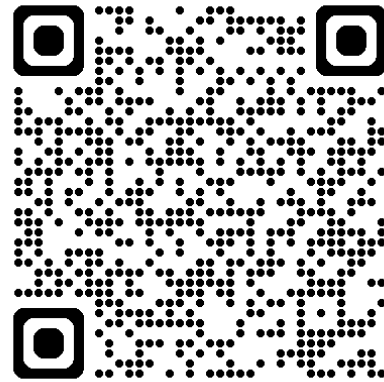


MOBBERLY FARMS

H O M E O W N E R S A S S O C I A T I O N

Board of Directors Meeting
3rd Quarter
Tuesday, October 21, 2025
1:00 p.m.



www.mobberlyfarmshoa.com

AGENDA

Establish Board Quorum

Call Meeting to Order

Introduction of the Board of Directors

- Matthew Dawson, President
- Dustin Warren, Vice President
- Victor Tannous, Secretary

Introduction of Essex Association Management, L.P. Representatives

- Liberty Richburg, Property Manager
- Darlene Merritt, Assistant Property Manager
- Rebecca Reach, Account Manager
- Essex Support Staff

Approval of March 2025 Meeting Minutes

Financial Review

- 3rd Quarter
- 2026 Budget Approval

Community / Developer Updates

Adjourn

Virtual meetings of the Board are open for listening and/or viewing only. Questions can be submitted at any time via the Association's website at www.mobberlyfarmshoa.com under the "Contact Us" tab.

APPROVAL OF MARCH 2025 MEETING MINUTES

Board of Directors Meeting Minutes
Mobberly Farms Homeowners Association, Inc.
3.12.2025



Name	Title	Present
Matthew Dawson	President	N
Dustin Warren	Vice President	Y
Victor Tannous	Secretary	Y

Present from Essex Association Management, L.P.:

Michael Morgan, Director of Association Services
Property Management Team
Rebecca Reach, Account Manager
Essex Support Staff

Meeting Type and Location:

Board of Directors
Virtual Meeting
March 12, 2025 @ 2:30 pm

Meeting called to order at 2:32 pm.

Introductions: Michael gave introductions to the Board of Directors and Essex Association Representatives.

November 2024 Board of Directors Meeting Minutes:

- November 2024, Meeting Minutes were presented and reviewed. With no further questions Dustin Warren Motioned to approve the November 2024, meeting minutes, Victor Tannous seconded, with all in favor, motion so carried. Approved and executed minutes to be posted to the Association's website.

Financial Review

- Michael reviewed the 2024 Year End Balance Sheet and Income Statement Summary explaining what each line item consists of and any significant variances. No further questions from the Board of Directors. Dustin Warren motioned to approve the financials as presented. Victor Tannous seconded the motion. Motion carried and 2024 year end financials were approved as presented.

Unit Type Listing – 2024:

- Single Family 517
- Builder Lots: 120

Web Submissions:

Totaled (205) for 2024 with most of them regarding General Questions, Compliance and Billing.

Community / Developer Updates:

Michael reviewed and discussed the following Community / Developer Updates to include:

- Pool Progress
- Dead trees replaced in Phase 1
- Phase 2 progress
- Spring projects – Dog Park, Monument repairs, Sidewalk repairs
- Allocate \$20K of budget for Community / Homeowner Events

With no other business to discuss, motion to adjourn at 2:46 pm. Victor Tannous motioned to adjourn; Dustin Warren seconded. With all in favor motion so carried.

Signature of Secretary or Board President

Date

Balance Sheet Report
Mobberly Farms Homeowners Association, Inc,
As of September 30, 2025

	<u>Balance Sep 30, 2025</u>	<u>Balance Aug 31, 2025</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - FCB Bank Operating Account	247,774.13	309,729.96	(61,955.83)
1011 - RSV-First Citizen Bank FCB Money Market	120,460.23	120,438.45	21.78
1100 - B1 Bank Money Market	253,897.53	253,092.49	805.04
Total Assets	622,131.89	683,260.90	(61,129.01)
Receivables			
1400 - Accounts Receivable	55,695.13	56,287.91	(592.78)
Total Receivables	55,695.13	56,287.91	(592.78)
Total Assets	677,827.02	739,548.81	(61,721.79)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	31,663.43	21,287.18	10,376.25
2050 - Prepaid Assessments	22,895.71	19,821.28	3,074.43
Total Liabilities	54,559.14	41,108.46	13,450.68
Total Liabilities	54,559.14	41,108.46	13,450.68
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	360,721.48	360,721.48	0.00
Total Equity	360,721.48	360,721.48	0.00
Total Owners' Equity	360,721.48	360,721.48	0.00
Net Income / (Loss)	262,546.40	337,718.87	(75,172.47)
Total Liabilities and Equity	677,827.02	739,548.81	(61,721.79)

Income Statement Summary

Mobberly Farms Homeowners Association, Inc,

September 01, 2025 thru September 30, 2025

	Current Period			Year to Date (9 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	23,387.34	9,028.00	14,359.34	720,180.46	649,449.00	70,731.46	696,530.00
Total Income	23,387.34	9,028.00	14,359.34	720,180.46	649,449.00	70,731.46	696,530.00
Total Expenses	0.00	2,798.33	(2,798.33)	0.00	25,185.00	(25,185.00)	33,580.00
Total General & Administrative	8,438.23	6,750.33	1,687.90	71,342.79	58,075.00	13,267.79	82,875.00
Total Insurance	0.00	200.00	(200.00)	0.00	13,800.00	(13,800.00)	14,400.00
Total Utilities	15,055.51	9,667.00	5,388.51	65,152.98	87,000.00	(21,847.02)	116,000.00
Total Infrastructure & Maintenance	11,230.70	4,506.92	6,723.78	55,215.78	39,404.25	15,811.53	63,095.00
Total Pool	34,205.27	0.00	34,205.27	34,205.27	0.00	34,205.27	0.00
Total Landscaping	21,979.87	26,750.33	(4,770.46)	201,327.57	240,750.00	(39,422.43)	321,000.00
Total Irrigation Maintenance	7,650.23	2,667.00	4,983.23	30,389.67	24,000.00	6,389.67	32,000.00
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	33,580.00
Total Expense	98,559.81	53,339.91	45,219.90	457,634.06	488,214.25	(30,580.19)	696,530.00
Net Income / (Loss)	(75,172.47)	(44,311.91)	(30,860.56)	262,546.40	161,234.75	101,311.65	0.00

Mobberly Farms Homeowners Association, Inc, 2026 Proposed Budget

Summary

- Assessments
\$800.00 annually (no increase)
- Take Downs
Forecasted per quarter
1 = 75
2 = 75
3 = 75
4 = 44
- Home Sales
Forecasted 22 per-month
- Cost Increase
Electric and Water
Landscape and Irrigation
Increased General Liability and DO insurance
Porter services
Homeowner Functions
- Reserve Funding
\$8,500
- Contingency Funding
\$8,500

Mobberly Farms Homeowners Association, Inc, 2026 Proposed Budget

		2026 Budget	General & Administrative	
Income			5100 - Administrative Expenses	3,000.00
4100 - Assessments		747,850.00	5101 - Postage	5,000.00
4195 - Transfer Fees		0.00	5104 - Printing & Reproduction	2,000.00
4200 - Late/NSF Fee		4,000.00	5105 - Website Expense	750.00
4250 - Collection Fee Charge		3,000.00	5106 - Homeowner Functions	30,000.00
4300 - Misc (Other) Income		0.00	5109 - Licenses, Permits, & Fees	200.00
4350 - Violation charge		0.00	5110 - Professional Management	61,920.00
4410 - Demand Letter Income		0.00	5120 - Collection Facilitation Billed back	3,000.00
4500 - Interest Income		1,200.00	5121 - Property Inspections	11,000.00
4801 - Acquisition Assessment/Working CAP		118,800.00	5124 - Meeting Expenses	850.00
4901 - Collection Facilitation		0.00	5125 - New Build Inspections	10,500.00
	Total Income	874,850.00	5170 - Bank Fees	100.00
			5176 - Legal Fees	2,000.00
	Total Mobberly Farms Income	874,850.00	5177 - Legal Fees Billed Back	0.00
Expenses			5180 - Audit & Accounting	0.00
8000 - Contingency		8,515.00	5181 - Tax Preparation	600.00
	Total Expenses	8,515.00	5193 - Storage Unit	1,400.00
			Total General & Administrative	132,320.00

Insurance		
5310 - General Liability	13,800.00	
5320 - Directors & Officers Liability	2,600.00	
Total Insurance	16,400.00	
Utilities		
6010 - Electric	10,000.00	
6020 - Water/Sewer	108,800.00	
Total Utilities	118,800.00	
Infrastructure & Maintenance		
5192 - Signs	0.00	
6100 - Oversight Reimbursable Charges	6,000.00	
6260 - Electrical Repairs & Maintenance	3,000.00	
6261 - Grounds Porter	4,500.00	
6262 - Pet Waste Disposal	10,800.00	
6264 - Holiday Decoration	20,500.00	
6266 - Monument & Signs Common Area	15,000.00	
6290 - Common Area Maint/Cleaning	10,000.00	
6291 - General Repairs & Maintenance Common	10,000.00	
Total Infrastructure & Maintenance	79,800.00	
Landscaping		
6400 - Landscaping Contract	360,000.00	
6403 - Lot/Fence Self help Maintenance	2,000.00	
6410 - Landscape Improvements	20,000.00	
Total Landscaping	382,000.00	
Irrigation Maintenance		
6500 - Irrigation	27,500.00	
6505 - Lake / Pond Maintenance	8,500.00	
Total Irrigation Maintenance	36,000.00	
Pool		
6300 - Pool Maintenance - Monthly Contract	17,500.00	
6310 - Pool Key & Gate Access System	1,500.00	
6320 - Pool Gate Maintenance & Repairs	1,250.00	
6325 - Pool Maintenance & Repairs	2,250.00	
6330 - Pool Equip & Supplies	2,000.00	
6335 - Amenity Center Supplies	900.00	
6340 - Pool Clubhouse Maintenance & Repairs	2,500.00	
6345 - Pool Porter Service Janitorial	6,000.00	
6346 - Amenity Porter Service Janitorial	2,400.00	
6350 - Pool Furniture & Fixtures	20,000.00	
6360 - Pool Monitoring Service	24,000.00	
6371 - Amenity Pool Phone Internet	3,500.00	
6372 - Amenity Pool Direct TV	1,200.00	
6375 - Amenity HVAC Maintenance & Repairs	2,000.00	
6380 - Amenity Playground Maintenance	2,000.00	
6385 - Amenity Sports Equipment Maintenance	1,500.00	
6605 - Amenity Security and Fire Alarm	1,500.00	
6606 - Amenity Riser Room	500.00	
Total Pool	92,500.00	
Reserves		
6001 - Reserve Contributions	8,515.00	
Total Reserves	8,515.00	
Total Mobberly Farms Expense		874,850.00
Total Association Net Income / (Loss)		0.00

COMMUNITY DEVELOPER UPDATES

Developer Planned Community Enhancements:

- Fountain Addition at second pond
- Walking Trail Addition
- Landscaping improvements and enhancements
- Additional Playground and Pocket Park
- Dog Fountain is on order

HOA Planned Community Enhancements:

- Increased Waste Receptacles
- Mirrors in Fitness Room
- Increased soft seating in Amenity Center
- Monument repairs where cracking

COMMUNITY / DEVELOPER UPDATES

Pool and Amenity Center

The Construction Manager received a Temporary CO. There is still a list of items required by the City that must be completed prior to receiving the final Certificate of Occupancy.

Internet installation is in process – Once complete, we will provide app information for access, and you may begin requesting your access codes.

Anyone under the age of sixteen must be accompanied by an adult in the fitness or amenity centers.

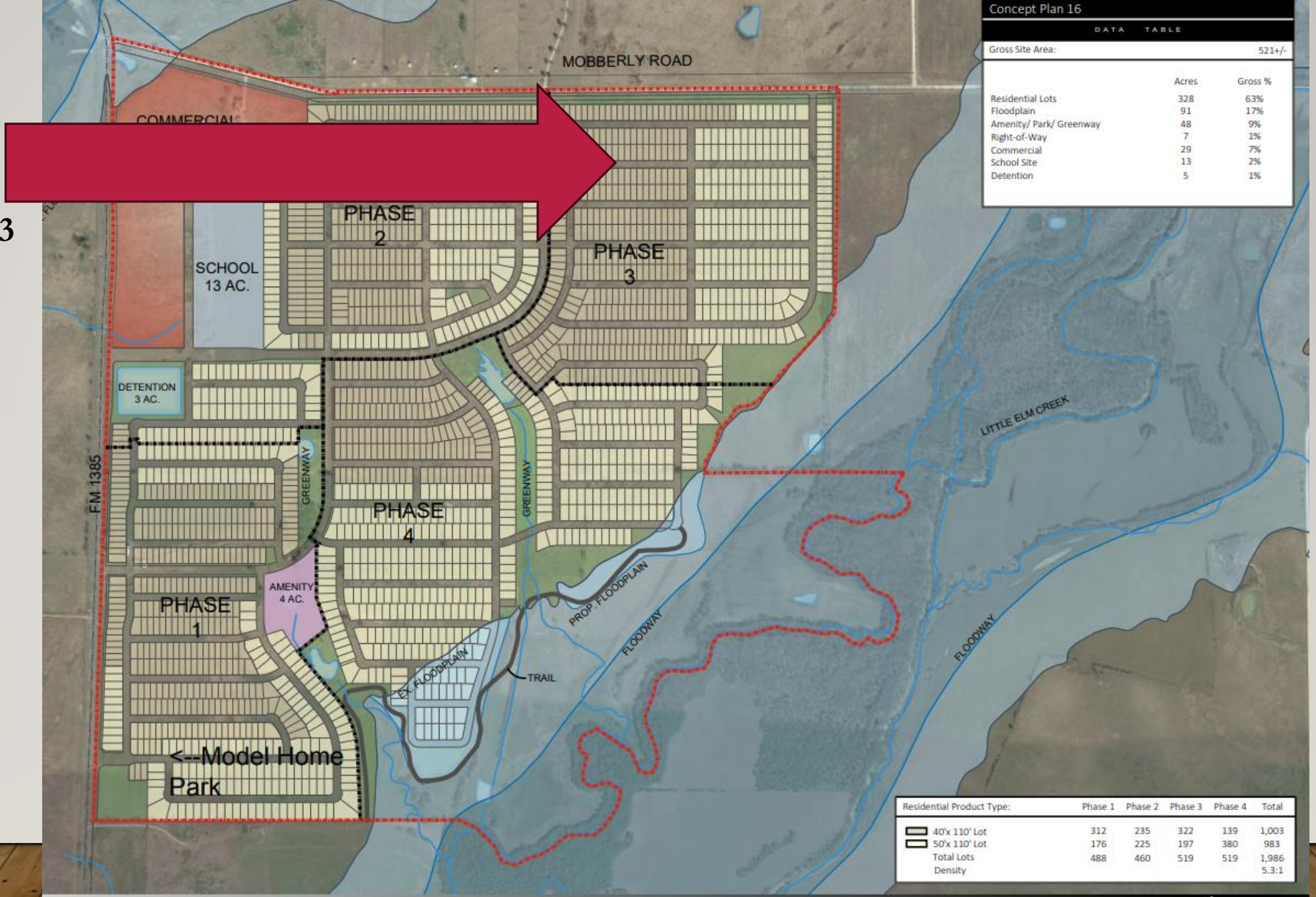
A complete list of Amenity Use Rules and Regulations along with the Reservation processes will be provided within the week.

Pool ledge loungers will be in place for 2026 swim season.

Wood enclosure around pool equipment will be removed and replaced by a brick enclosure.

TV's will be remounted in both the clubhouse and fitness center to accommodate a wider viewing range.

Utility /
Infrastructure work
has started for Phase 3



COMMUNITY / DEVELOPER UPDATES

Mobberly Farms Community Charts

Conversation Started: 01/01/25 to 10/20/25

Statistics by:

Category Data

Selection	Count
Billing	32
General Question	25
Compliance	24
PMA	18
ACC	11
New Homeowner	9
Pool	5
Maintenance	4

Age Data

Aged	Count
0 day(s)	441
1 day(s)	308
106 day(s)	7
142 day(s)	7
2 day(s)	70
29 day(s)	7
3 day(s)	28
36 day(s)	7
4 day(s)	7
5 day(s)	7
9 day(s)	7

Conversation Thread

Threads	Count
1 thread(s)	12
2 thread(s)	104
3 thread(s)	6
4 thread(s)	4
6 thread(s)	1
7 thread(s)	1

Submission Group

Entity	Count
a homeowner	124
a vendor	3
a renter or lessee	1

COMMUNITY / DEVELOPER UPDATES

Mon Oct 20, 2025 02:32 pm
Report: dwr_cs_unit_type_listing

User: Liberty
Liberty Richburg

Unit Type Listing Mobberly Farms Homeowners Association, Inc,

Unit Type	Max. Units	Curr. Units	Sq. Foot	Percent Interest	Late Fee	Occupied Flag
01 -- Single Family Homes	1986	698			0.00	Occupied
02 -- Builder Lots		200			0.00	Occupied
03 -- Developer Lots		0			0.00	Unoccupied
COMMON -- Common Areas		1			0.00	Unoccupied

HOA COMMITTEES – BUILDING A STRONGER COMMUNITY

We've formed several resident-led committees to support the work of the HOA and enhance life in Mobberly Farms. Two organization meetings have already been held to begin coordination and structure.

- ◆ **Advisory Committee**

Role: Provides recommendations to the Board and offers community feedback.

✉ advisorycommittee@mobberlyfarmshoa.com

- ◆ **Crime Watch Committee**

Role: Promotes safety, awareness, and coordinates with local authorities.

✉ crimewatchcommittee@mobberlyfarmshoa.com

- ◆ **Social Committee**

Role: Plans events and fosters neighborhood connections.

✉ socialcommittee@mobberlyfarmshoa.com

- ◆ **Welcome Committee**

Role: Greets and orients new residents to the community.

✉ welcomcommittee@mobberlyfarmshoa.com



🙏 Thank you to our volunteers!

Get involved—[Mobberly Farms Volunteer Form](#)

➤ Homeowners Contact Us!



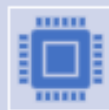
A PROFESSIONAL PROPERTY MANAGEMENT COMPANY



Phone: (972) 428-2030



Fax: (469) 342-8205



After Hours Emergency
Line: (888) 740-2233

For a quick response, go to your community website or www.essexhoa.com and submit your inquiry under the “Contact Us” page. An agent will begin working on your inquiry the moment it is received.



MOBBERLY FARMS
HOMEOWNERS ASSOCIATION

ADJOURNED