

PHEASANT CROSSING

HOMEOWNERS ASSOCIATION

Annual Meeting
December 10, 2025
6:00 p.m.

AGENDA

CALL TO ORDER

PROOF OF NOTICE

**FINANCIALS/RESERVE
2026 BUDGET**

**VIOLATIONS AND LANDSCAPE
UPDATES**

ACC COMMITTEE UPDATES

**SOCIAL EVENT AND DECORATING
VOLUNTEERS**

LANDSCAPE COMMITTEE

ADJOURN

**OPEN
COMMENTS/QUESTIONS**

PROOF OF NOTICE

Pheasant Crossing Homeowners' Association, Inc.

NOTICE OF ANNUAL MEETING
Wednesday, December 10, 2025
6:00 P.M.

Dear Pheasant Crossing HOA Member,

In accordance with Article 2, Section 2.5 of the Bylaws for Pheasant Crossing Homeowners' Association, Inc., you are hereby given notice that an Annual Meeting of the Members is scheduled for **Wednesday, December 10, 2025, at 6:00 p.m.**

Microsoft Teams

Join the meeting now

Meeting ID: 265 445 561 351 56

Passcode: Ry3aP72m

Dial in by phone

+1 323-694-0227_689772984# United States, Los Angeles

Find a local number

Phone conference ID: 689 772 984#

For organizers: Meeting options | Reset dial-in PIN

To conduct the Meeting, a quorum of twenty percent (20% or 14 homes) of members must be present either in person or by proxy. If you are attending by proxy, please complete and return the proxy to lindsay@legacysouthwestpm.com or complete a proxy on-line via www.pheasantcrossinghoa.com no later than Noon on Tuesday, December 9, 2025.

The meeting will begin promptly at 6:00 p.m. We look forward to having you join us. If you have any questions, please call Lindsay Gilliland at 214-705-1615.

If a quorum is not reached by proxy, the meeting will be moved to a later date.



Income Statement - Operating

Pheasant Crossing Trinity Homeowners' Association, Inc.

10/01/2025 to 10/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010 Assessment Income	\$ -	\$ -	\$ -	\$ 48,510.00	\$ 48,510.00	\$ -	\$ 48,510.00
4050 Capital Contribution (CAP)	550.00	166.67	383.33	3,250.00	1,666.70	1,583.30	2,000.00
4060 Collection Fees	(75.00)	83.33	(158.33)	770.00	833.30	(63.30)	1,000.00
4080 Fines	-	-	-	225.00	-	225.00	-
4115 Interest - Collections	(59.44)	-	(59.44)	255.75	-	255.75	-
4120 Late Fees	(200.00)	-	(200.00)	800.00	-	800.00	-
4125 Legal Fees	337.80	-	337.80	337.80	-	337.80	-
Total Income	\$ 553.36	\$ 250.00	\$ 303.36	\$ 54,148.55	\$ 51,010.00	\$ 3,138.55	\$ 51,510.00
Total OPERATING INCOME	\$ 553.36	\$ 250.00	\$ 303.36	\$ 54,148.55	\$ 51,010.00	\$ 3,138.55	\$ 51,510.00
OPERATING EXPENSE							
General & Administrative							
5510 Accounting Fees	85.00	85.00	-	850.00	850.00	-	1,020.00
5515 Administrative Supplies	120.02	85.00	(35.02)	1,101.34	850.00	(251.34)	1,020.00
5570 Bad Debt	-	-	-	1,115.59	-	(1,115.59)	-
5590 Collection Costs	30.00	166.67	136.67	1,005.00	1,666.70	661.70	2,000.00
5710 Holiday Decorations	-	100.00	100.00	-	1,000.00	1,000.00	1,200.00
5730 Legal Fees - Collections	-	83.33	83.33	-	833.30	833.30	1,000.00
5735 Legal Fees - General	389.30	66.67	(322.63)	929.30	666.70	(262.60)	800.00
5750 Management Fees	772.50	772.50	-	7,725.00	7,725.00	-	9,270.00
5755 Tax Preparation	-	33.33	33.33	375.00	333.30	(41.70)	400.00
5756 1099s	-	20.83	20.83	55.42	208.30	152.88	250.00
5771 Association Document Storage	25.00	25.00	-	250.00	250.00	-	300.00
5850 Postage & Delivery	7.38	62.50	55.12	296.84	625.00	328.16	750.00
5900 Social/Community Events	-	83.33	83.33	540.11	833.30	293.19	1,000.00
5930 Website	-	40.83	40.83	361.90	408.30	46.40	490.00
Total General & Administrative	\$ 1,429.20	\$ 1,624.99	\$ 195.79	\$ 14,605.50	\$ 16,249.90	\$ 1,644.40	\$ 19,500.00
Insurance & Taxes							
7310 Directors & Officers	-	133.75	133.75	-	1,337.50	1,337.50	1,605.00
7385 TX Comm Property	-	311.75	311.75	2,832.00	3,117.50	285.50	3,741.00
Total Insurance & Taxes	\$ -	\$ 445.50	\$ 445.50	\$ 2,832.00	\$ 4,455.00	\$ 1,623.00	\$ 5,346.00
Landscaping							
6050 Irrigation Maintenance	-	100.00	100.00	1,552.35	1,000.00	(552.35)	1,200.00
6060 Landscape Contract	1,426.32	1,426.17	(0.15)	14,263.20	14,261.70	(1.50)	17,114.00
6070 Landscape Extras	-	208.33	208.33	703.63	2,083.30	1,379.67	2,500.00
Total Landscaping	\$ 1,426.32	\$ 1,734.50	\$ 308.18	\$ 16,519.18	\$ 17,345.00	\$ 825.82	\$ 20,814.00
Maintenance & Repairs							
6565 Maintenance & Repairs -General	-	204.17	204.17	-	2,041.70	2,041.70	2,450.00
6710 Signs	-	16.67	16.67	-	166.70	166.70	200.00
Total Maintenance & Repairs	\$ -	\$ 220.84	\$ 220.84	\$ -	\$ 2,208.40	\$ 2,208.40	\$ 2,650.00
Utilities							
7010 Electricity	-	16.67	16.67	177.80	166.70	(11.10)	200.00
7150 Water	1,684.89	250.00	(1,434.89)	7,782.62	2,500.00	(5,282.62)	3,000.00
Total Utilities	\$ 1,684.89	\$ 266.67	(\$ 1,418.22)	\$ 7,960.42	\$ 2,666.70	(\$ 5,293.72)	\$ 3,200.00
Total OPERATING EXPENSE	\$ 4,540.41	\$ 4,292.50	(\$ 247.91)	\$ 41,917.10	\$ 42,925.00	\$ 1,007.90	\$ 51,510.00
Net Income:	(\$ 3,987.05)	(\$ 4,042.50)	\$ 55.45	\$ 12,231.45	\$ 8,085.00	\$ 4,146.45	\$ 0.00

Pheasant Crossing Trinity Homeowners' Association, Inc.						
	Account	Description	2025 Budget	2025 Actual	2026 Budget	
Operating Accounts						
Income Accounts						
Income						
	40-4010-00	Assessment Income	\$48,510.00	\$48,510.00	\$48,510.00	98 Homeowners Paying \$495 Annually
	40-4050-00	Capital Contribution (CAP)	\$2,000.00	\$2,150.00	\$800.00	2 resales at \$400
	40-4060-00	Collection Fees	\$1,000.00	\$675.00	\$800.00	50% of Collection Cost
	40-4080-00	Fines	\$0.00	\$25.00	\$0.00	
	40-4115-00	Interest - Collections	\$0.00	\$270.61	\$0.00	
	40-4120-00	Late Fees	\$0.00	\$850.00	\$0.00	
New						
Income Accounts Total			\$51,510.00	\$52,480.61	\$50,110.00	
Expense Accounts						
General & Administrative						
	50-5510-00	Accounting Fees	\$1,020.00	\$510.00	\$1,020.00	\$85 Monthly
	50-5515-00	Administrative Supplies	\$1,020.00	\$658.41	\$1,020.00	
	50-5570-00	Bad Debt	\$0.00	\$1,115.59	\$0.00	
	50-5590-00	Collection Costs	\$2,000.00	\$825.00	\$1,600.00	
	50-5710-00	Holiday Decorations	\$1,200.00	\$0.00	\$1,500.00	
	50-5730-00	Legal Fees - Collections	\$1,000.00	\$0.00	\$500.00	
	50-5735-00	Legal Fees - General	\$800.00	\$265.00	\$800.00	Legislative Changes Update Documents
	50-5750-00	Management Fees	\$9,270.00	\$4,635.00	\$9,548.10	3% Increase
	50-5755-00	Tax Preparation	\$400.00	\$375.00	\$400.00	
	50-5756-00	1099s	\$250.00	\$55.42	\$100.00	
	50-5771-00	Association Document Storage	\$300.00	\$150.00	\$300.00	Per Addendum A: \$25 Monthly
	50-5850-00	Postage & Delivery	\$750.00	\$208.98	\$222.30	Homeowner Correspondence
	50-5900-00	Social/Community Events	\$1,000.00	\$540.11	\$1,500.00	
	50-5930-00	Website	\$490.00	\$175.00	\$490.00	
Insurance & Taxes						
	55-7310-00	Directors & Officers	\$1,605.00	\$1,258.00	\$1,926.00	20% Increase
	55-7385-00	TX Comm Property	\$3,741.00	\$1,574.00	\$1,888.80	20% Increase
Landscaping						
	60-6050-00	Irrigation Maintenance	\$1,200.00	\$876.77	\$1,200.00	
	60-6060-00	Landscape Contract	\$17,114.00	\$8,557.92	\$17,627.42	3% Increase
	60-6070-00	Landscape Extras	\$2,500.00	\$0.00	\$2,500.00	Landscape Addition Front Entrance
Maintenance & Repairs						
	61-6565-00	Maintenance & Repairs -General	\$2,450.00	\$0.00	\$2,449.97	
	61-6710-00	Signs	\$200.00	\$0.00	\$0.00	
Utilities						
	70-7010-00	Electricity	\$200.00	\$137.82	\$275.64	Based On Actuals
	70-7150-00	Water	\$3,000.00	\$2,513.00	\$3,241.77	Based on Actuals
New						
Expense Accounts Total			\$51,510.00	\$24,431.02	\$50,110.00	
Operating Accounts Net			\$0.00	\$28,049.59	\$0.00	

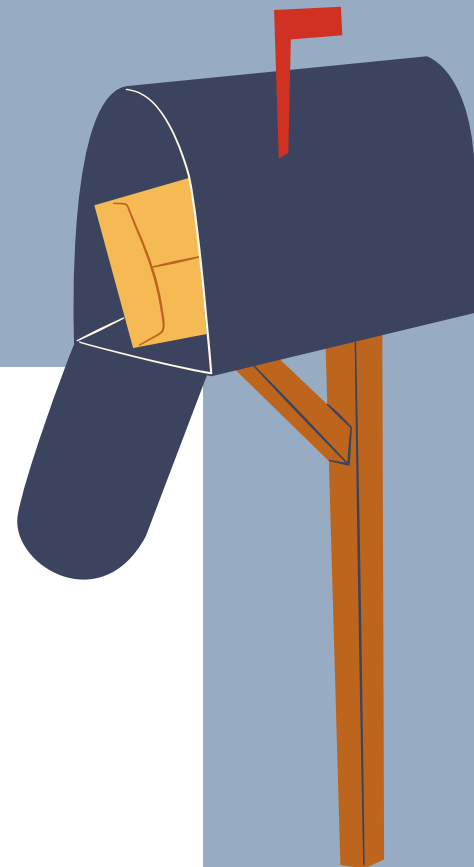
ACCOUNT BALANCE
\$44,092.86

2026 BUDGET APPROVAL
NO INCREASE

2026 Assessments due January 31, 2026



5600 Tennyson Pkwy
Ste. 270
Plano, TX 75024



Lindsay@legacyswhoa.com

Payment Options

Option 1

Your Banks Online BillPay



Name of your Community
c/o Legacy Southwest Property Management
PO Box 294047
Lewisville, TX 75029-4047

Option 2

CINC Payment Portal



To make your payments, please go to the CINC portal at lswpm.cincwebaxis.com. On the first visit to the portal, you will need to register. Simply click on the "Sign In" button at the upper right corner of the window, then click "Create Account" at the bottom right. Once your registration request is reviewed and validated by Legacy Southwest, you will receive an email with a link to set your password. You can then log in with your email address and new password to make payments. Please allow 24 hours for validation.

Option 3

Lockbox Payment



Make out a check payable to Name of your Community with your property address on the check and mail to the address below.

Name of your Community
c/o Legacy Southwest Property Management
PO Box 294047
Lewisville, TX 75029-4047



SOCIAL EVENT & DECORATING COMMITTEE

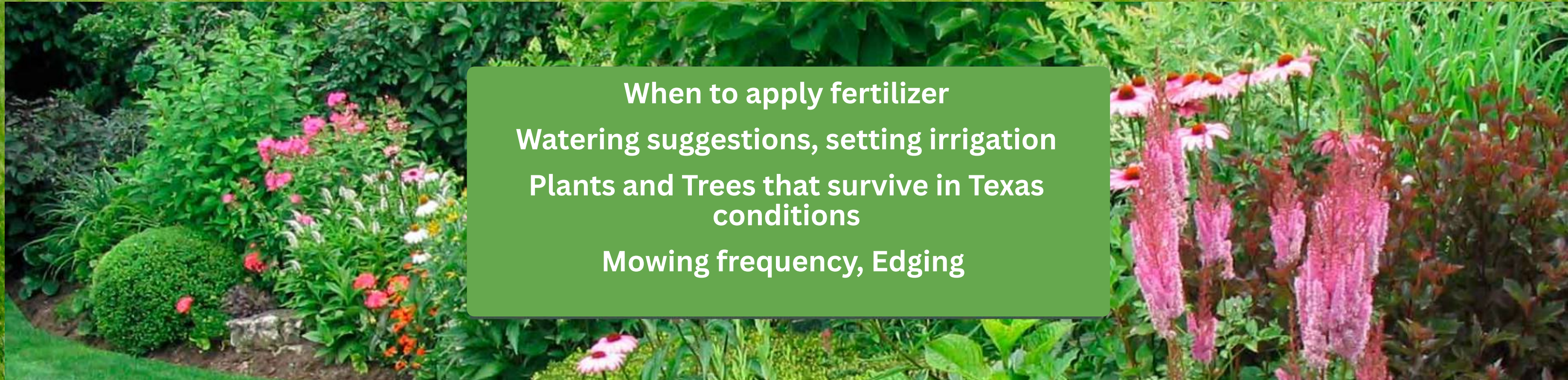
LINDSAY@LEGACYSOUTHWESTPM.COM



ACC COMMITTEE UPDATES

LANDSCAPE COMMITTEE

JIM MOTLEY



When to apply fertilizer
Watering suggestions, setting irrigation
Plants and Trees that survive in Texas conditions
Mowing frequency, Edging



Gift cards from Calloway Gardens Nursery

LANDSCAPE REMINDERS



Tree Replacement

city requires 3" caliper

Trash bins

24 hours after pick up stored
out of sight from front view of home



Landscape

Corner lots maintain the grass
and trees between the sidewalk

CROSSWALK DANGERS



ADJOURN

**OPEN
COMMENTS/QUESTIONS**