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# WELLSPRING ESTATES

Annual HOA  
Meeting

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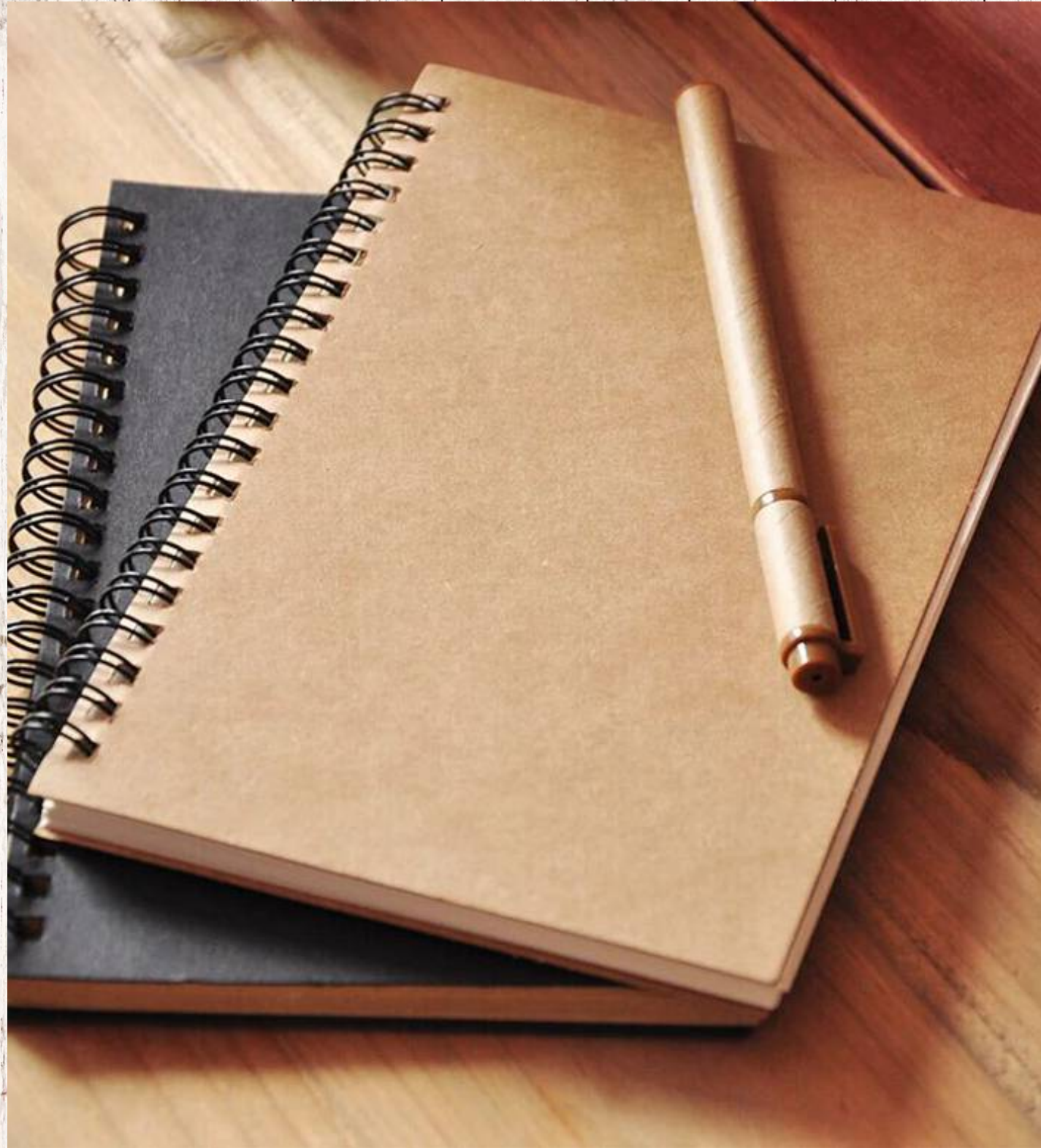


DECEMBER 17, 2025

6:00 P.M.



# Agenda



1. Call to order

- establish quorum

2. Proof Of Notice

3. Financials Review

2026 approved budget

4. Landscape requirements

5. New business: tennis court

6. Adjourn

Open Comments



# NOTICE OF ANNUAL MEETING

Tuesday, December 16, 2025  
6:00 P.M.

Dear View [at](#) the Reserve Homeowner,

In accordance with **Article 3, Section 3.5 of the [bylaws](#) for View at the Reserve Homeowners Association, Inc.**, you are hereby given notice of and requested to attend the **2024 Annual Homeowners Meeting**. The Annual Homeowners Meeting is scheduled for **Tuesday, December 16, 2025 at 6:00 p.m. The meeting will be Virtual.**

**Microsoft Teams** [Need help?](#)  
**[Join the meeting now](#)**

Meeting ID: 259 612 866 717 00  
Passcode: 4mk3Xs6b

**Dial in by phone**  
[+1 323-694-0227, 946686647#](#) United States, Los Angeles  
[Find a local number](#)  
Phone conference ID: 946 686 647#

A proxy is a written instrument, signed by the member, which duly appoints the member’s voting rights and attendance. The Bylaws state that [in order to hold a meeting and conduct business of the Association](#), there must be a quorum present. A quorum is the number of homes represented either in person or by proxy. **The quorum required to hold a meeting is twenty percent (20%) of all lot owners.** If quorum is not met, the meeting will be *reconvened* on **Tuesday, December 16th, 2025, at 6:10pm with the quorum requirement of 10%.** If the quorum for the meeting is not met, the Association will not be able to conduct any Association business, and will incur additional expenses to recall, reschedule and re-notice.

If you have any questions or concerns, please email Lindsay  
[Lindsay@legacysouthwestpm.com](mailto:Lindsay@legacysouthwestpm.com)

**The deadline to return the proxy is Tuesday, December 17th, by Noon**

Legacy Southwest Property Management, LLC  
5600 [Tennyson Pkwy.](#), Ste 270, Plano, TX 75024  
E-mail: [Lindsay@legacysouthwestpm.com](mailto:Lindsay@legacysouthwestpm.com)



## Income Statement - Operating

Wellspring Estates Homeowners Association, Inc.

11/01/2025 to 11/30/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010 Assessment Income	\$ -	\$ -	\$ -	\$131,939.20	\$124,092.71	\$ 7,846.49	\$124,092.71
4011 Pro-Rated Assessments	309.85	-	309.85	956.63	-	956.63	-
4012 Builder Assessment Income	-	733.33	( 733.33)	9,300.00	8,066.63	1,233.37	8,800.00
4050 Capital Contribution (CAP)	600.00	833.33	( 233.33)	7,200.00	9,166.63	( 1,966.63)	10,000.00
4060 Collection Fees	85.00	41.67	43.33	5,167.13	458.37	4,708.76	500.00
4075 Developer Funding	-	1,250.00	( 1,250.00)	-	13,750.00	( 13,750.00)	15,000.00
4080 Fines	225.00	-	225.00	2,450.00	-	2,450.00	-
4115 Interest - Collections	14.36	-	14.36	1,076.18	-	1,076.18	-
4120 Late Fees	100.00	-	100.00	4,725.00	-	4,725.00	-
4160 NSF Charges	-	-	-	100.00	-	100.00	-
Total Income	\$ 1,334.21	\$ 2,858.33	(\$ 1,524.12)	\$162,914.14	\$155,534.34	\$7,379.80	\$158,392.71
Total OPERATING INCOME	\$ 1,334.21	\$ 2,858.33	(\$ 1,524.12)	\$162,914.14	\$155,534.34	\$ 7,379.80	\$158,392.71
OPERATING EXPENSE							
General & Administrative							
5510 Accounting Fees	85.00	85.00	-	935.00	935.00	-	1,020.00
5515 Administrative Supplies	209.33	85.00	( 124.33)	2,154.08	935.00	( 1,219.08)	1,020.00
5590 Collection Costs	100.00	83.33	( 16.67)	5,415.00	916.63	( 4,498.37)	1,000.00
5710 Holiday Decorations	-	166.67	166.67	965.59	1,833.37	867.78	2,000.00
5730 Legal Fees - Collections	-	41.67	41.67	844.50	458.37	( 386.13)	500.00
5735 Legal Fees - General	-	41.67	41.67	275.00	458.37	183.37	500.00
5750 Management Fees	956.68	956.68	-	10,523.48	10,523.48	-	11,480.18
5755 Tax Preparation	-	33.33	33.33	375.00	366.63	( 8.37)	400.00
5756 1099s	-	16.67	16.67	169.49	183.37	13.88	200.00
5771 Association Document Storage	25.00	25.00	-	275.00	275.00	-	300.00
5850 Postage & Delivery	90.84	41.67	( 49.17)	2,262.28	458.37	( 1,803.91)	500.00
5900 Social/Community Events	-	83.33	83.33	-	916.63	916.63	1,000.00
5930 Website	-	40.00	40.00	250.00	440.00	190.00	480.00
Total General & Administrative	\$ 1,466.85	\$ 1,700.02	\$ 233.17	\$ 24,444.42	\$ 18,700.22	(\$5,744.20)	\$ 20,400.18
Insurance & Taxes							
7310 Directors & Officers	-	135.25	135.25	-	1,487.75	1,487.75	1,623.05
7385 TX Comm Property	-	515.88	515.88	4,978.11	5,674.68	696.57	6,190.55
7420 Property Taxes	185.94	-	( 185.94)	431.07	-	( 431.07)	-
Total Insurance & Taxes	\$ 185.94	\$ 651.13	\$ 465.19	\$ 5,409.18	\$ 7,162.43	\$1,753.25	\$ 7,813.60
Landscaping							
6050 Irrigation Maintenance	-	125.00	125.00	3,009.35	1,375.00	( 1,634.35)	1,500.00
6060 Landscape Contract	3,879.87	6,126.17	2,246.30	47,279.15	67,387.87	20,108.72	73,514.03
6070 Landscape Extras	-	125.00	125.00	1,840.25	1,375.00	( 465.25)	1,500.00
Total Landscaping	\$ 3,879.87	\$ 6,376.17	\$ 2,496.30	\$ 52,128.75	\$ 70,137.87	\$18,009.12	\$ 76,514.03
Maintenance & Repairs							
6470 Gate Repair	-	16.67	16.67	-	183.37	183.37	200.00
6565 Maintenance & Repairs -General	-	83.33	83.33	1,461.38	916.63	( 544.75)	1,000.00
6636 Pet Clean Up	53.09	53.63	0.54	686.97	589.93	( 97.04)	643.56
6665 Pond Maintenance	469.10	809.80	340.70	4,500.22	8,907.80	4,407.58	9,717.61
6710 Signs	-	25.00	25.00	-	275.00	275.00	300.00
6740 Sports Court Maintenance	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
Total Maintenance & Repairs	\$ 522.19	\$ 1,113.43	\$ 591.24	\$ 6,648.57	\$ 12,247.73	\$5,599.16	\$ 13,361.17
Utilities							
7010 Electricity	1,796.12	183.33	( 1,612.79)	14,935.96	2,016.63	( 12,919.33)	2,200.00
7150 Water	3,842.01	1,925.31	( 1,916.70)	32,710.33	21,178.41	( 11,531.92)	23,103.73
Total Utilities	\$ 5,638.13	\$ 2,108.64	(\$ 3,529.49)	\$ 47,646.29	\$ 23,195.04	(\$24,451.25)	\$ 25,303.73
80-8000 Contingency	-	1,250.00	1,250.00	-	13,750.00	13,750.00	15,000.00
Total OPERATING EXPENSE	\$ 11,692.98	\$ 13,199.39	\$ 1,506.41	\$136,277.21	\$145,193.29	\$ 8,916.08	\$158,392.71
Net Income:	(\$ 10,358.77)	(\$ 10,341.06)	(\$ 17.71)	\$ 26,636.93	\$ 10,341.05	\$ 16,295.88	\$ 0.00



# What do my assessments pay for

- 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 entrance lighting streetlights and numerous irrigation systems throughout the community.
- Utility Service, water, electric
- 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.
- Legal and tax services, including annual audits, delinquent accounts
- Insurance premiums, corporate and federal tax obligations.
- Insurance property, Liability and Directors and Officers
- Correspondence letters to homeowners, processing ACC requests, postage, etc.
- Compliance inspections
- Website domain

# Sign Up Now

 [Wellspringestateshoa.com](https://wellspringestateshoa.com)

Report Issues

Governing Document

Budget and Financials

Online submission for ACC request

Submit and pay HAO assessments



# 2025 Budget No Increase

Wellspring Estates Homeowners Association, Inc.						
	Account	Description	2025 Budget	2025 Actual	2026 Budget	
Operating Accounts						
Income Accounts						
Income						
	40-4010-00	Assessment Income	\$124,092.71	\$131,939.20	\$135,960.00	220 homeowners \$618
	40-4011-00	Pro-Rated Assessments	\$0.00	\$345.40	\$12,087.38	
	40-4012-00	Builder Assessment Income	\$8,800.00	\$9,300.00	\$7,600.00	76 Builder owned lots paying \$100
	40-4050-00	Capital Contribution (CAP)	\$10,000.00	\$6,000.00	\$8,000.00	\$200 cap fee 40 new home sales
	40-4060-00	Collection Fees	\$500.00	\$4,542.13	\$2,000.00	50% of Collection fee
	40-4075-00	Developer Funding	\$15,000.00	\$0.00	\$0.00	
	40-4080-00	Fines	\$0.00	\$1,150.00	\$0.00	
	40-4115-00	Interest - Collections	\$0.00	\$893.10	\$0.00	
	40-4120-00	Late Fees	\$0.00	\$4,025.00	\$0.00	
	40-4160-00	NSF Charges	\$0.00	\$100.00	\$0.00	
New						
Income Accounts Total			\$158,392.71	\$158,294.83	\$165,647.38	
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	\$1,184.46	\$1,500.00	
	50-5590-00	Collection Costs	\$1,000.00	\$4,775.00	\$4,000.00	
	50-5710-00	Holiday Decorations	\$2,000.00	\$0.00	\$2,000.00	Contract
	50-5730-00	Legal Fees - Collections	\$500.00	\$0.00	\$500.00	
	50-5735-00	Legal Fees - General	\$500.00	\$0.00	\$800.00	Legislative changes and document updates
	50-5750-00	Management Fees	\$11,480.18	\$5,740.08	\$11,824.59	3% Increase
	50-5755-00	Tax Preparation	\$400.00	\$375.00	\$400.00	
	50-5756-00	1099s	\$200.00	\$169.49	\$200.00	
	50-5771-00	Association Document Storage	\$300.00	\$150.00	\$300.00	Per Addendum A \$25 monthly
	50-5850-00	Postage & Delivery	\$500.00	\$1,413.88	\$1,500.00	Homeowner Correspondence
	50-5900-00	Social/Community Events	\$1,000.00	\$0.00	\$1,000.00	
	50-5930-00	Website	\$480.00	\$175.00	\$490.00	
Insurance & Taxes						
	55-7310-00	Directors & Officers	\$1,623.05	\$1,007.00	\$1,208.40	20% Increase
	55-7385-00	TX Comm Property	\$6,190.55	\$2,318.00	\$2,781.60	20% Increase
	55-7420-00	Property Taxes	\$0.00	\$34.14	\$23.31	2% Increase
Landscaping						
	60-6050-00	Irrigation Maintenance	\$1,500.00	\$0.00	\$1,500.00	
	60-6060-00	Landscape Contract	\$73,514.03	\$25,119.44	\$75,719.45	3% Increase
	60-6070-00	Landscape Extras	\$1,500.00	\$0.00	\$1,500.00	
Maintenance & Repairs						
	61-6470-00	Gate Repair	\$200.00	\$0.00	\$8,118.75	Install Brivo access for court gate
	61-6565-00	Maintenance & Repairs -General	\$1,000.00	\$1,461.38	\$1,500.00	
	61-6636-00	Pet Clean Up	\$643.56	\$342.15	\$960.00	
	61-6665-00	Pond Maintenance	\$9,717.61	\$1,449.90	\$7,452.00	Based on actuals
	61-6710-00	Signs	\$300.00	\$0.00	\$0.00	
	61-6740-00	Sports Court Maintenance	\$1,500.00	\$0.00	\$1,500.00	
Utilities						
	70-7010-00	Electricity	\$2,200.00	\$1,558.16	\$3,115.92	Based on actuals
	70-7150-00	Water	\$23,103.73	\$15,580.12	\$24,152.64	Based on actuals
(not specified)						
	80-8000-00	Contingency	\$15,000.00	\$0.00	\$10,580.72	
New						
Expense Accounts Total			\$158,392.71	\$63,363.20	\$165,647.38	
Operating Accounts Net			\$0.00	\$94,931.63	\$0.00	

# Financials

## 2025

Complete Financials:  
[www.wellspringestateshoa.com](http://www.wellspringestateshoa.com)



2024 Financial Report as of 11/31/24	Actual	Annual Budget
Income	\$117,970.48	\$124,092.71
Delinquent	\$6,122.23	\$0
Insurance & Taxes	\$7,160.93	\$7,814.40
Water	\$32,710.33	\$23,103.73
Landscaping	\$67,387.87	\$73,514.03
Landscape Extra	\$1,840.25	\$1,500.00

# Lighting

## Front Entrance Plug Replaced

\*ants eat the coating on the wires  
causing a shortage

Lights at the pond have been  
chewed by an animal

Quote to repair \$2,483.26

\*need to remove the culprit before  
replacing light

YNNN

**CoServ**  
CoServ.com | (940) 321-7800 | contact@coserv.com

WELLSPRING ESTATES HOA INC  
4409 WELLSPRING PKWY POND PUMP  
CELINA TX 75009-0000  
ACCOUNT NUMBER: 9001915281

**Your Account Summary**  
Bill Date: November 5, 2025

Previous Balance	\$2,374.17
Payment Received - Thank You!	\$2,381.71 CR
Balance Forward	\$7.54 CR
<b>Electric Service</b>	<b>\$1,248.29</b>
Current Charges	\$1,248.29
<b>Total Amount Due by 11/22/2025</b>	<b>\$1,240.75</b>
Amount Due after 11/22/2025	\$1,298.23

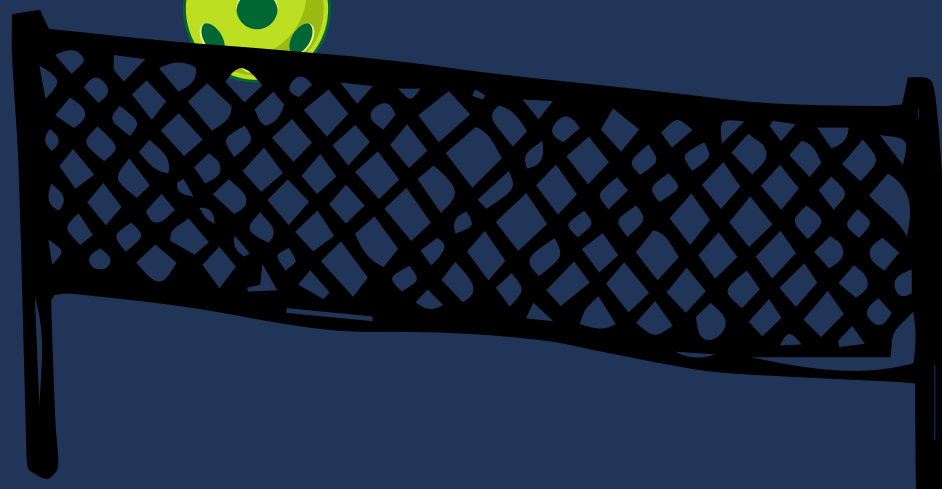
**Total Amount Due**  
**\$1,240.75**  
Payment due on  
November 22, 2025

Electric Charges

NOV 10 2025

Court Lighting  
YTD

\$10,884.30





## 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](http://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

### Option 4

#### Corporate 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

# 2026 Assessments due January 31st



5600 Tennyson Pkwy  
Ste. 270  
Plano, TX 75024



# ACC request for any exterior improvement



Driveway extensions- HOA approval and need City permits

Fence can start 10 feet from corner of house

Trash can screens must match current fence stain and pickets they are allowed on the corner but not in front on the house

Holiday Lights only allowed during approved holiday dates: 2nd week in Nov-2nd week Jan  
NO BLINKING STROBE LIGHTS!!!



Front porch stamped concrete, brick, stone

All lights need ACC approval

No solar landscape lights allowed



NO inoperable cars,  
No trailers, Boats, RV's  
parked in front of home street or driveway

Landscape borders must match current  
homes brick and be aligned

**Front facing garage windows need to  
be covered**





# COMMUNITY UPDATES

- Total # of homes 220
- Total # developer/builder 76
- Number of Violations YTD 496
- Number of ACC Request 15 many projects did not submit for approval
- New gate entry to courts, electrical established, allows for fob entry
- Volunteers wanted: Social Committee







# \$ Vandalism

**Increases assessments**

Courts:

Breaking the gate entry

Tearing off the screen

Bent welded metal

Sitting on nets breaks cables

Bikes on Courts

Knocking down signs

Motor Cross bikes in flower beds

Creek Bed



# Court Rules



 **Do NOT share the code with non residents**

**\*For use of Wellspring Estates only, the courts can not be utilized for private parties**

**\*Do Not climb fence**

**\*No Bikes, scooters, skateboards allowed**

**\*No animals on courts**

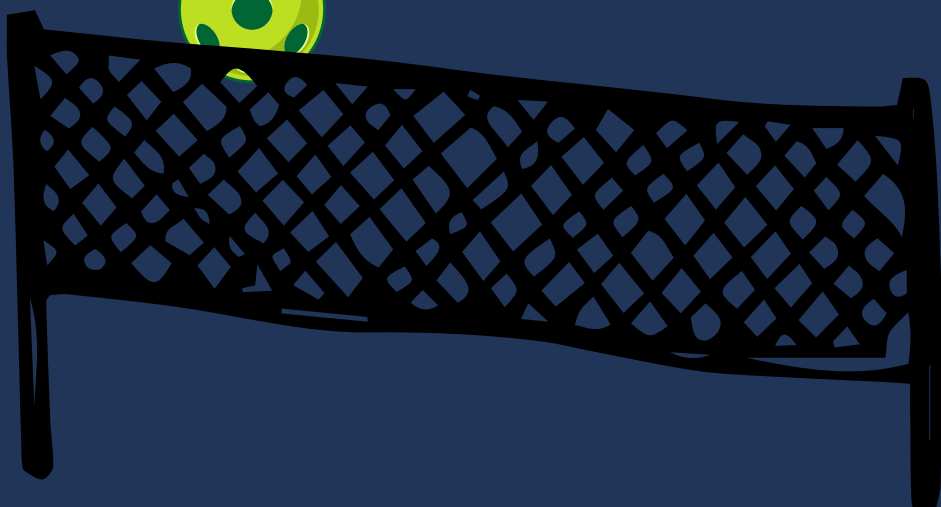
**\*Do not prop door open, close gate after use**

**\*Alcohol and glass bottles of any kind are strictly prohibited**

**\*User responsible for clean up after use**

**\*Absolutely no league games or tournaments may be played**

**\*In case of emergency call 911**







Adjourned

Open Questions

