

**THE TOWNHOMES AT KATY CROSSING HOMEOWNERS' ASSOCIATION, INC.**

C/o Parshall Management Group  
P.O. Box 202016 ~ Austin, TX 78720-2016  
phone: 512-517-5352 ~ fax: 512-233-5228  
email: parshallmgmtgrp@aol.com

Townhomes at Katy Crossing Homeowner:

Parshall Management Group is responsible for the management of the Townhomes at Katy Crossing HOA. The Association monthly fee provides for the Association management, exterior maintenance/repairs and insurance for the common area, and reserves for future replacement expenses of the common area as described in the Association Documents. Please refer to the Association Budget for an itemized list of the projected operating expenses and replacement reserves.

At the closing of each Townhome the Association will collect the following fees: A one time initiation fee of \$138.00 to cover the common area expense until all of the Townhomes are sold. The current month's prorated HOA fee plus the next full month's HOA fee. Each owner will receive a monthly invoice for the subsequent month's HOA fees.

The current monthly HOA fee is \$68.00 per unit and is due on the first day of each month. A late fee of \$15.00 will be charged for payments not postmarked by the fifteenth day of each month.

Make your check payable to: Townhomes at Katy Crossing HOA

Mail to: Parshall Management Group  
P.O. Box 202016  
Austin, TX 78720-2016

The Association only provides insurance coverage for the common area and each owner will need to make arrangements for the insurance coverage of their townhome as required by the Association Documents. For your convenience we have included insurance recommendations for the Townhome buyer from Bill Russell Insurance Agency.

Sincerely,

Betsy Parshall  
Association Manager  
The Townhomes at Katy Crossing Homeowners' Association, Inc.

**The Townhomes at Katy Crossing Homeowners' Association  
Owner Information Sheet  
2006**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Townhomes at Katy Crossing Unit #(s): \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Evening Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

May we list your name and contact information in the Association Directory?  
\_\_\_\_\_ YES \_\_\_\_\_ NO

Which of the following best describes the primary use of your Townhome?

Primary Residence \_\_\_\_\_ Second Home \_\_\_\_\_ Long Term Rental \_\_\_\_\_

**If you have a long term leased unit you are required to provide a copy of your lease agreement and the contact information of your tenant(s). Please mail a copy of your lease agreement to PMG and complete the tenant contact information below:**

Tenant Name(s): \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Evening Phone: \_\_\_\_\_

**PLEASE COMPLETE AND MAIL TO:  
Parshall Management Group  
P.O. Box 202016  
Austin, TX 78720-2016**

**THE TOWNHOMES AT KATY CROSSING HOMEOWNERS' ASSOCIATION  
Stabilized Operating Budget**

	Number of Units	Unit Type	Total Sq. Foot
	10	905	9,050
	10	1,060	10,600
	15	1,073	16,095
	5	1,440	7,200
<b>TOTALS:</b>	<b>40</b>		<b>42,945</b>

	Total Cost	Life (Years)	Annual Cost	Monthly Cost	Per Unit Cost
<b>REPLACEMENT RESERVES:</b>					
Exterior Painting	24,000	7	3,429	286	
Fencing	54,000	15	3,600	300	
Roofs	65,000	25	2,600	217	
<b>SUB-TOTAL REPLACEMENTS:</b>	<b>143,000</b>		<b>9,629</b>	<b>803</b>	<b>20</b>
<b>OPERATING EXPENSES:</b>					
Contingency			1,200	100	
Grounds Maintenance			13,200	1,100	
Management Fees			5,040	420	
Pest Control			600	50	
Insurance			2,000	167	
Seasonal Plantings			360	30	
Utilities			600	50	
<b>SUB-TOTAL OPERATING:</b>			<b>23,000</b>	<b>1,917</b>	<b>48</b>
<b>TOTAL EXPENSES:</b>			<b>32,629</b>	<b>2,720</b>	<b>68</b>
<b>MONTHLY HOA FEE:</b>					<b>68.00</b>



# Insurance Recommendations for the Town-Home Buyer

## Homeowner's Policy

We recommend and your mortgage company will require you to purchase a Homeowners Policy. This policy will cover the Dwelling, Contents, Loss of Use and Personal Liability of the Homeowner. The Dwelling Limit should be equal to the **FULL** Replacement Cost of the Home.

## Suggested Optional Coverage to the Homeowner Policy

Below is a list of optional coverage endorsements which can be added to your homeowner policy. We feel these are valuable coverages and should be included in any quotes you obtain for homeowners insurance. Most of these items have a very low cost.

Replacement Cost Coverage for the Dwelling – **This is a MUST!**

Replacement Cost for Contents

Water Back-up of Sewers & Drains

Increased coverage for Jewelry, Fine Arts, Antiques or other Collectables

Recommend you carry at least \$500,000 Personal Liability Limit, including Personal Injury Endorsement

Identity Theft Coverage

## Flood Insurance

Flood Insurance is excluded from nearly all Homeowner Policies. In light of recent events, you should also obtain a quote for flood insurance. Although we are not in a coastal area, there is still the possibility of flooding in many areas of Central Texas. Creeks rise, rivers rise and this can cause catastrophic damage to your home which will not be covered by your homeowner policy. Flood insurance is surprisingly affordable. Please ask for a quote and make your decision on whether or not to carry this coverage from there.

We would be happy to quote your insurance. If you would like a free no obligation quote, please call our office at (512) 343-1106.

## Barbara Hope

[bhope@bria.com](mailto:bhope@bria.com)

**Account Manager**

**Extension 2014**

**BILL RUSSELL INSURANCE AGENCY, INC.**

(BRIA)

[www.bria.com](http://www.bria.com)

Member of Combined Agents of America, L.L.C.

**Phone:** (512) 343-1106      **Fax:** (512) 343-1864

**Mail to:** BRIA, Inc., P.O. Box 10388, Austin, TX 78766

**Drive to:** Capital of Texas Plaza, 9015 Mountain Ridge Dr,  
Suite 350, Austin, Texas 78759