

BRETTON WOODS

PRESENTATION

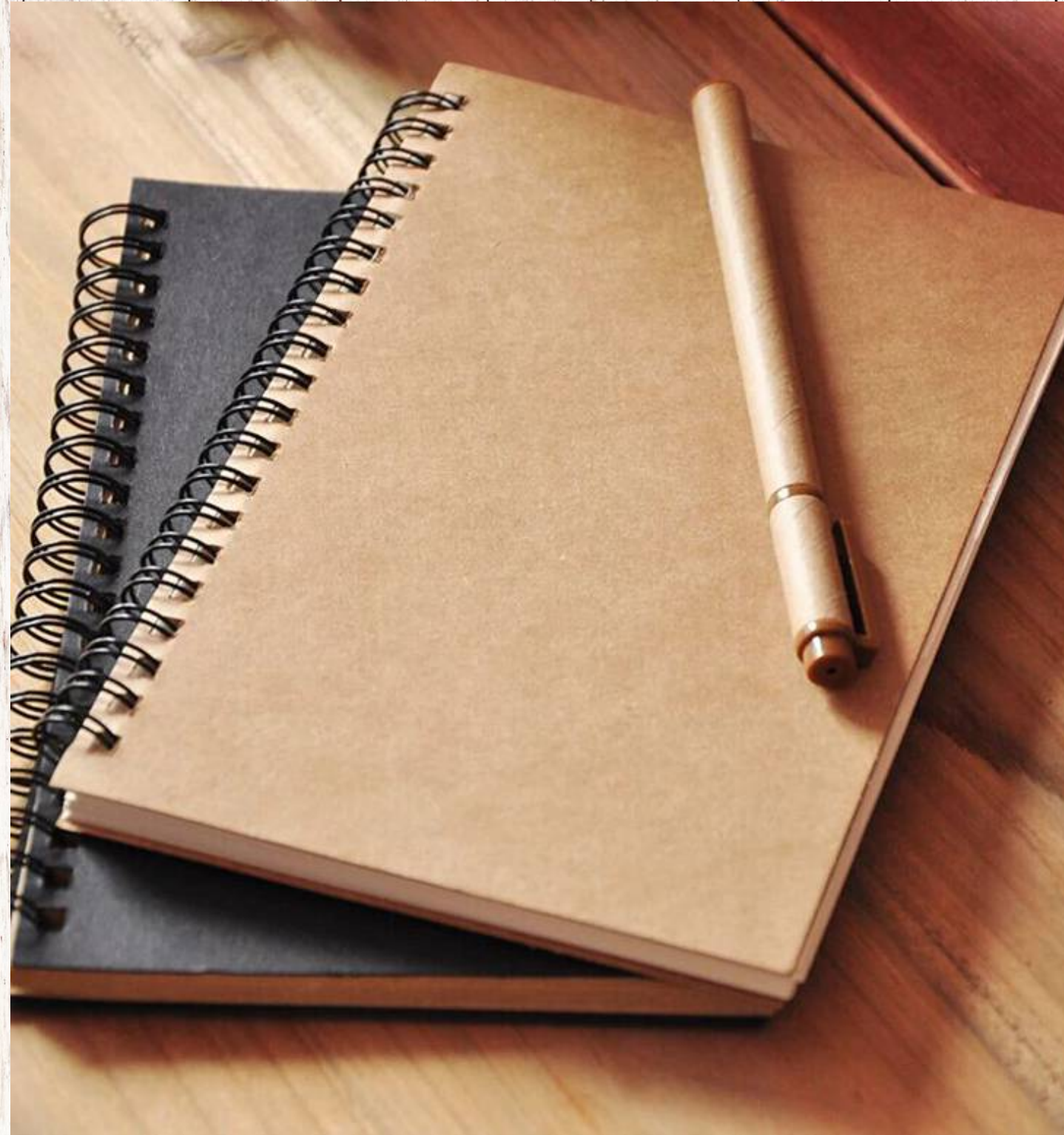
ANNUAL MEETING

DECEMBER 4 , 2025

6:00 P.M.



Agenda



Call to order

- Proof of Notice
- establish quorum

Review Finances ad 2026 approved budget

Social Event Volunteers/committee

ACC committee Updates, holiday lights

Compliance Inspections and Violations update

New Business

- Gym Equipment
- Pool camera installed
- Landscape replacements for 2026

Elections

Adjournment

Open Session

NOTICE OF ANNUAL MEETING & Election of Board Members

December 4, 2025
6:00 P.M.

Dear Bretton Woods Homeowner,

In accordance with **Article 3, Section 3.5 of the bylaws for Bretton Woods Homeowners Association, Inc.**, you are hereby given notice of and requested to attend the **2025 Annual HOA meeting. A vote will be held to elect new board members.** An election will be held to fill three (3) positions on the Board of Directors for a term of one (1) year. Nominations will not be accepted from the floor. If you are interested in running, please fill out the candidacy form and return by noon on November 9th, 2025 to Lindsay at Lindsay@legacyswhoa.com.

The Homeowners Meeting is scheduled for **Thursday December 4, at 6:00 p.m.**
The meeting will be held virtually.

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

Meeting ID: 281 709 061 156 9
Passcode: tP3zc9hA

Dial in by phone

[+1 323-694-0227](tel:+13236940227), [702626288#](tel:+13236940227) United States, Los Angeles

[Find a local number](#)

Phone conference ID: 702 626 288#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

A proxy is a written instrument, signed by the member, which duly appoints the member's voting rights and attendance.

If you have any questions or concerns, please email Lindsay Lindsay@legacyswhoa.com



Income Statement - Operating

Bretton Woods Residential Community, Inc.

10/01/2025 to 10/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME							
Income							
4010 Assessment Income	\$ -	\$ -	\$ -	\$167,880.00	\$167,880.00	\$ -	\$167,880.00
4060 Capital Contribution (CAP)	-	208.33	(208.33)	1,500.00	2,063.30	(563.30)	2,500.00
4060 Collection Fees	-	41.67	(41.67)	2,075.00	416.70	1,658.30	500.00
4080 Fines	575.00	-	575.00	2,575.00	-	2,575.00	-
4115 Interest - Collections	86.13	-	86.13	836.96	-	836.96	-
4120 Late Fees	150.00	-	150.00	2,175.00	-	2,175.00	-
4160 NSF Charges	-	-	-	100.00	-	100.00	-
Total Income	\$ 790.13	\$ 250.00	\$ 530.13	\$197,241.96	\$190,380.00	\$6,861.96	\$190,380.00
Total OPERATING INCOME	\$ 790.13	\$ 250.00	\$ 530.13	\$197,241.96	\$190,380.00	\$ 6,861.96	\$190,380.00
OPERATING EXPENSE							
General & Administrative							
5510 Accounting Fees	85.00	85.00	-	850.00	850.00	-	1,020.00
5515 Administrative Supplies	151.85	125.50	(26.35)	1,370.11	1,255.00	(115.11)	1,505.00
5590 Collection Costs	-	83.33	83.33	2,100.00	833.30	(1,266.70)	1,000.00
5710 Holiday Decorations	-	250.00	250.00	1,297.62	2,500.00	1,202.00	3,000.00
5720 Internet	(159.14)	-	159.14	430.12	-	(430.12)	-
5730 Legal Fees - Collections	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
5735 Legal Fees - General	-	41.67	41.67	525.00	416.70	(108.30)	500.00
5750 Management Fees	950.00	942.67	(7.33)	9,470.66	9,426.70	(43.96)	11,312.00
5755 Tax Preparation	-	33.33	33.33	375.00	333.30	(41.70)	400.00
5756 1099s	-	37.50	37.50	381.85	375.00	(6.85)	450.00
5770 Meetings	-	25.00	25.00	-	250.00	250.00	300.00
5771 Association Document Storage	25.00	25.00	-	250.00	250.00	-	300.00
5850 Postage & Delivery	(703.21)	25.00	728.21	1,151.97	250.00	(901.97)	300.00
5895 Security/Petrol	-	-	-	(43.28)	-	43.28	-
5900 Social/Community Events	-	125.00	125.00	1,495.06	1,250.00	(245.06)	1,500.00
5930 Website	111.90	40.83	(71.07)	386.90	408.30	21.40	460.00
Total General & Administrative	\$ 461.40	\$ 1,964.83	\$ 1,503.43	\$ 20,041.33	\$ 19,540.30	(\$501.03)	\$ 23,575.00
Insurance & Taxes							
7310 Directors & Officers	-	193.56	193.56	-	1,935.60	1,935.60	2,323.00
7385 TX Comm Property	-	792.17	792.17	(1,432.00)	7,921.70	9,353.70	9,500.00
7390 Umbrella Policy	-	77.42	77.42	-	774.20	774.20	909.00
7420 Property Taxes	158.95	-	158.95	187.43	-	(187.43)	-
Total Insurance & Taxes	\$ 158.95	\$ 1,063.17	\$ 904.22	(\$ 1,244.57)	\$ 10,631.70	\$11,876.27	\$ 12,736.00
Landscaping							
6050 Irrigation Maintenance	-	750.00	750.00	2,911.93	7,500.00	4,588.07	9,000.00
6060 Landscape Contract	4,597.01	5,115.67	1,219.66	40,870.10	51,156.70	12,196.60	73,400.00
6070 Landscape Extras	1,515.50	375.00	(1,140.50)	1,515.50	3,750.00	2,234.50	4,500.00
Total Landscaping	\$ 6,112.51	\$ 7,241.67	\$ 1,129.16	\$ 53,397.53	\$ 72,416.70	\$19,019.17	\$ 86,900.00
Maintenance & Repairs							
6310 A/C & Heating	-	41.67	41.67	-	416.70	416.70	500.00
6320 GYM/Amenity Center A/C Unit	-	-	-	240.00	-	(240.00)	-
6340 GYM/Amenity Center Repairs	1,594.11	250.00	(1,444.11)	1,594.11	2,500.00	905.89	3,000.00
6345 Gym Equipment Repairs	-	125.00	125.00	1,339.06	1,250.00	(89.06)	1,500.00
6370 Electrical Repairs	-	41.67	41.67	513.00	416.70	(96.30)	500.00
6470 Gate Repair	-	41.67	41.67	-	416.70	416.70	500.00
6477 Gate Access Software	-	45.50	45.50	963.95	455.00	(508.95)	545.00
6487 Gate Telephone	-	-	-	473.10	-	(473.10)	-
6595 Maintenance & Repairs-General	1,801.00	186.67	(1,614.33)	1,801.00	1,866.70	(134.30)	2,000.00
6632 Pest Control	54.13	50.00	(4.13)	2,327.43	500.00	(1,827.43)	600.00
6636 Pest Clean Up	150.34	125.00	(25.34)	1,361.04	1,250.00	(111.04)	1,500.00
6670 Porter Service	433.00	416.67	(16.33)	4,330.00	4,166.70	(163.30)	5,000.00
Total Maintenance & Repairs	\$ 4,142.58	\$ 1,303.65	(\$ 2,838.93)	\$ 15,062.69	\$ 13,038.50	(\$2,024.19)	\$ 15,645.00
Pool & Spa							
6900 Pool Chemicals	-	-	-	384.89	-	(384.89)	-
6990 Pool Contract	1,104.15	1,035.00	(69.15)	11,041.50	10,350.00	(691.50)	12,420.00
6920 Pool Gates	-	-	-	545.54	-	(545.54)	-

Date : 11/10/2025 02:00 PM

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Page 1 of 2



Income Statement - Operating

Bretton Woods Residential Community, Inc.

10/01/2025 to 10/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
6930 Pool Keys	\$-	\$41.67	\$41.67	\$-	\$416.70	\$416.70	\$500.00
6970 Pool Permit	-	43.33	43.33	473.05	433.30	(39.75)	520.00
6980 Pool Repairs	-	291.67	291.67	1,885.00	2,916.70	1,028.70	3,500.00
Total Pool & Spa	\$1,104.15	\$1,411.67	\$307.52	\$14,332.69	\$14,116.70	(\$215.99)	\$16,940.00
Utilities							
7010 Electricity	-	500.00	500.00	8,559.59	5,000.00	(3,559.59)	6,000.00
7040 Gas	-	29.17	29.17	487.27	291.70	(195.57)	350.00
7045 Infrared Alarm Monitoring	159.14	107.58	(51.56)	559.26	1,075.00	465.54	1,291.00
7080 Telephone	-	75.58	75.58	236.55	755.00	525.25	919.00
7100 Trash Disposal	-	33.33	33.33	-	333.30	333.30	400.00
7150 Water	511.76	1,250.00	638.24	15,311.42	12,500.00	(2,811.42)	15,000.00
Total Utilities	\$770.90	\$1,866.66	\$1,225.76	\$26,134.09	\$19,965.80	(\$6,217.49)	\$23,960.00
Reserves							
9900 Reserves Contribution	-	883.17	883.17	-	8,831.70	8,831.70	10,598.00
Total Reserves	\$-	\$883.17	\$883.17	\$-	\$8,831.70	\$8,831.70	\$10,598.00
Total OPERATING EXPENSE	\$12,050.49	\$15,965.32	\$2,514.83	\$127,774.95	\$158,880.20	\$30,876.15	\$190,380.00
Net Income:	(\$12,270.30)	(\$15,615.02)	\$3,544.66	\$69,467.91	\$31,729.80	\$37,738.11	\$500.00

Financials

2025

complete financials

www.Brettonwoodstxhoa.com

2025 Financial Report as of 11/24/25	Actual	Annual Budget
Income Homeowners	\$187,880.00	\$187,880.00
Balance	\$51,653.01	\$0
Insurance & Taxes	\$5,032.9	\$7,921.70
Pool Repairs	\$1,800.00	\$3,500.00
Landscaping	\$58,764.12	\$73,400.00
Deliquent	\$3,675.00	\$13,422.96



Expenses

Equipment installed or replaced
2025

Pool **\$1,800.00**
*Autofill line

Cameras installed at pool
\$2,781.39

Gym equipment replacement
\$ 2,500.00

Landscape Extras **\$1,515.00**
Replacement of dead trees on
Pleasant Pine

Irrigation Repairs **\$2,911.23**

|

No Increase 2026

Bretton Woods Residential Community, Inc.					
	Account	Description	2025 Budget	2025 Actual	2026 Budget
Operating Accounts					
Income Accounts					
Income					
	40-4010-00	Assessment Income	\$187,880.00	\$93,940.00	\$187,880.00
	40-4050-00	Capital Contribution (CAP)	\$2,500.00	\$1,500.00	\$1,500.00
	40-4060-00	Collection Fees	\$615.00	\$1,000.00	\$512.50
	40-4080-00	Fines	\$500.00	\$1,350.00	\$0.00
	40-4115-00	Interest - Collections	\$0.00	\$473.06	\$0.00
	40-4120-00	Late Fees	\$0.00	\$1,050.00	\$0.00
	40-4160-00	NSF Charges	\$0.00	\$25.00	\$0.00
New					
Income Accounts Total			\$191,495.00	\$99,338.06	\$189,892.50

122 Homes paying \$1540 semi-annually
3 Homes paying \$500 cap fee at closing
50% of Collection Cost

Expense Accounts					
General & Administrative					
	50-5510-00	Accounting Fees	\$1,020.00	\$510.00	\$1,020.00
	50-5515-00	Administrative Supplies	\$1,506.00	\$847.13	\$1,506.00
	50-5590-00	Collection Costs	\$1,000.00	\$1,025.00	\$1,025.00
	50-5710-00	Holiday Decorations	\$3,000.00	\$0.00	\$3,000.00
	50-5720-00	Internet	\$1,500.00	\$430.12	\$1,290.36
	50-5730-00	Legal Fees - Collections	\$1,500.00	\$0.00	\$500.00
	50-5735-00	Legal Fees - General	\$500.00	\$300.00	\$500.00
	50-5750-00	Management Fees	\$11,312.00	\$5,670.68	\$11,651.36
	50-5755-00	Tax Preparation	\$400.00	\$375.00	\$400.00
	50-5756-00	1099s	\$450.00	\$381.85	\$400.00
	50-5770-00	Meetings	\$300.00	\$0.00	\$200.00
	50-5771-00	Association Document Storage	\$300.00	\$150.00	\$300.00
	50-5850-00	Postage & Delivery	\$300.00	\$736.21	\$800.00
	50-5900-00	Social/Community Events	\$1,500.00	\$921.51	\$2,000.00
	50-5930-00	Website	\$490.00	\$200.00	\$490.00
Insurance & Taxes					
	55-7310-00	Directors & Officers	\$2,323.00	\$1,882.00	\$2,258.40
	55-7385-00	TX Comm Property	\$9,506.00	\$4,075.00	\$4,890.00
	55-7390-00	Umbrella Policy	\$929.00	\$400.00	\$480.00
	55-7420-00	Property Taxes	\$0.00	\$28.48	\$29.33
Landscaping					
	60-6050-00	Irrigation Maintenance	\$9,000.00	\$1,179.93	\$5,000.00
	60-6060-00	Landscape Contract	\$73,400.00	\$34,279.07	\$58,764.12
	60-6070-00	Landscape Extras	\$4,500.00	\$0.00	\$6,500.00
Maintenance & Repairs					
	61-6310-00	A/C & Heating	\$500.00	\$0.00	\$500.00
	61-6340-00	Gym/Amenity Center Repairs	\$3,000.00	\$3,000.00	\$5,000.00
	61-6345-00	Gym Equipment Repairs	\$1,500.00	\$1,145.29	\$775.08
	61-6370-00	Electrical Repairs	\$500.00	\$513.00	\$600.00
	61-6470-00	Gate Repair	\$500.00	\$0.00	\$500.00
	61-6477-00	Gate Access Software	\$546.00	\$438.41	\$546.00
	61-6487-00	Gate Telephone	\$534.00	\$473.10	\$940.00
	61-6565-00	Maintenance & Repairs -General	\$2,000.00	\$0.00	\$2,000.00
	61-6632-00	Pest Control	\$600.00	\$2,110.91	\$651.72
	61-6636-00	Pet Clean Up	\$1,500.00	\$716.98	\$1,280.64
	61-6670-00	Porter Service	\$5,000.00	\$2,165.00	\$5,196.00
Pool & Spa					
	68-6890-00	Pool Contract	\$12,420.00	\$6,624.90	\$12,600.00
	68-6920-00	Pool Gates	\$0.00	\$545.54	\$600.00
	68-6930-00	Pool Keys	\$500.00	\$0.00	\$200.00
	68-6970-00	Pool Permit	\$520.00	\$473.05	\$520.00
	68-6980-00	Pool Repairs	\$3,500.00	\$1,261.02	\$4,000.00
Utilities					
	70-7010-00	Electricity	\$6,000.00	\$5,046.62	\$8,076.00
	70-7040-00	Gas	\$350.00	\$487.27	\$492.00
	70-7045-00	Internet/Alarm Monitoring	\$1,291.00	\$215.06	\$0.00
	70-7100-00	Trash Disposal	\$400.00	\$0.00	\$0.00
	70-7150-00	Water	\$15,000.00	\$10,158.59	\$13,206.17
Reserves					
	99-9900-01	Reserves Contribution	\$10,598.00	\$0.00	\$29,204.32
New					
Expense Accounts Total			\$191,495.00	\$88,766.72	\$189,892.50
Operating Accounts Net			\$0.00	\$10,571.34	\$0.00

Contract

Pool/Gym Internet

3% Increase

Per Addendum A: \$25 Monthly

Homeowner Correspondence violations, biannual invoices, meeting notices

Anticipated 20% Increase

Anticipated 20% Increase

Anticipated 20% Increase

3% Increase

Irrigation Aged Installed 2016

Decreased New Contract 2025

Tree Replacement Stage 2

Replacing old equipment

Service Equipment Contract

Outlet Replacement

RC Security Yearly Access

King III Emergency Phone

Increase \$200

Replacements

Aging Equipment Installed 2016

Based On Actuals

Gas Heat In Gym and grill

Combine RC Security

Combined With Porter Service

Based On Actuals plus remaining 3 months

Sign Up Now



Brettonwoodstxhoa.com

Vote

Report Issues

All Communication

Governing Document

Budget and Financials

Online submission for ACC request

Submit and pay HAO assessments

Due January 31 and July 31

Lindsay Gilliland
Lindsay@legacysouthwestpm.com
214-705-1615 ext. 103

COMMUNITY UPDATES

- Total # of homes 122
- New Landscape Contract savings **\$18,000**
- Insurance savings **\$2,031.00**
- Social Committee Volunteers
Lindsay@legacysouthwestpm.com
- ACC Committe Update

Continue to send request website

www.brettonwoodstxhoa.com



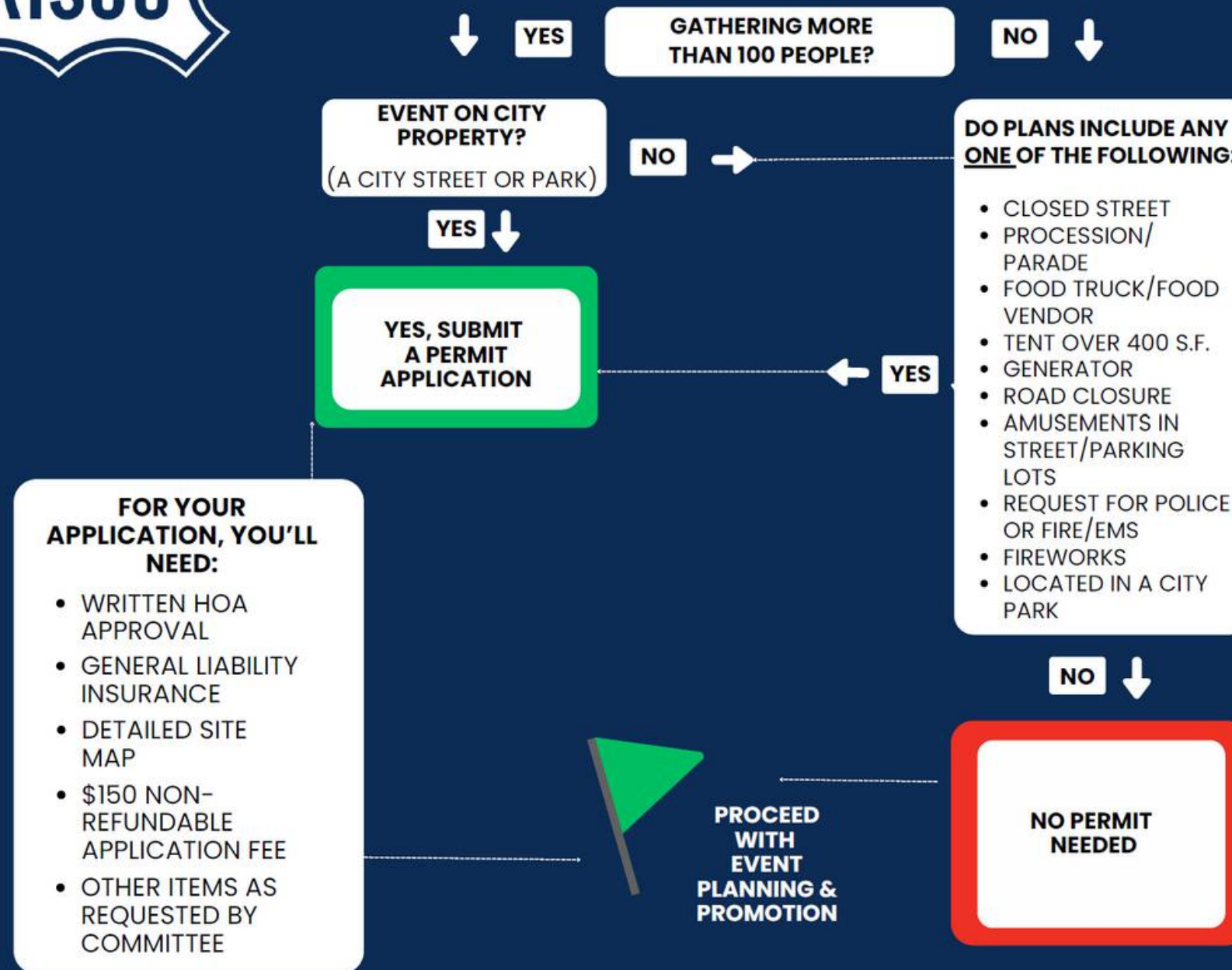
Special Event Permits

Frisco Ordinance 19-07-59

REGULATIONS AND STANDARDS TO
FACILITATE AND COORDINATE SPECIAL
EVENTS WITHIN THE CITY OF FRISCO



CITY OF FRISCO NEIGHBORHOOD GATHERINGS



PLEASE COMMUNICATE WITH
SPECIAL EVENT REVIEW
COMMITTEE VIA EMAIL AT
EVENTS@FRISCOTEXAS.GOV

APPLICATION PROCESSING:

1. SUBMIT 30 DAYS OR MORE
2. ONLY ACCEPTED WITH COMPLETE APPLICATION
 - A. DETAILED SITE PLAN
 - B. LAND USE APPROVALS
3. EMAIL WITH COMPLETE INFORMATION.
4. IN-PERSON MEETINGS AND CALLS AVAILABLE BY APPOINTMENT
5. SELECT POINT OF CONTACT
6. CALLING COUNCIL MEMBERS AND CITY MANAGEMENT DOES NOT SPEED UP PROCESS.
7. FEE WILL NOT BE WIAVED UNLESS IDENTIFIED IN ORDINANCE.

Resident-produced Events in Residential Areas

- Block Party
- Procession
- Ceremony
- Multi-day festivals

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

LANDSCAPE REPLACEMENTS

2026

Preston Road 3 trees

Round-about 1 tree

Median entrance on Summit Hills 2 trees

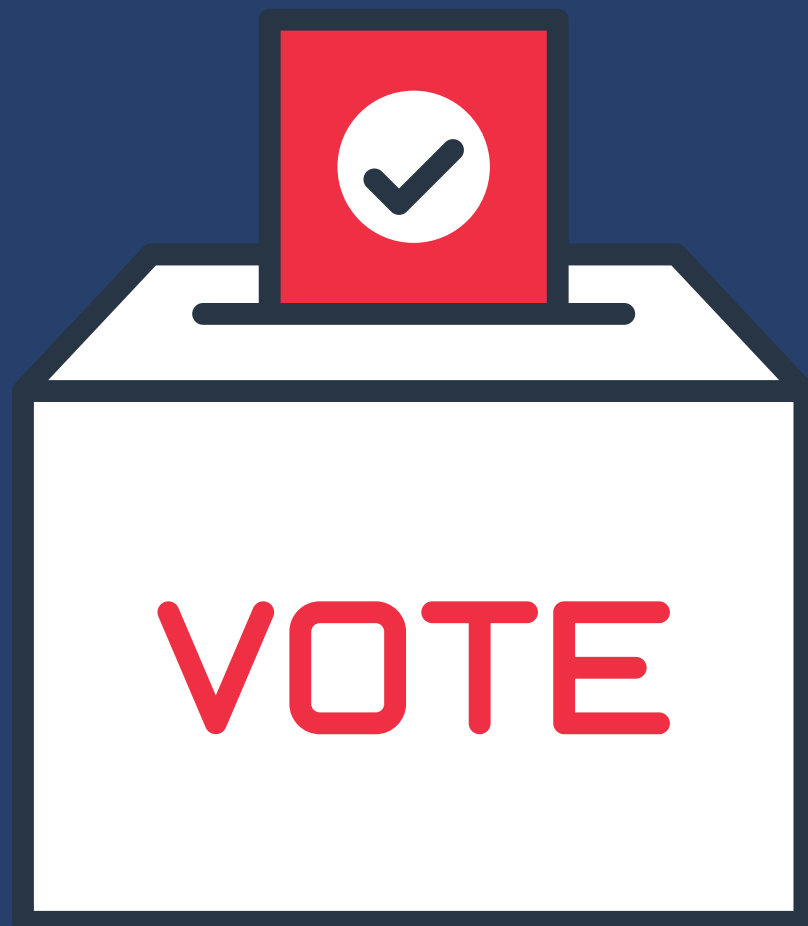
Pleasant Pine 1 tree

2026 Board Ballot

Lindsey McCoy

Dan Moss

Madi Raza



www.brettonwoodstxhoa.com

Open December 4, 2025
close December 7, 2025 at midnight
Results posted December 8th

2026 Board Ballot



Bretton Woods HOA

Board Candidate Ballot

I/We hereby cast our vote(s) for the following member/homeowner for election to the Board of Directors of the Homeowners Association of Bretton Woods Owners Association, Inc.

This election is uncontested. The vote totals will help guide the newly elected Board in determining officer positions.

Please check only (2) Candidates you would like to vote for.

☐ Lindsey McCoy

☐ **Dan Moss**

☐ **Madia Raza**

****BALLOT MUST HAVE YOUR COMPLETE NAME, ADDRESS AND SIGNATURE TO BE VALID*** IF YOU ARE VOTING AS SOMEONE'S PROXY, THE PROXY MUST ACCOMPANY THE BALLOT IN ORDER TO BE COUNTED.**

Full Name: _____

Property Address: _____

Signature: _____ Date: _____

My signature above affirms that I have been informed of the purpose of the upcoming meeting which is to elect three (3) new members to the Board of Directors. I understand if I assign my Proxy for voting and quorum then my Proxy holder will need to complete the ballot and return it with the Proxy to be counted. Additionally, I understand that if I complete the ballot and return it the ballot will count for vote and quorum and no assignment of Proxy is needed. I understand that Owners of record will be notified of the results of the election to be held on December 4, 2025 so long as the proper quorum is met. This Ballot must be returned no later than December 7th by 12:00 midnight. in order for that Candidate to be considered.

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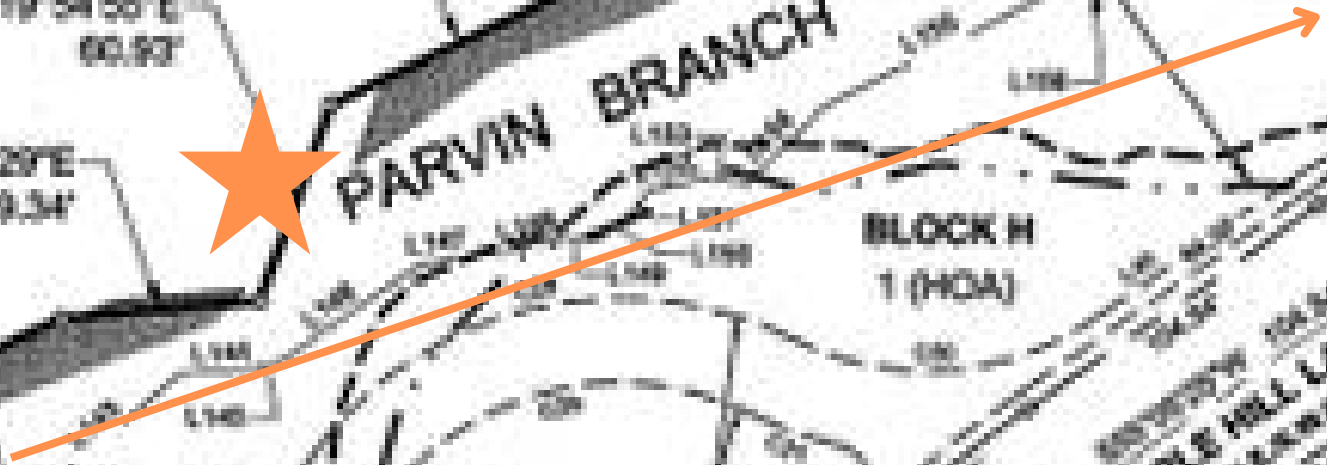
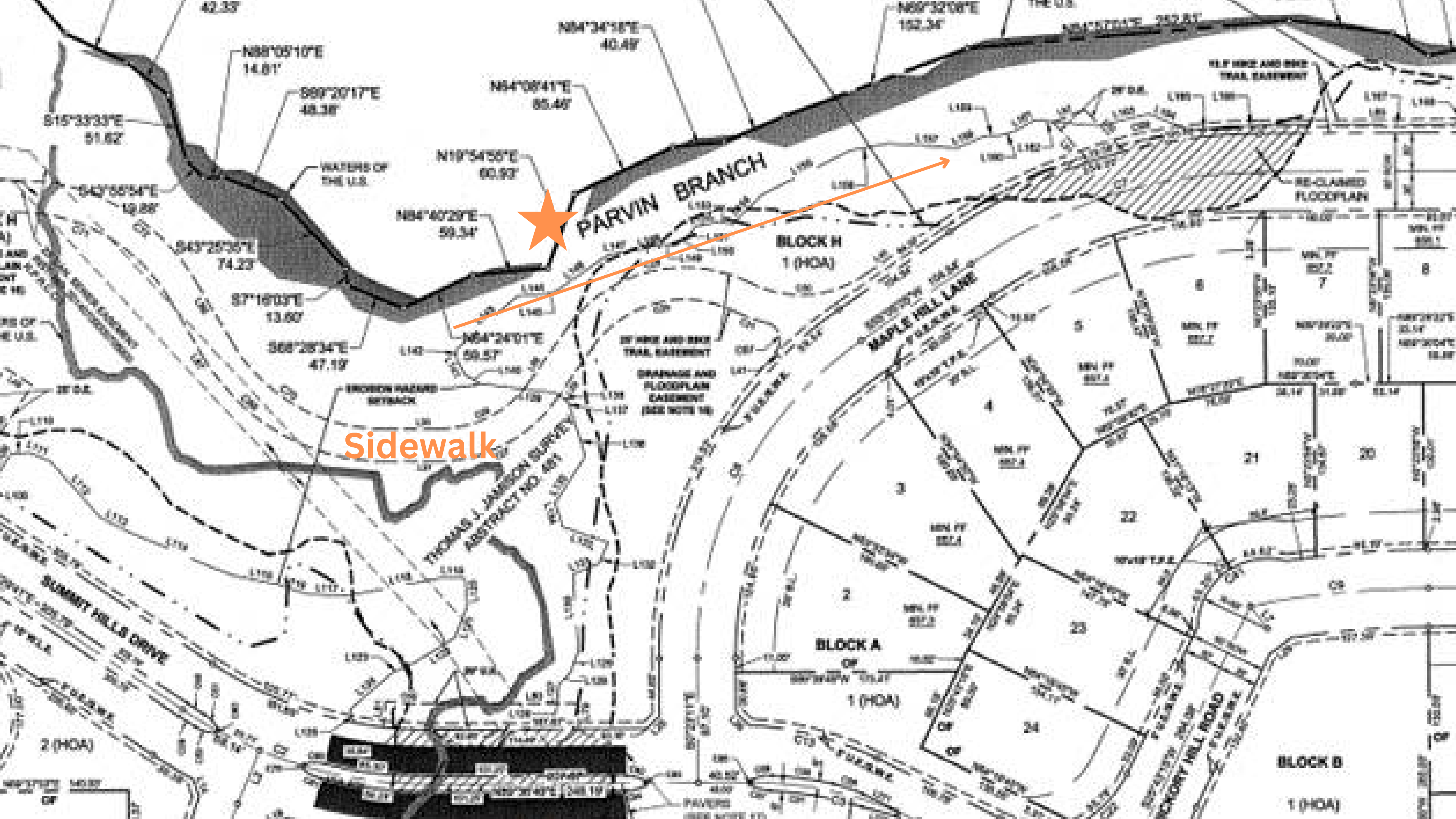
Open December 4, 2025
close December 7, 2025 at midnight
Results posted December 8th



Adjourned

OPEN COMMENTS/QUESTIONS





Sidewalk

