



Tuesday, November 1, 2016

6PM - 7PM

The Bridges Golf Club

2400 Fred Couples Drive

Gunter, TX 75058

Agenda

- ❧ Call Meeting to Order
- ❧ Establish Quorum
 - ❧ 10% = 41
- ❧ Introduce Management Company, Essex Association Management, L.P.
 - ❧ Michael Morgan, Director of Association Management
 - ❧ Suzanne Henry, Association Manager
 - ❧ Matt Janes, Assistant Association Manager
- ❧ 2015 Business
 - ❧ 2015 Year End Financials
- ❧ 2016 Business
 - ❧ 2016 Year to Date Financials
- ❧ Community Updates
- ❧ Developer Updates
- ❧ Adjournment
- ❧ General Session

2015 Year End Financials



The Bridges at Preston Crossing POA, Inc.
2015 Year End Financials

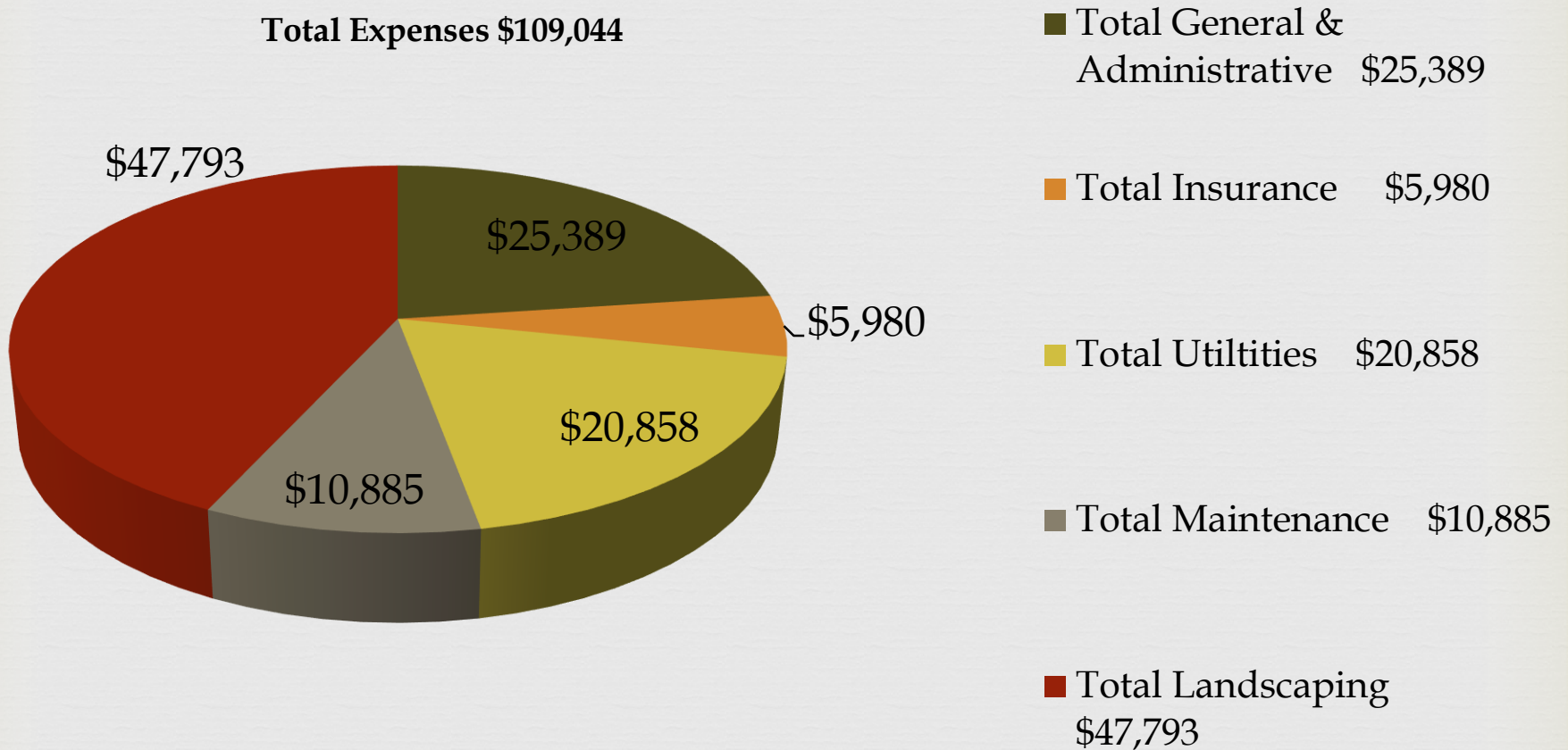
				Year End 2015 Actual	2015 Annual Budget	Budget Variance
Total Income				122,081	122,950	-868
Total General & Administrative				25,389	18,995	+6,394
Total Insurance				5,980	5,100	+880
Total Utilities				20,858	19,850	+1008
Total Infrastructure & Maintenance				10,885	11,750	-864
Total Landscape Maintenance				47,793	50,900	-3106
Total Expense				109,044	124,850	-15,805
• Net Income/(loss)				+13,037	-1,900	+14,937

The Bridges at Preston Crossing POA, Inc. 2015 Year End Financials



Total Income \$122,081

Total Expenses \$109,044



2016 Year to Date Financials and Budget



The Bridges at Preston Crossing POA, Inc.
 2016 Year to Date (September) Financials

				2016 YTD Actual	2016 YTD Annual Budget	Budget Variance
Total Income				122,361	124,093	-1,731
Total General & Administrative				20,867	17,955	+2,912
Total Insurance				2,378	4,378	-1,999
Total Utilities				9,548	17,600	-8,051
Total Infrastructure & Maintenance				9,397	6,100	+3,297
Total Landscape Maintenance				52,978	41,200	+11,778
Total Expense				95,171	87,233	+7,938
• Net Income/(loss)				27,189	36,859	+9,670

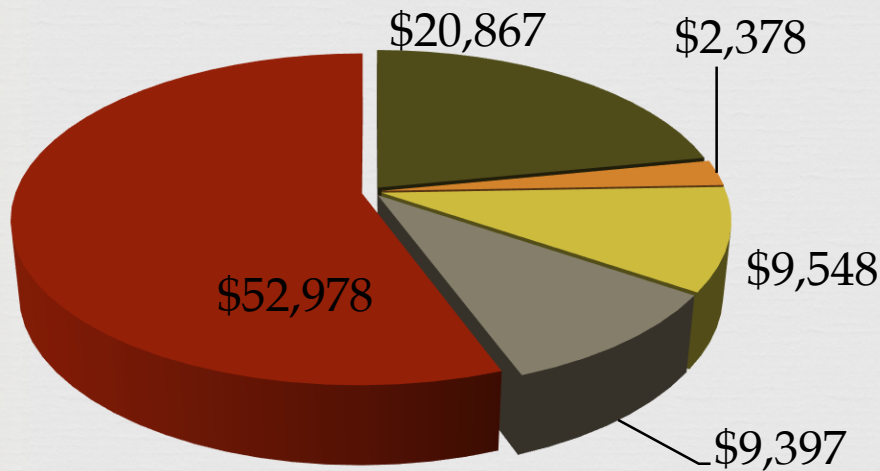
The Bridges at Preston Crossing POA, Inc. 2016 Year to Date (September) Financials



Total Income \$122,361

Total Expenses \$95,171

- Total General & Administrative \$20,867
- Total Insurance \$2,378
- Total Utilities \$9,548
- Total Maintenance \$9,397
- Total Landscaping \$52,978

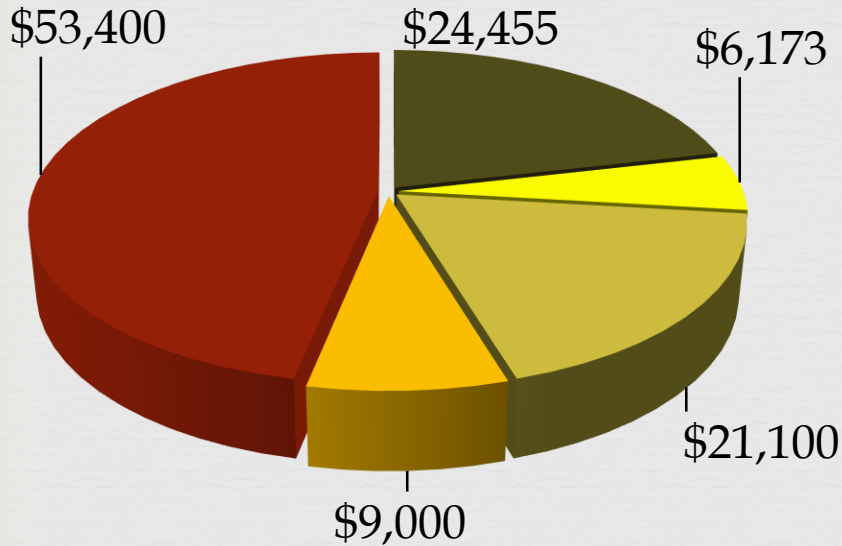


The Bridges at Preston Crossing POA, Inc. 2016 Budget



Total Income \$127,624

Total Expenses \$127,624



■ Total General & Administrative \$24,455

■ Total Insurance/Taxes \$6,173

■ Total Utilities \$21,100

■ Total Maintenance \$9,000

■ Total Landscaping \$53,400

Community Updates



- Fountain at main entrance; replaced the bleed valve, cleaned out basin and added chlorine.
- Replaced the motor starter for fountain.
- Repaired street signs on Whispering Pines/Sparrow Hawk/stop sign.
- Repaired irrigation at entrance.
- Replaced irrigation control modules and installed decoders.
- Removed debris from field
- Repaired entrance lighting
- Replaced streetlight bulbs

Projects in Progress



☞ Holiday Lighting

Developer Update



Homeowners

☞ 54

Off-Site Owner Lots

☞ 130

Developer Lots

☞ 213

Builder Lots

☞ 16

Total Lots

☞ 413

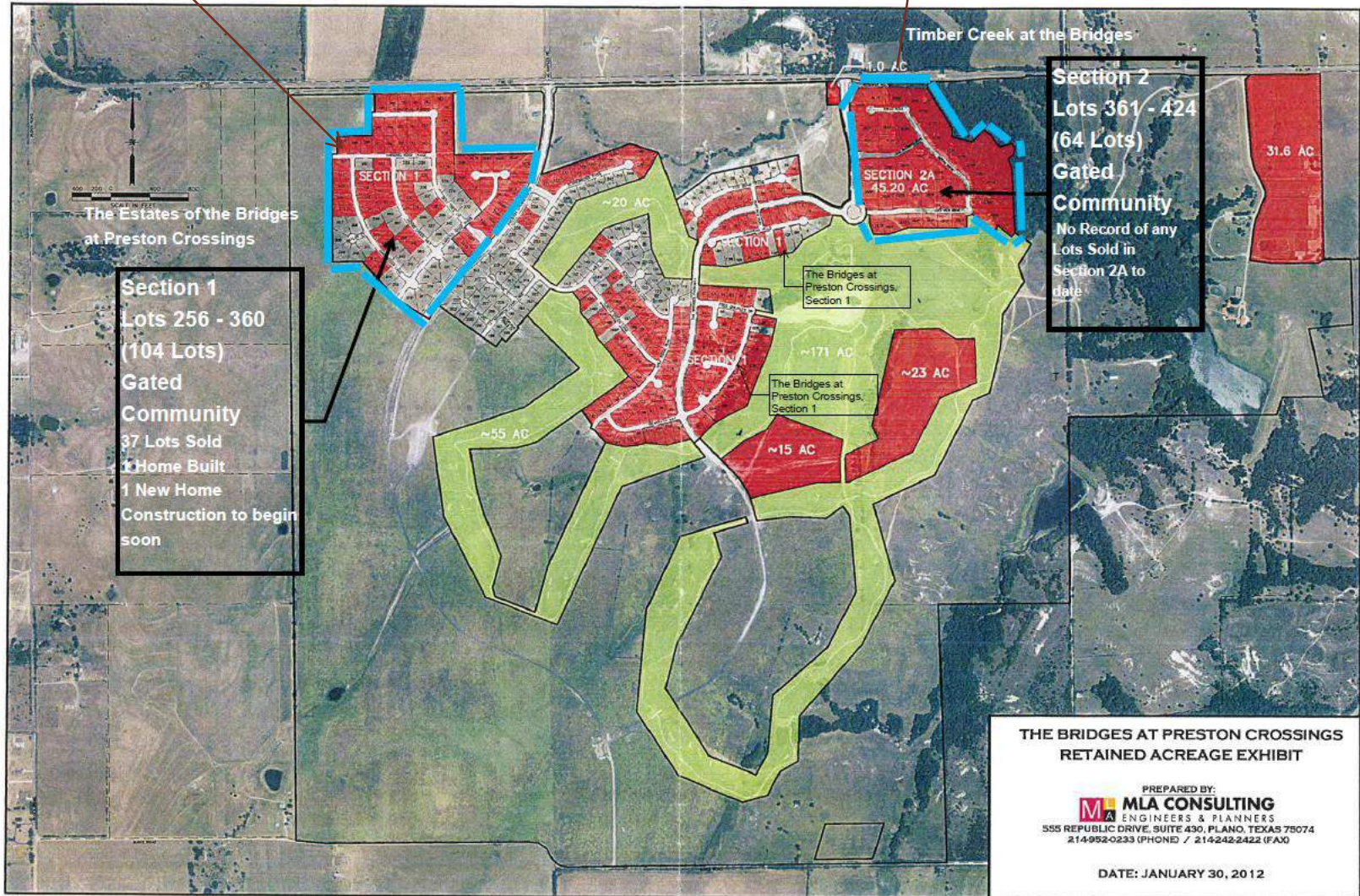
6ft board on board wooden fence with stone columns around perimeter

Wrought iron side fences

6ft wrought iron with parapets (Preston Crossing Drive)

Phase 2A

As of 10/21/2014



The Role of Essex Association Management L.P.



- Essex Association Management LP was selected by the Board of Directors to provide the professional management services for The Bridges at Preston Crossing POA, Inc. These services include collecting association assessments, maintaining the association's books and records, enforcing the deed and use restrictions in the CC&R and performing regular inspections of the common areas and individual homes.

What your assessments pay for

- ❧ The cost of repairs and general maintenance of the association assets and park areas.
- ❧ The general maintenance of all common area landscaping and irrigation.
- ❧ The cost of electricity for common areas and street lights.
- ❧ The cost of water for the irrigation system.
- ❧ Miscellaneous common area maintenance and repairs (as needed).
- ❧ Legal services that may be required to enforce the association's restrictive covenants and/or collection of assessments.
- ❧ Insurance premiums.
- ❧ All corporate tax obligations.
- ❧ The cost of correspondence with homeowners'; postage, copies and so on.
- ❧ The cost of professional management services, including a dedicated staff.

www.bridgesatprestoncrossing.com



- ❧ Modification Request Forms
- ❧ Annual Profit and Loss Statements
- ❧ Governing Documents
- ❧ Important Phone Numbers
- ❧ Bulletin Board
- ❧ Email updates: Sign up Now!
- ❧ Important Log on using your email address; Update your contact info so we can email meeting notices and important community information

Office Information



- ☞ Monday-Friday
- ☞ 9:00AM-5:00PM

- ☞ Essex Association Management L.P.
 - ☞ 1512 Crescent Dr. Suite 112
 - ☞ Carrollton, Texas 75006
 - ☞ 972-428-2030
 - ☞ 469-342-8205 Fax
- ☞ www.bridgesatprestoncrossing.com Email

After Hours Emergency Line: 1-888-740-2233

Adjourn



2016