

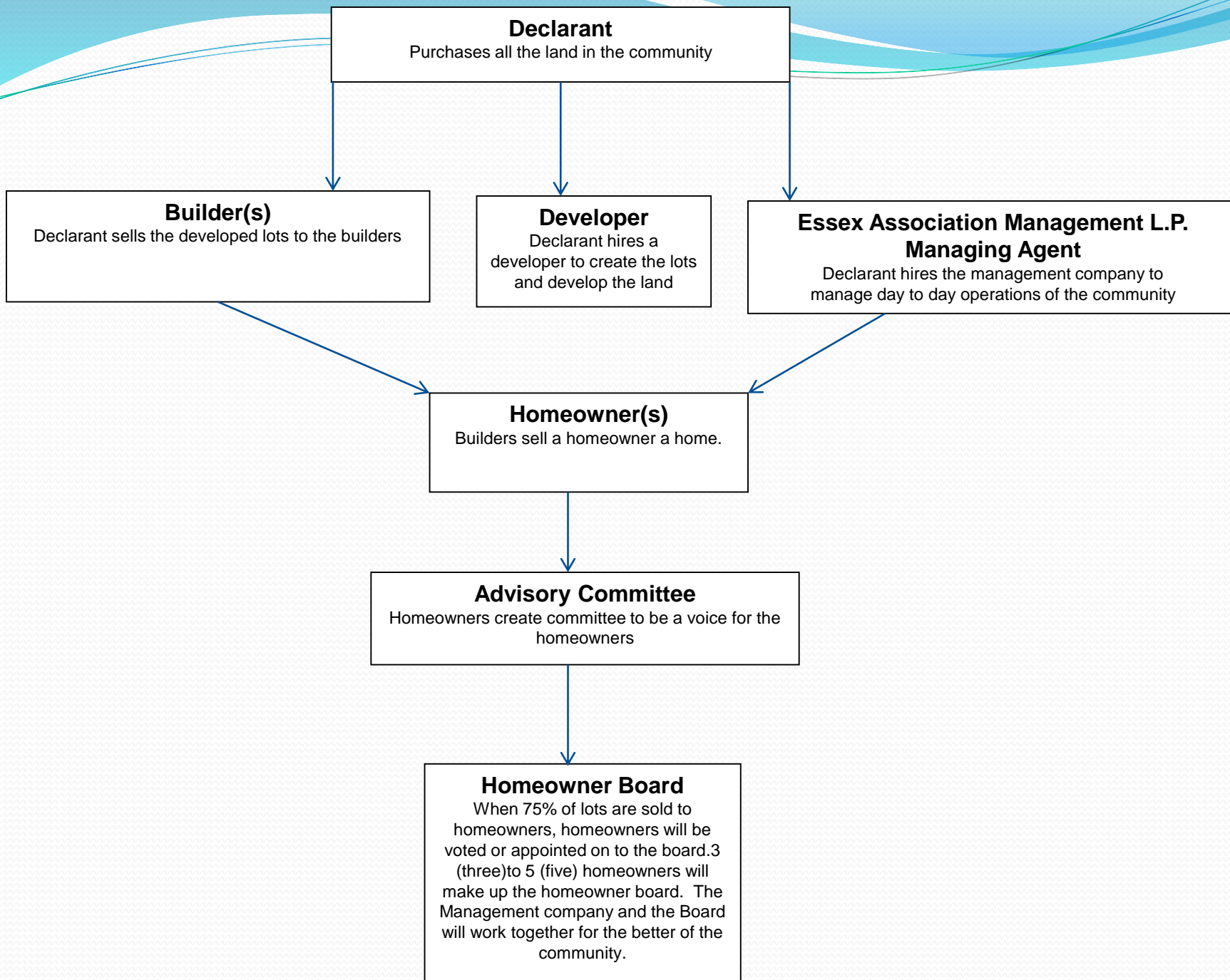


Date: Tuesday, April 11, 2017
Time: 6:30pm – 7:30pm
Location: The Lighthouse Christian Fellowship
4331 E. Prosper Trail
Prosper, TX 75078

Annual Meeting 2017

Agenda

- Call meeting to order
- Establish Quorum (20%)
- Introductions
- Financials
 - 2016 Year End Summary
- Community Updates
- Projects in Progress
- Developer Updates
 - Pool
 - Monument: Entrance (two)
 - Benches around pond
 - Fountain
- Compliance Overview
- Adjournment
- The Enclave on the Lakes of Prosper Association, Inc. Advisory Committee
 - Kyle Carraro
 - Logan Graff
- Essex Association Management L.P.
 - Michael Morgan, Director of Association Services
 - Suzanne Henry, Essex Support
 - Matt Janes, Essex Support



Income Statement Summary
The Enclave at the Lakes of Prosper Homeowner's Association
December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	0.88	525.00	(524.12)	47,314.96	44,350.00	2,964.96	44,350.00
Total Income	0.88	525.00	(524.12)	47,314.96	44,350.00	2,964.96	44,350.00
Total General & Administrative	708.23	665.00	43.23	8,393.03	8,190.00	203.03	8,190.00
Total Taxes	0.00	0.00	0.00	74.91	0.00	74.91	0.00
Total Insurance	94.91	400.00	(305.09)	1,436.69	3,500.00	(2,063.31)	3,500.00
Total Utilities	50.26	220.00	(169.74)	12,783.47	2,650.00	10,133.47	2,650.00
Total Infrastructure & Maintenance	0.00	538.00	(538.00)	6,032.83	6,100.00	(67.17)	6,100.00
Total Pool	0.00	2,271.00	(2,271.00)	0.00	17,714.00	(17,714.00)	17,714.00
Total Landscaping	2,503.63	1,642.00	861.63	28,613.83	21,700.00	6,913.83	21,700.00
Total Expense	3,357.03	5,736.00	(2,378.97)	57,334.76	59,854.00	(2,519.24)	59,854.00
Net Income / (Loss)	(3,356.15)	(5,211.00)	1,854.85	(10,019.80)	(15,504.00)	5,484.20	(15,504.00)

Community Updates

- Irrigation controller repair
- Backflow prevention maintenance by city code
- Sprinklers adjusted on west side of Kirkwood
- Added mulch
- Treated for beavers along the pond
- Hired Lake Management Company

Projects in Progress

- Remove cattails around pond on Kirkwood
- Monument (2) Kirkwood and Beacon Hill (Developer)
- Benches along the pond, early May (Developer)
- Fountain (Developer)
- Bid out landscaping services

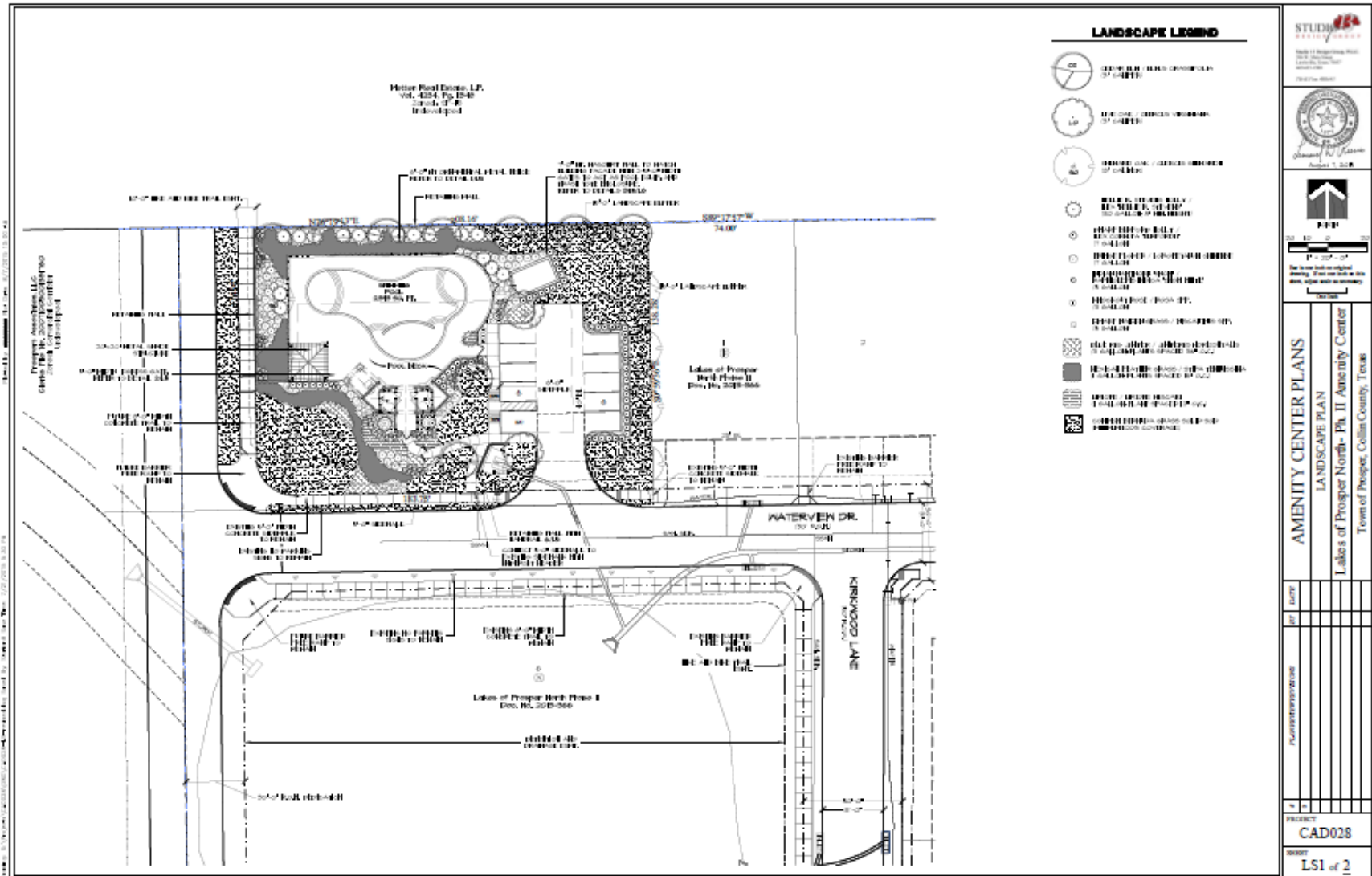
Common Areas



Developer Update

- Homeowners
 - 55
- Builder Lots
 - 16
- Declarant Lots
 - 41
- Total Lots
 - 112

Pool



Compliance Overview

- 2 compliance drivers per month
- 3 notices prior to fining.
 - 1st notice, 2nd notice, 3rd notice
- Fining policy
 - 1st fine \$50, 2nd fine \$75, 3rd fine is \$100
- 14 days between notices to remedy the situation

The Role of Essex Association Management L.P.

- Essex Association Management L.P. was selected by the Board of Directors to provide the professional management services for Enclave at the Lakes of Prosper Homeowners. These services include but are not limited to 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, including the swimming pool facilities, the park areas and ponds.
- 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 swimming pool and 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.enclaveatlakesofprosper.com

- Modification Request Forms
- Annual Profit and Loss Statements
- Governing Documents
- Important Phone Numbers
- Bulletin Board
- Volunteer Form
- Email updates: Sign up Now!
- New Feature! Web Submissions

Volunteer for YOUR Community!

Your HOA is looking for volunteers.

- Social Committee
- Newsletter Committee
- Welcome Committee
- Crime Watch Committee

To volunteer complete the Volunteer Form , contact (972)-428-2030 or www.enclaveatlakesofprosper.com

Office Information

- Monday-Friday
- 9:00 am - 5:00 pm
- Essex Association Management, LP
 - 1512 Crescent Dr. Suite 112
 - Carrollton, Texas 75006
 - 972-428-2030
 - 469-342-8205 Fax
- www.enclaveatlakesofprosper.com *(Enter a Web Submission)*



Adjourn

Q & A