. The candidate receiving the most votes will serve a term of TWO years on the HOA Board of Directors.

Greg Power

Write in nomination

Name: _____
(Please Print)

Address: _____

Signature : _____