


Iron Horse Financial Meeting

May 4th,2023

Virtual via Teams



Agenda

- Open Meeting
 - Introductions
 - Sean Corcoran Director Of Operations
 - Lynsey Huber, Senior Accounting Manager
 - Brendon Herrera, Association Manager
 - Financial Review
 - March Financials
 - What do our fees pay for?
 - How are vendors selected?
 - Product Type & Associated Fees and Responsibilities
 - Q&A
 - Adjourn
- 

March 2023 Financial Review

Balance Sheet Current Period Report

Iron Horse Village HOA

As of March 31, 2023

	<u>Balance</u> <u>Mar 31, 2023</u>
<u>Assets</u>	
Assets	
1010 - CIT Bank Operating Account	180,453.77
1011 - CIT Bank Reserve Account	27,781.36
Total Assets	208,235.13
Receivables	
1400 - Accounts Receivable	(33,760.67)
1405 - Accounts Receivable - Other	28,547.44
Total Receivables	(5,213.23)
Total Assets	203,021.90
<u>Liabilities</u>	
Liabilities	
2000 - Accounts Payable	2,022.76
Total Liabilities	2,022.76
Total Liabilities	2,022.76
<u>Owners' Equity</u>	
Equity	
3900 - Retained Earnings	123,719.11
Total Equity	123,719.11
Total Owners' Equity	123,719.11
Income / (Loss)	77,280.03
Total Liabilities and Owner Equity	203,021.90

Income Statement Report Iron Horse Village HOA Consolidated

March 01, 2023 thru March 31, 2023

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4100 - Assessments - Bungalows	0.00	0.00	0.00	7,593.75	7,312.50	281.25	29,250.00	21,656.25
4101 - Assessments - Bungalow Age Restrict	0.00	0.00	0.00	6,750.00	6,750.00	0.00	27,000.00	20,250.00
4102 - Assessments - Villas	0.00	0.00	0.00	8,437.50	8,718.75	(281.25)	34,875.00	26,437.50
4103 - Assessments - Urban ROW Homes	0.00	0.00	0.00	16,031.25	16,031.25	0.00	64,125.00	48,093.75
4104 - Assessments - Townhomes	0.00	0.00	0.00	89,100.00	89,100.00	0.00	356,400.00	267,300.00
4106 - Insurance Assessment - Townhomes	792.97	950.00	(157.03)	24,433.49	29,070.00	(4,636.51)	167,200.00	142,766.51
4190 - Reimbursed Expenses/Shared Easen	0.00	0.00	0.00	0.00	38,835.19	(38,835.19)	38,835.19	38,835.19
4200 - Late/NSF Fee	375.00	50.00	325.00	1,850.00	300.00	1,550.00	1,200.00	(650.00)
4250 - Collection Fee Charge	270.00	30.00	240.00	1,285.00	180.00	1,105.00	720.00	(565.00)
4410 - Demand Letter Income	75.00	0.00	75.00	75.00	0.00	75.00	0.00	(75.00)
4500 - Interest Income	10.61	3.00	7.61	28.10	9.00	19.10	36.00	7.90
4801 - CAP Fees	15,000.00	9,000.00	6,000.00	25,500.00	27,000.00	(1,500.00)	91,500.00	66,000.00
4802 - Reserve Funding Contribution	6,750.00	2,500.00	4,250.00	10,500.00	7,500.00	3,000.00	29,000.00	18,500.00
Total Income	23,273.58	12,533.00	10,740.58	191,584.09	230,806.69	(39,222.60)	840,141.19	648,557.10
Total Income	23,273.58	12,533.00	10,740.58	191,584.09	230,806.69	(39,222.60)	840,141.19	648,557.10
<u>Expense</u>								
General & Administrative								
5100 - Administrative Expenses	75.00	75.00	0.00	225.00	225.00	0.00	900.00	675.00
5101 - Postage	103.09	40.00	63.09	262.94	120.00	142.94	480.00	217.06
5104 - Printing & Reproduction	77.70	150.00	(72.30)	169.30	450.00	(280.70)	1,800.00	1,630.70
5105 - Website Expense	0.00	100.00	(100.00)	75.00	175.00	(100.00)	500.00	425.00
5109 - Licenses, Permits, & Fees	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00
5110 - Professional Management	1,750.00	1,907.50	(157.50)	5,250.00	5,722.50	(472.50)	22,890.00	17,640.00
5120 - Collection Facilitation Billed back	345.00	60.00	285.00	1,405.00	180.00	1,225.00	720.00	(685.00)
5121 - Property Inspections	127.08	0.00	127.08	271.99	0.00	271.99	0.00	(271.99)
5176 - Legal Fees	0.00	0.00	0.00	0.00	750.00	(750.00)	3,000.00	3,000.00
5180 - Audit & Accounting	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
5181 - Tax Preparation	0.00	0.00	0.00	125.00	125.00	0.00	425.00	300.00

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
General & Administrative								
5192 - Signs	0.00	0.00	0.00	390.16	125.00	265.16	500.00	109.84
6602 - Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
Total General & Administrative	2,477.87	2,332.50	145.37	8,174.39	7,872.50	301.89	35,915.00	27,740.61
Insurance								
5310 - General Liability/Property Ins	0.00	0.00	0.00	3,933.00	6,000.00	(2,067.00)	6,000.00	2,067.00
5320 - Directors & Officers Liability	0.00	0.00	0.00	0.00	2,800.00	(2,800.00)	2,800.00	2,800.00
Total Insurance	0.00	0.00	0.00	3,933.00	8,800.00	(4,867.00)	8,800.00	4,867.00
Utilities								
6010 - Electric	20.86	290.00	(269.14)	62.40	870.00	(807.60)	3,480.00	3,417.60
6020 - Water/Sewer	51.25	1,000.00	(948.75)	127.69	3,000.00	(2,872.31)	30,000.00	29,872.31
Total Utilities	72.11	1,290.00	(1,217.89)	190.09	3,870.00	(3,679.91)	33,480.00	33,289.91
Infrastructure & Maintenance								
6290 - Common Area Maintenance/Cleaning	1,375.62	500.00	875.62	5,185.70	1,500.00	3,685.70	6,000.00	814.30
6345 - Porter Service	730.69	299.00	431.69	1,271.95	897.00	374.95	3,588.00	2,316.05
6510 - Fountain Maintenance	200.00	416.00	(216.00)	600.00	1,248.00	(648.00)	4,992.00	4,392.00
6511 - Fountain Maintenance - Non Contract	0.00	0.00	0.00	0.00	0.00	0.00	400.00	400.00
6513 - Retention Pond Maintenance	0.00	0.00	0.00	0.00	125.00	(125.00)	500.00	500.00
Total Infrastructure & Maintenance	2,306.31	1,215.00	1,091.31	7,057.65	3,770.00	3,287.65	15,480.00	8,422.35
Pool								
6240 - Amenity Center Maint/Repairs	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
6270 - Pool Gate Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
6310 - Pool Key Expense/Access System	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
6320 - Pool Contract Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00
6321 - Pool Emergency Phone	0.00	83.00	(83.00)	0.00	250.00	(250.00)	1,000.00	1,000.00
6330 - Pool Supplies/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Pool								
6340 - Pool Repairs	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
6346 - Pool Porter	0.00	300.00	(300.00)	0.00	900.00	(900.00)	7,000.00	7,000.00
6350 - Pool Furniture and Fixtures	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00
6360 - Pool Monitoring Service	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00
Total Pool	0.00	383.00	(383.00)	0.00	1,150.00	(1,150.00)	100,500.00	100,500.00
Landscaping								
6400 - Landscape Contract Services-Commo	11,012.95	12,302.00	(1,289.05)	33,038.85	36,906.00	(3,867.15)	147,624.00	114,585.15
6401 - Landscape Contract - Villas	1,989.09	1,090.18	898.91	6,394.86	3,161.53	3,233.33	13,300.12	6,905.26
6402 - Landscape Maint & Imprv non-contract	0.00	720.00	(720.00)	0.00	2,160.00	(2,160.00)	8,640.00	8,640.00
6406 - Landscape Contract - Row Homes	712.54	1,500.35	(787.81)	2,137.62	3,755.55	(1,617.93)	23,260.06	21,122.44
6407 - Landscape Contract - Bungalows	0.00	1,385.28	(1,385.28)	0.00	3,636.36	(3,636.36)	21,731.58	21,731.58
Total Landscaping	13,714.58	16,997.81	(3,283.23)	41,571.33	49,619.44	(8,048.11)	214,555.76	172,984.43
Irrigation Maintenance								
6500 - Irrigation	833.25	1,000.00	(166.75)	5,532.29	1,000.00	4,532.29	20,000.00	14,467.71
Total Irrigation Maintenance	833.25	1,000.00	(166.75)	5,532.29	1,000.00	4,532.29	20,000.00	14,467.71
Shared Amenity Easement								
6700 - Legal Fees - Easement	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
6701 - Electric - Easement	134.92	170.00	(35.08)	408.96	510.00	(101.04)	2,040.00	1,631.04
6702 - Water/Sewer - Easement	687.95	500.00	187.95	1,284.55	1,500.00	(215.45)	21,500.00	20,215.45
6704 - Grounds Porter - Easement	162.38	179.00	(16.62)	487.14	537.00	(49.86)	2,148.00	1,660.86
6705 - Landscaping(Contract) - Easement	3,552.43	3,730.00	(177.57)	10,657.29	11,190.00	(532.71)	44,760.00	34,102.71
6706 - Landscape Maint/Improvements - Eas	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)	15,000.00	15,000.00
6708 - Irrigation - Easement	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
6711 - Fountain Maint(Contract) - Easement	200.00	220.00	(20.00)	600.00	660.00	(60.00)	2,640.00	2,040.00
6712 - Fountain Maint(Non-Contract) - Easem	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Shared Amenity Easement								
6713 - Common Area Repairs/Maint - Easem	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	3,000.00	3,000.00
Total Shared Amenity Easement	4,737.68	4,799.00	(61.32)	13,437.94	18,397.00	(4,959.06)	97,088.00	83,650.06
Townhome Expenses								
5350 - Townhome Insurance	(13,535.70)	11,445.39	(24,981.09)	24,996.10	41,761.77	(16,765.67)	180,747.00	155,750.90
6220 - Roof and Gutter Repairs	0.00	420.00	(420.00)	0.00	1,260.00	(1,260.00)	5,040.00	5,040.00
6221 - Building Repair & Maintenance	0.00	420.00	(420.00)	0.00	1,260.00	(1,260.00)	5,040.00	5,040.00
6251 - Pest Control (Townhomes)	0.00	0.00	0.00	0.00	2,400.00	(2,400.00)	14,100.00	14,100.00
6405 - Landscape Contract - Townhomes	3,137.09	5,092.08	(1,954.99)	9,411.27	13,912.29	(4,501.02)	80,018.40	70,607.13
6410 - TH Landscape Maint&Repairs-Non-Cc	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	15,000.00	15,000.00
6411 - TH Irrigation Repairs	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	5,000.00	5,000.00
6412 - TH Porter Service	0.00	200.00	(200.00)	0.00	600.00	(600.00)	2,400.00	2,400.00
Total Townhome Expenses	(10,398.61)	18,077.47	(28,476.08)	34,407.37	67,194.06	(32,786.69)	307,345.40	272,938.03
Contingency								
8000 - Contingency	0.00	581.00	(581.00)	0.00	1,744.00	(1,744.00)	6,977.03	6,977.03
Total Contingency	0.00	581.00	(581.00)	0.00	1,744.00	(1,744.00)	6,977.03	6,977.03
Total Expense	13,743.19	46,675.78	(32,932.59)	114,304.06	163,417.00	(49,112.94)	840,141.19	725,837.13
Net Income / (Loss)	9,530.39	(34,142.78)	43,673.17	77,280.03	67,389.69	9,890.34	0.00	(77,280.03)



What do our fees pay for?



Dues Summary

The dues paid are used to operate the association's business. For example, there are utilities that operate irrigation and lighting in the community. The "common areas" owned by the association must be maintained, so contractors are hired to maintain the landscaping and other amenities. The association carries general liability, property and Director's/Officer's liability insurance to protect the association's assets and Board of Directors. In addition, the association pays a management company to collect dues, pay expenses, maintain the financial records, communicate with owners, supervise contractors and so on. There are taxes the association is responsible for, and the association should always plan to set aside funds for future repair or replacement of the association's capital assets.

Common Area Maintenance

Landscaping

- Mowing
- Irrigation
- Chemical & Fertilization applications
- Plant maintenance and Replacement

Trail Maintenance

- Trash removal
- Pet Waste Stations

Pond Maintenance

- Trash Removal
- Chemical Applications
- Fountain Maintenance

Management Services

Property Manager

- Conducts site inspections
- Coordinates with Vendors
- Facilitates Repair & Maintenance efforts

Accounting

- Produces Monthly Statements
- Facilitates Audit process
- Vendor Payment

Billing & Collections

- Sends out Homeowner Statements
- Facilitates In House payment Plans
- Facilitates Fee Waiver Requests

Resales

- Coordinates resale certificates required by law for buyers & sellers

Compliance

- Facilitates Inspection drives on Homeowner properties to ensure Community guidelines & standards are upheld
- Reporting of issues to property manger
- Facilitates letters & notifications to Homeowners

ACC

- Receives and processes any requests for exterior modifications t the exterior of homes

How are
Vendors
Selected?



During the inception of the Community the Declarant has the right to select the Vendors and Contractors for the Community.

The Landscape company for Iron Horse was the initial Installer for the community, completing all the Landscape Features to the Developers specification.

Other vendors selected are vetted and utilized by Essex Management and approved to provide services to the Community by the Declarant.

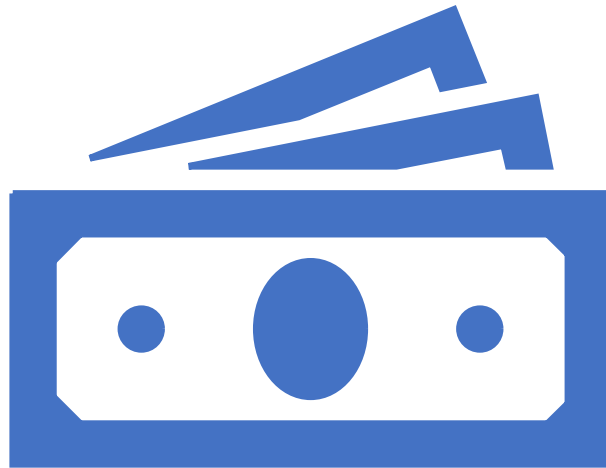
When the Association transfers to the Homeowners, there will be the opportunity to bid contracts for services rendered.

Vendors selected, such as the Landscaper and Pool Maintenance Company will work alongside the developer to assist in warranty issues on the property.

Current Vendors & Contractors

- Call of Doody Pet Waste & Porter Services - Pet waste removal
- Cirro Energy
- City of Mesquite Water Utilities
- Creek bluff Digital Media - Community Website
- D&D Commercial Landscaping – Contract Landscaper
- Henry Otto Austin Fletcher – HOA attorney, including Collections
- IPFS Corporation- Townhome Insurance Financing
- Lake Management Services – Pond & Fountain Maintenance
- RPC Services – Repairs & Maintenance / General Contractor
- Solidarity Insurance

Product Type & Associated Fees/Responsibilities



Product Types in Iron Horse

- Bungalows
- Row Homes
- Villas
- Townhomes

Current Assessments

Bungalows

- \$281.25 Quarterly

Row Homes

- \$281.25 Quarterly

Villas

- \$281.25 Quarterly

Townhomes

- \$450 Quarterly
- Insurance Assessment \$285 Quarterly

Bungalows

- HOA is responsible for the Landscaping maintenance of the front yard.
- Homeowner is responsible for irrigation maintenance
- Homeowner is responsible for all aspects of maintenance of the home.
- Owner purchase and maintains insurance for their home.
- Homeowner is responsible for all utilities for their unit.

Row Homes

- HOA is responsible for the Landscape maintenance of the homes.
- Owner is responsible for the irrigation.
- Owner will purchase and maintain insurance for their unit.
- Owner is responsible for maintenance of their unit.
- Owner is responsible for all utilities for the home.

Villas

- HOA is responsible for the Landscape maintenance of the homes.
- Owner is responsible for the irrigation.
- Owner will purchase and maintain insurance for their unit.
- Owner is responsible for maintenance of their unit.
- Owner is responsible for all utilities for the home.

Townhomes

- HOA is responsible for certain components of the Townhome buildings listed below, including the main structure of the exterior of the roof.
- HOA facilitates building repairs that are mentioned in the responsibility chart.
- HOA is responsible to maintain the landscaping surrounding the Townhome buildings, include irrigation.
- HOA is responsible for the water and electricity to operate the irrigation system.
- Owner is responsible for insurance of the interior of their unit.
- Owner is responsible for the utilities for the interior of their unit
- Owner has certain maintenance responsibilities for the exterior of the Townhome listed below

Townhome Maintenance Responsibility Chart

Component of Property	Area of Common Responsibility	Owner Responsibility
Roofs	Shingles, flashing, decking, felt/tarpaper and parapet	all other aspects, including roof top deck finished surface
Roof-mounted attachments	None	All aspects
Exterior vertical walls of Townhome Buildings, other exterior features of Townhome Buildings not specifically listed in chart	Outermost materials only, such as siding, stucco and brick, and any coatings or surface treatments on the material, such as paint or sealant	All other aspects, including wall cavities and insulation
Townhome Building foundations, patio slabs and A/C slabs	None	All aspects, including tolerance for minor cracks that are inevitable results of the natural movement of soil (expansion and contraction), shrinkage during the curing of the concrete and settling of the Townhome Building
Concrete driveways and sidewalks	All structural aspects	Routine cleaning and tolerance for minor cracks that are inevitable results of the natural expansion and contraction of soil, shrinkage during the curing of the concrete and settling of the Townhome Building
Retaining walls	All aspects	None
Displays of street numbers on exterior doors or Townhome Building surfaces	All aspects	None
Gutters and downspouts	All aspects	None
Grounds – outside the fenced yards (if any).	All aspects	None
Yard irrigation system (sprinkler), Townhome Lots	All aspects	None
Yard irrigation system (sprinkler), Detached Residence Lots	None	All aspects

Component of Property	Area of Common Responsibility	Owner Responsibility
Exterior light fixtures on Townhome Buildings	None	All aspects
Garages	None	All aspects. Includes routine interior cleaning, interior wall and ceiling materials, garage door, pedestrian door, automatic garage door opener, remote controls, interior light fixture, interior electrical outlets.
Insulation and weather-stripping	None	All aspects
Chimneys and fireplaces	None	All aspects
Fences and gates around private Townhome yards (if any)	All aspects	None
Townhome interiors, including improvements, fixtures, partition walls and floors within Townhome	None	All aspects including but not limited to all electrical and plumbing components
Sheetrock in Townhomes (walls and ceilings) and treatments on walls	None	All aspects
Improvements and grounds in private patio/yards	None	All aspects
Exterior doors of Townhomes	None	All aspects of the garage door, and all aspects of other doors, including paint, door frame, door, glass panes, hardware, locks, peep-holes, thresholds, weather stripping and doorbells
Windows	Periodic exterior caulking in connection with exterior painting	All other aspects, including window frames, window sill flashings, window seals and sealants, screens, window locks, glass panes, glazing, interior caulking
Water, sewer, electrical lines and systems	None for lines and systems serving the Lots	All aspects of lines and systems serving the Lot
Heating and cooling systems and water heaters	None	All aspects

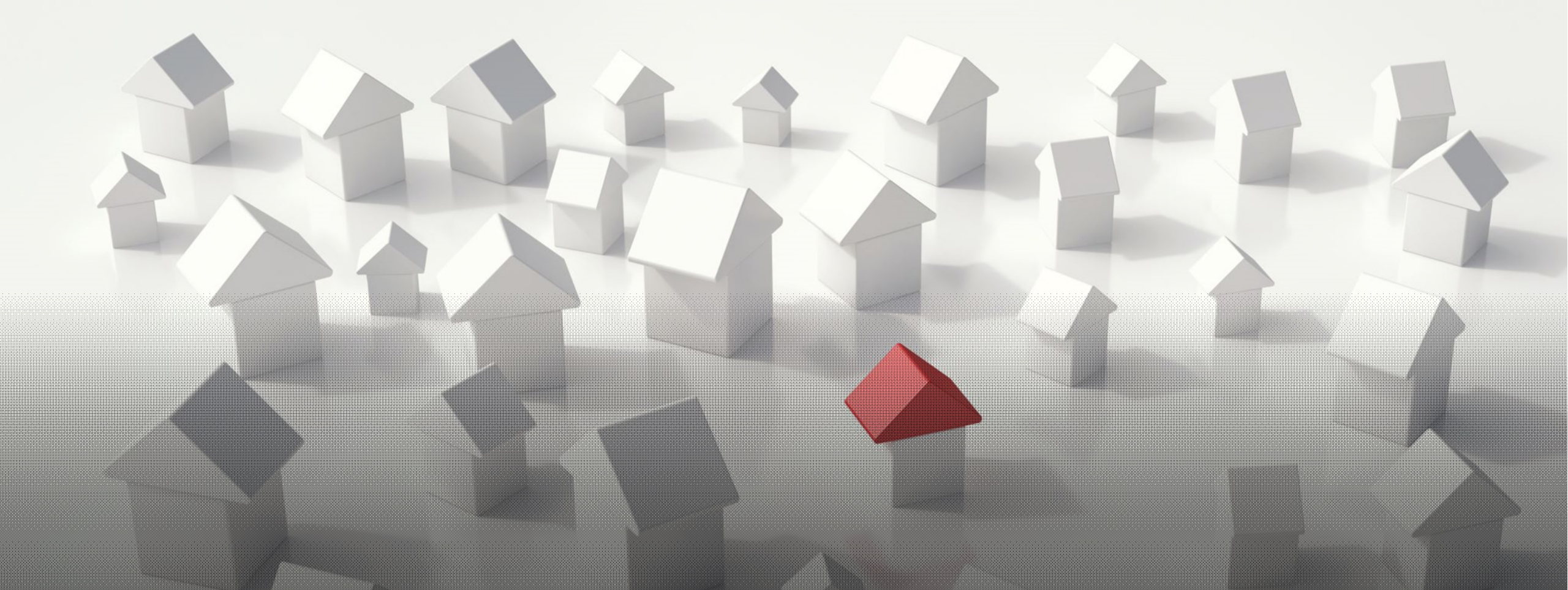
Component of Property	Area of Common Responsibility	Owner Responsibility
Intrusion alarms on doors/windows, smoke/heat detectors, monitoring equipment	None	All aspects
Cable for television or Internet	Standards for location and appearance of cable and/or conduit	All other aspects
Television Antennas and satellite dishes	Standards for location and appearance of exterior-mounted devices	All other aspects

Note 1: The components listed in the first column are applicable only if they exist, and may not be construed to create a requirement to have such a component.

Note 2: If the Owner is responsible for a component of the Townhome Building that is shared with one or more other Townhomes in the Townhome Building, such as roof trusses and the foundation, the responsibility is shared by the Owners of all the Townhomes in the Townhome Building. If the Owners of the Townhomes in the Townhome Building cannot agree on an equitable division of the costs based on the circumstances, the division will be equal among the Townhomes although one Townhome may be more affected than the others. If the Owners of the Townhomes cannot agree on any aspect of maintenance that requires their joint participation, the matter will be decided by a 3-person ad hoc committee appointed by the Board.

Note 3: If an Owner fails or refuses to perform necessary maintenance, repair, or replacement, the Association may perform the work after giving required notices to the Owner.

Note 4: This Maintenance Responsibility Chart may be revised by the Association at any time and from time to time at the sole discretion of the Declarant or a majority vote of the Board. A revised Chart must be recorded in the Real Property Records of Dallas County, Texas. **Revisions to the Maintenance Chart must be provided to the Owners of Townhomes by delivering a copy of the revised Chart to such Owners by U.S. mail and if applicable, posted to the Association's website.**



Homeowner Q&A





Adjourn