

CRESTVIEW HOMEOWNERS ASSOCIATION INC.



ANNUAL MEETING

NOVEMBER 20, 2025
7:00PM



MEETING RULES



ONLINE ATTENDANCE

Please ensure your name and address are displayed as your name during the meeting! This will ensure you can be counted toward quorum. Please send name and address in the chat if you are unable to change your meeting name.

Online participants will be muted at all times aside from the question and answer portion at the end of the meeting.



AGENDA

- I. Call to order
- II. Verification of Quorum - 27 Homes
- III. Introductions
- IV. Financial Review
- V. Candidate Introductions
- VI. Election Procedures
- VII. Community Update
- VIII. Adjournment
- IX. Questions and Answers

INTRODUCTIONS



Reid Vitek
Community Manager



Reid@legacyswhoa.com



214-705-1615 Ext. 125

Christine Cunningham
Administrative Assistant



Christine@legacyswhoa.com



214-705-1615 Ext. 135

Steve Duckworth
Compliance Inspector



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214-705-1615 Ext. 107



INTRODUCTIONS

What do my assessments pay for?



To make a payment, go to
<https://lswpm.cincwebaxis.com> or
scan here

The HOA is required to pay for all operating expenses of the community while contributing monies to the Reserve account.

Your assessments are applied to the listed items:

- General maintenance of all common areas, i.e., landscape services which include mowing, edging, tree trimming, chemical treatments, etc.
- Replacement of trees and shrubs.
- Electricity to operate the irrigation systems throughout the community.
- Utility Services
- Repairs and general maintenance of the irrigation systems, i.e., replacing broken sprinkler heads, valves, etc.
- Miscellaneous common area repairs, i.e., minor landscape material replacements, etc.
- Repair of major assets.
- Insurance premiums, corporate and federal tax obligations.
- Correspondence letters to homeowners, processing ACC requests, postage, etc.

Please keep in mind that this represents only a fraction of the services that homeowner assessments provide for your community. Legacy Southwest Property Management Company was selected by the Board of Directors to provide professional management services.

These services include maintaining the Association's books and records, collecting, implementing your Declaration of Covent Association assessments, implementing your Declarations of Covenants, Conditions and Restrictions, performing regular property inspections and maintaining the common areas within the Association's budget and Board instruction.

The Board of Directors has many responsibilities, including frequent review of the Association's budget to decide if current homeowner assessments are appropriate to fund the community's upcoming annual expenditures vendor selection, such as landscape & holiday lighting, landscape maintenance, water and electrical increases for the common area lighting and irrigation, etc.

A consumer protection law was passed which entitles homeowners to be informed that they are buying a home in an association and what it requires. The title company is obligated to provide all community information at closing.

FINANCIAL REVIEW

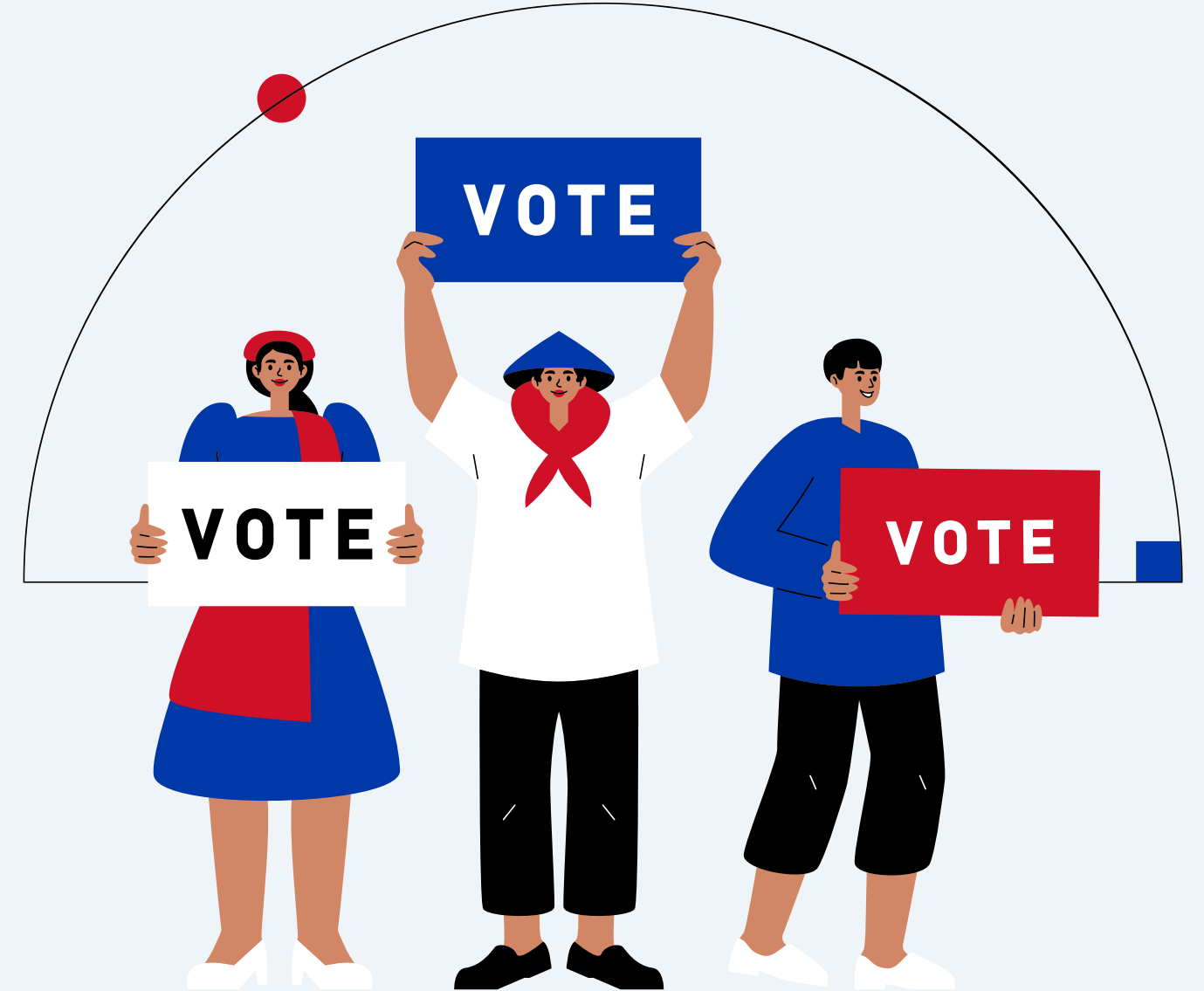


Crestview Homeowners Association Inc.						
	Account	Description	2025 Budget	2025 Actual	2026 Budget	
Operating Accounts						
Income Accounts						
Income						
	40-4010-00	Assessment Income	\$105,860.00	\$105,860.00	\$105,860.00	268 homes \$395 assessments each
	40-4050-00	Capital Contribution (CAP)	\$3,300.00	\$2,700.00	\$1,800.00	\$300 Cap fee est 6 home sales
	40-4060-00	Collection Fees	\$3,000.00	\$1,555.00	\$3,000.00	
	40-4080-00	Fines	\$0.00	\$825.00	\$0.00	
	40-4115-00	Interest - Collections	\$0.00	\$313.27	\$0.00	
	40-4118-00	Landscaping Self Help	\$0.00	\$88.00	\$0.00	
	40-4120-00	Late Fees	\$0.00	\$1,200.00	\$0.00	
	40-4125-00	Legal Fees	\$0.00	\$1,481.84	\$0.00	
	40-4160-00	NSF Charges	\$0.00	\$50.00	\$0.00	
Income Accounts Total			\$112,160.00	\$114,073.11	\$110,660.00	
Expense Accounts						
General & Administrative						
	50-5510-00	Accounting Fees	\$1,020.00	\$510.00	\$1,020.00	
	50-5515-00	Administrative Supplies	\$1,700.00	\$840.84	\$1,700.00	
	50-5570-00	Bad Debt	\$500.00	\$0.00	\$500.00	
	50-5590-00	Collection Costs	\$6,000.00	\$1,570.00	\$6,000.00	
	50-5710-00	Holiday Decorations	\$1,200.00	\$0.00	\$2,200.00	Increased due to new decorations needed
	50-5730-00	Legal Fees - Collections	\$5,000.00	\$1,148.59	\$5,000.00	
	50-5735-00	Legal Fees - General	\$500.00	\$0.00	\$500.00	
	50-5750-00	Management Fees	\$10,758.27	\$5,379.12	\$11,081.02	3% increase
	50-5755-00	Tax Preparation	\$365.00	\$375.00	\$400.00	
	50-5756-00	1099s	\$150.00	\$223.65	\$250.00	
	50-5770-00	Meetings	\$300.00	\$0.00	\$500.00	In person meeting spaces
	50-5771-00	Association Document Storage	\$300.00	\$150.00	\$300.00	
	50-5850-00	Postage & Delivery	\$1,800.00	\$1,197.92	\$1,800.00	
	50-5900-00	Social/Community Events	\$3,000.00	\$237.70	\$5,500.00	Increased to add party supplies to purchase
	50-5910-00	Storage	\$1,164.00	\$636.00	\$1,416.00	
	50-5930-00	Website	\$425.00	\$261.90	\$450.00	
Insurance & Taxes						
	55-7310-00	Directors & Officers	\$2,216.40	\$1,817.00	\$2,017.00	Contracted Price until 2027
	55-7385-00	TX Comm Property	\$6,606.60	\$2,438.00	\$2,545.42	Contracted Price until 2027
	55-7390-00	Umbrella Policy	\$696.00	\$163.00	\$163.00	Contracted Price until 2027
	55-7420-00	Property Taxes	\$0.00	\$129.30	\$150.00	Increased based on actuals
	55-7430-00	Income Taxes	\$0.00	\$128.00	\$150.00	Increased based on actuals
Landscaping						
	60-6050-00	Irrigation Maintenance	\$3,500.00	\$325.00	\$4,000.00	Increased for potential replacements
	60-6060-00	Landscape Contract	\$42,804.00	\$34,891.89	\$42,217.56	Contract not to increase w/ 4-lawn
	60-6070-00	Landscape Extras	\$2,329.73	\$0.00	\$3,000.00	Entrance lighting and landscaping
Maintenance & Repairs						
	61-6420-00	Fences/Walls	\$200.00	\$0.00	\$200.00	
	61-6565-00	Maintenance & Repairs -General	\$4,000.00	\$0.00	\$4,000.00	
	61-6640-00	Playground Maintenance	\$500.00	\$9,405.38	\$4,000.00	Increased for future electricity addition to canopy
	61-6710-00	Signs	\$200.00	\$0.00	\$500.00	
Utilities						
	70-7010-00	Electricity	\$1,100.00	\$302.78	\$900.00	Decreased due to 2025 actuals
	70-7150-00	Water	\$6,000.00	\$2,010.39	\$6,500.00	Increased due to water costs
Reserve Income						
	90-9900-01	Reserves Contribution	\$7,825.00	\$0.00	\$1,700.00	Budgeted for minimum contribution
Expense Accounts Total			\$112,160.00	\$64,141.46	\$110,660.00	
Operating Accounts Net			\$0.00	\$49,931.65	\$0.00	

2026 BUDGET

- NO ASSESSMENT INCREASE
- ADDITIONAL FUNDS ADDED FOR 2026 SOCIAL EVENTS
- INSURANCE COST WILL NOT RISE FOR SEVERAL YEARS
- NEW LANDSCAPER SAVED US SOME MONEY FOR 2026

CANDIDATE INTRODUCTIONS



Please tell us about yourself: Include business, Spouse, Children, Hobbies, etc.

Please write past experiences/work that has prepared you for a position to serve on the Board of Directors.

Do you have any commitments that will restrict you from serving on the Board (Travel, employment, other meetings)?

No

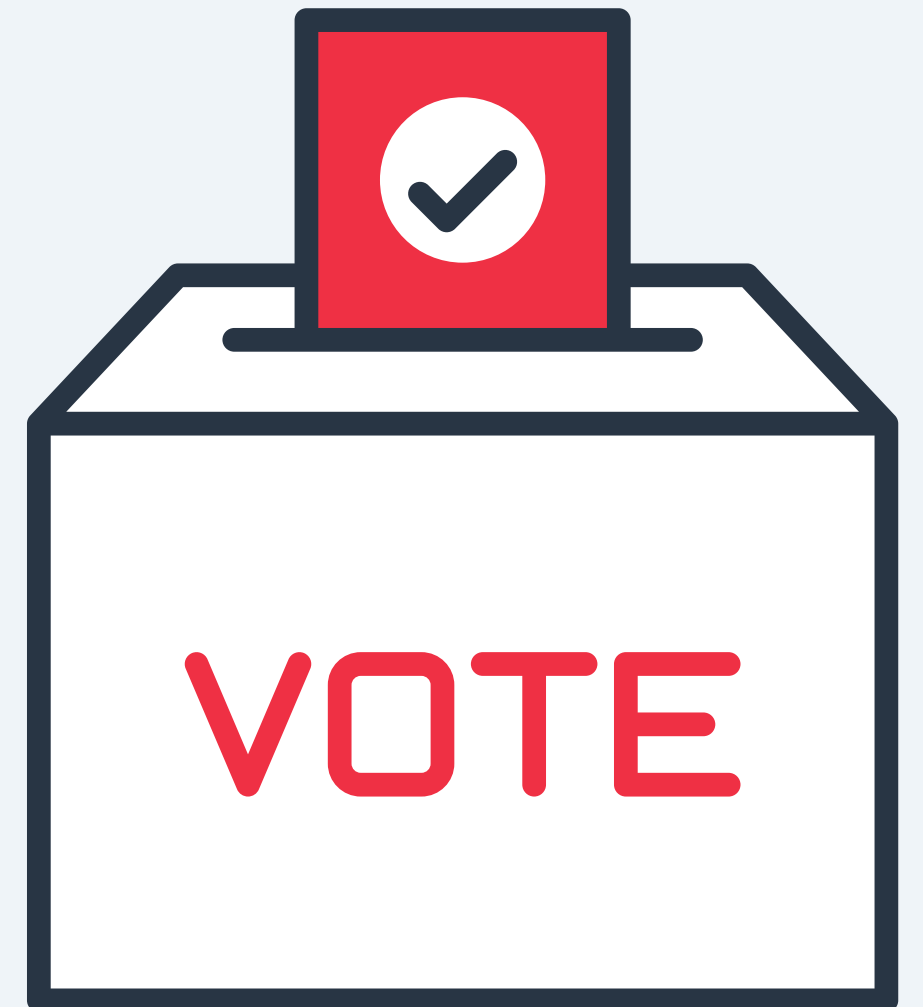
DEBBIE
WILKERSON

ELECTION PROCEDURE



ELECTION PROCEDURE

- There is one (1) open board position to be filled.
- Since the number of candidates does not exceed the number of available positions, no formal vote will be required at the annual meeting. We are pleased to welcome Debbie Wilkerson to the board!



COMMUNITY UPDATE

- CHRISTMAS EVENT
- UPDATE FROM THE BOARD

ADJOURNMENT



QUESTION & ANSWERS



Ideas for the community and questions



Please limit comments to 3 minutes or less