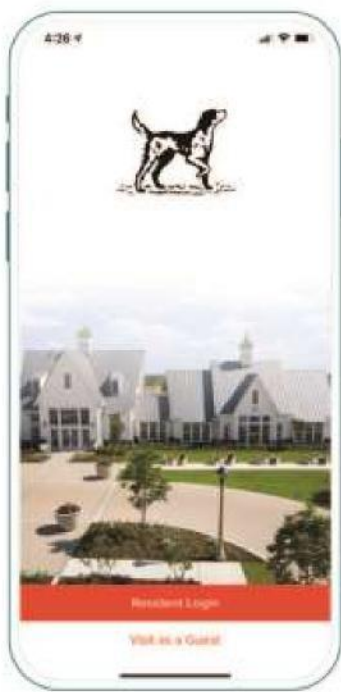


Welcome to the Pecan Square HOA Annual Meeting



Stay Connected



Pecan Square Life App

- Event details, reservations, and reminders
- Amenity rental reservations



Pecan Square HOA Events & Activities

- Events details and reminders
- LIVE videos to make sure you don't miss anything



Agenda

Welcome!

- Introductions
- Management Report
 - Who does what?
 - Pecan Square at-a-glance
 - 2022-2023 Budget
- Lifestyle Report
 - Review
 - Looking Ahead
- Developer Report
- Adjourn

Introductions

Board of Directors



Kim Comiskey
President



Angie Mastrocola
Vice President



Andrew Pieper
Secretary/Treasurer

Introductions

Management Team

Mark Pacheco
General Manager

Christopher Gruber
Assistant General Manager HOA

Candace Culver
Lifestyle Manager

Razeena Sanchez
Community Host



Brandon Yeager
Porter

Tanya Mendenhall
Vice President-Developer
Relations

Purpose and Benefit of the HOA

- Protect and Enhance Property Values
 - CC&R Compliance
 - Architectural Review
- Maintenance of Common Areas
 - Jackson Hall, Greeting House, Swimming Pool, Arena
 - Streetscapes and ROW's
 - Parks, Greenbelts and Entry Features
- Provide Programming and Lifestyle to Enhance *Quality of Life* and Promote a *Sense of Community*

Homeowner Rights:

- Use of Common Facilities
- Expect HOA to be managed per the Governing Documents

Homeowner Obligations:

- Pay Assessments
- Comply with Governing Documents; Rules and Regulations
- Support Community Living

Who does what?

WHO IS THE DEVELOPER?

- Plans the layout and design elements
- Installs infrastructure
- Forms the Association (Declarant)
- Works with legal counsel to create governing rules and guidelines

WHO IS ON THE BOARD AND WHAT IS THEIR ROLE?

- Representatives of the Declarant at this time
- Approval of budgets & contracts
- Determines assessment rates
- Establishes committees
- Initially serves or appoints the Architectural Committee

WHAT IS THE MANAGEMENT COMPANY'S ROLE?

- Carry out decisions made by the Board
- Provide information, training, and leadership on the Association's operations to the Board and the community at large
- Resident liaison
- Accounts payable & receivable
- Budget preparation for Board approval
- Meeting facilitation
- Coordination with vendors
- CC&R enforcement

Pecan Square At-a-Glance:

Community at Buildout: +/- 2,950Homes

Occupied Homes

2019: 32	2020: 434
2021: 764	2022: 1185

Architectural	2021: 164
Modification	2022: 351

Requests:

2019: 6
2020: 128



Budget Comparison 2022 - 2023

Category	2022 Actuals	2023 Budget
Assessment & Operating	\$2,964,366	\$4,148,187
Utility Expense	\$889,410	\$1,298,078
Landscape Maintenance Expense	\$996,582	\$1,396,200
Common Area Maintenance Expense	\$80,599	\$83,000
General & Administrative Expenses	\$156,280	\$160,302
Amenity Center/Pool Maintenance Expense	\$268,332	\$207,250
Committee Budgets Expenses	\$98,591	\$113,000
Insurance and Taxes Expense	\$56,120	\$88,304
Onsite Management	\$522,008	\$625,121
Total Expenses	\$3,317,921	\$4,148,187
<i>Operating Net Income/(Loss)</i>	\$-353,555	\$0

Reserve Fund

What is a Reserve Fund?

- A reserve fund is a designated sum of money set aside for future expenses, such as building repairs or replacements. It is important to have a healthy reserve fund in order to prevent unexpected financial burdens on individual homeowners.

Reserve fund balance as of 12.31.2022:	\$250,000
Projected available funds for transfer to reserve on 12.31.2023	<u>\$176,932</u>
Total Projected reserve fund balance on 12.31.2023	\$436,932

The Greeting House

- Open 7 days a week
- HOA staff on site
- High speed internet
- Jack's Snacks
- Conference room reservations
- Notary Service
- Amenity Tours
- Printing
- Weekly coworking treats
- Monitors available
- Workroom space perfect for craft projects

Come say Hi!

Razeena Moosa

Razeena.Moosa@fsresidential.com

Admin Number: 214.591.3201



Lifestyle at Pecan Square



LIFESTYLE

ACCOMPLISHMENTS

- Hosted over 300 events and activities for the year
- The Helping Hands group
- We have 32 active resident run groups that engage on Facebook- compared to 16 last year
- As a community, we have provided 18,300 meals to the North Texas Food Bank throughout the year
- We started even more new community traditions like Freedom Fest & Parade, LIVE on The Lawn, Northlake Neighbors Race, and Monster Mash

LIFESTYLE

2021 LIFESTYLE OF THE YEAR
DIRECTOR *****

2021 LIFESTYLE OF THE YEAR
PROGRAM *****

2021 MASTER-PLANNED OF THE YEAR
COMMUNITY *****

2021 PEOPLE'S CHOICE OF THE YEAR
COMMUNITY *****

DALLAS BUILDERS ASSOCIATION



LIFESTYLE

LOOKING FORWARD TO 2023

- Open Mic Nights
- Polar Plunge
- Bark Breaks & Yappy Hours at the Dog Park
- Grilling Demonstrations and Competitions
- Farm to Table Dinners

DEVELOPER UPDATE

Welcome to

PEGAN
SQUARE™



WHERE TOWN MEETS COUNTRY

BY HILLWOOD  COMMUNITIES



Sales & Closings

	2019	2020	2021	2022	Total
Sales	130	476	478	147	1,231
Closings	32	402	366	371	1,171
Avg. Sale Price	\$345K	\$354K	\$453K	\$583K	\$421K
Avg. Home Size	2,446	2,452	2,547	2,639	2,514

Pecan Square Builder Partners



July
2019



January
2023



Pecan Square Development Update:

Complete

Phase 1 – 675 Lots

Phase 2A – 192 Lots

Phase 2B – 524 Lots

Sub-Total – 1,391

Under Construction

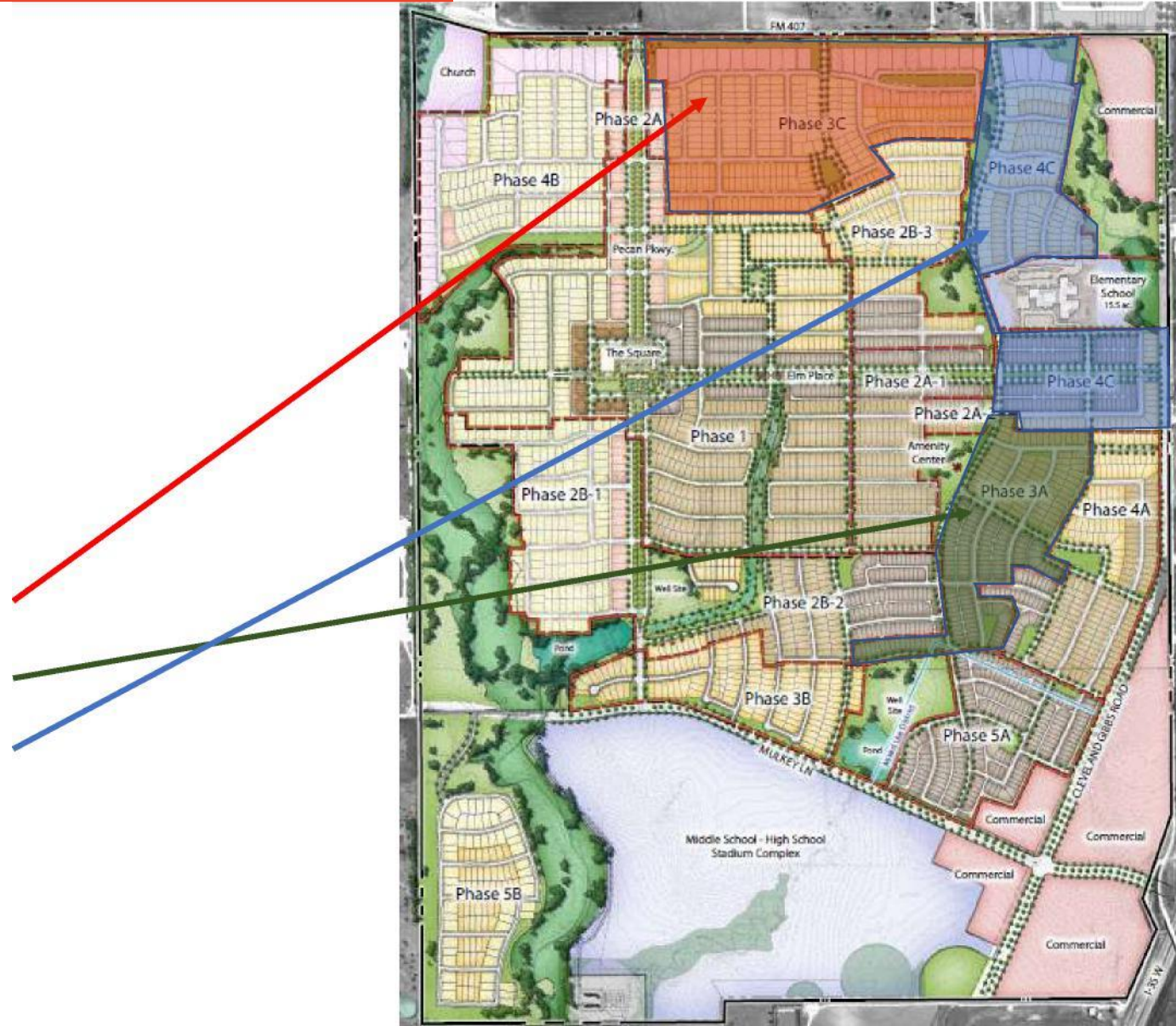
Phase 3C – 269 Lots (1Q23 Completion)

Phase 3A – 199 Lots (2Q23 Completion)

Sub-Total – 468 Lots

Total – 1,859

Phase 4C – 255 Lots (On Hold)



Phase 3A – 199 Lots

Builders:

- Highland Homes
- Ashton Wood
- Coventry
- D.R. Horton
- Pulte Homes



Phase 3C – 267 Lots

Builders:

- Highland Homes
- David Weekley
- Coventry



Mulkey Road

- Mulkey Road to Cleveland Gibbs will be complete 2Q23

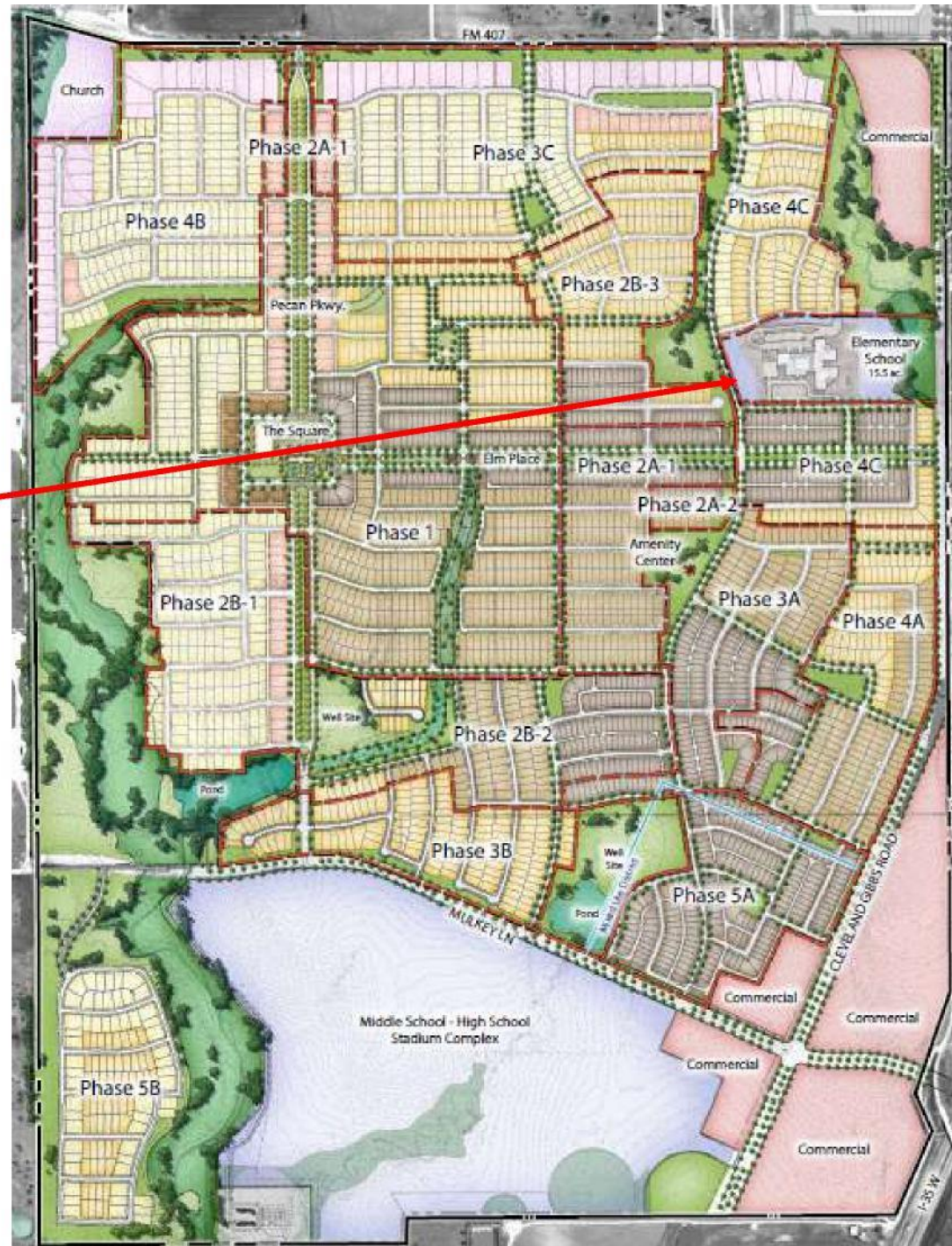


Mulkey Road



Northwest ISD

- K—12 On-Site Schools
 - Johnnie R. Daniel Elementary School
(Fall 2023 Opening)
 - Middle School
 - High School
 - Stadium Complex



Johnnie R. Daniel Elementary School

- Opening Fall 2023
- Daniel Dogs
- Dr. Jessica McDonald, Principal



Amenity Update



Jackson Hall



- Game Room
- Conference/Event Room
- Pools
- Fitness



Greeting House

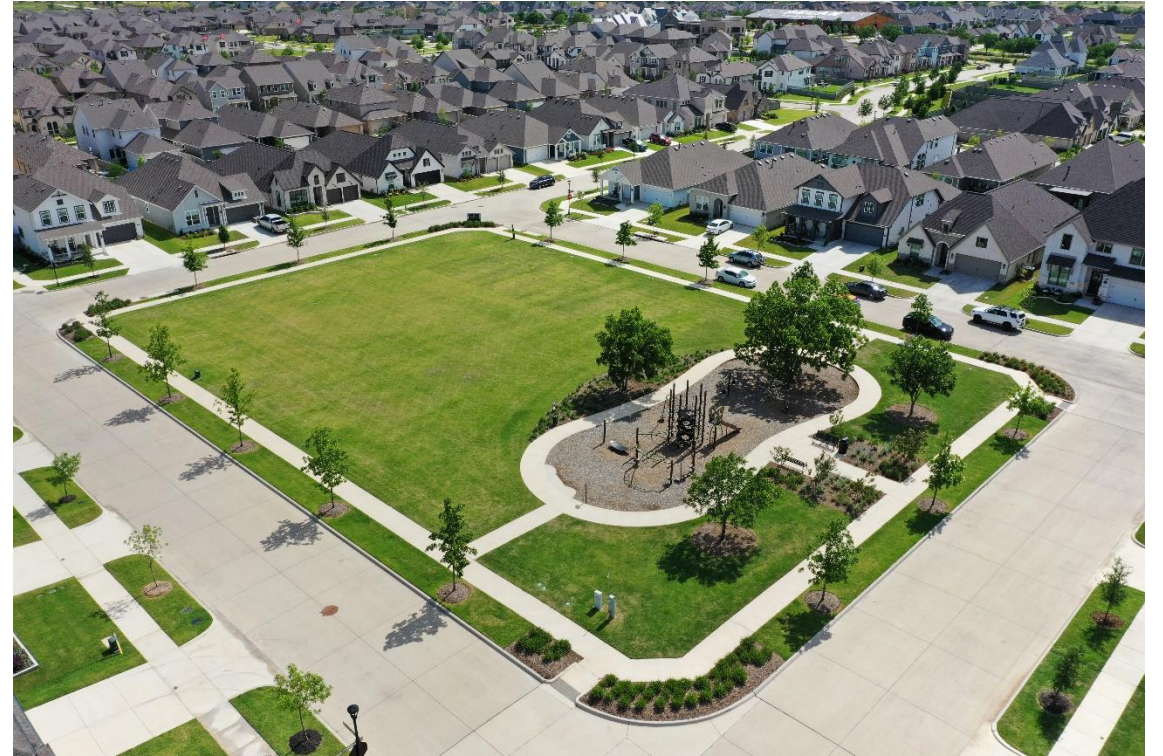


- Community Information & Host
- Open Co-Working Space
- HOA Offices
- Private/Special Events
- Office Work Room
- Jack's Snacks & Beverages

Pocket Parks



- Fielding Park
- Cobbler Park



The Arena



- 22,000 SF
- Sports Courts
- Entertainment Venue
- Catering Kitchen
- Event Stage



Pioneer Park

- Signature Play Area
- Pizza Oven
- Gas Grills
- Firepit
- Corn Hole



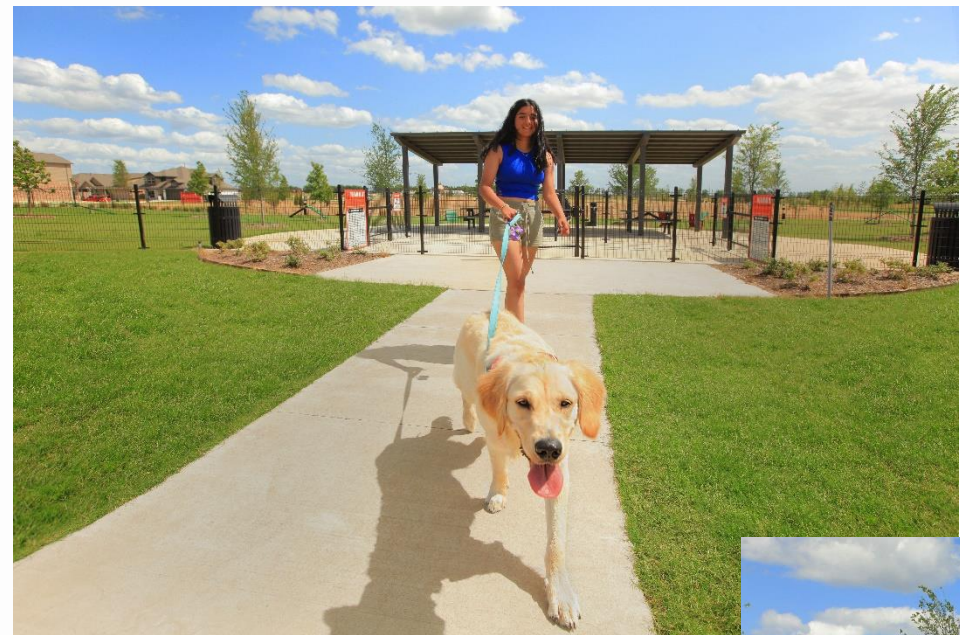
Elm Tower



- Outdoor Concerts
- Beautiful Sunsets
- Picnics



The Barking Lot



- Picnic Tables
- Agility Play
- Doggie Fountain



Future Amenities

- Pool Facility
- Additional Parks
- Trails



Future Commercial

- Countryside Bible Church
- +75 acres of future commercial





PECAN
SQUARESM

Thank you for joining us.