



White Oak Springs



2019 December
Financials



White Oak Springs – January 9, 2020

Agenda

- Sign-in 6:30-7pm
- Meeting starts at 7pm, once a Quorum is met
- Introduction of 2020 Board Members from President
- Approve July 2019 Community meeting notes
- Financial Report from Treasurer
- Homeowner's Open Forum
- Adjourn 8pm

WHITE OAK SPRINGS HOMEOWNER'S ASSOCIATION INC.
MEETING MINUTES
JULY 17, 2019

A quarterly meeting of the Board of Directors of White Oak Springs Homeowner's Association, Inc. was held on July 17, 2019, at 6:51 p.m.

In Attendance:

Board members in attendance were Jay Hooper, Angela King, and Marie Godard.
Management in attendance was Lee Waldheim.
Guest Speaker from Boardwalk Pipelines in attendance was Curtis Black.

There were 23 homeowners present.

Call to Order:

Having a quorum present Jay Hooper called the meeting to order at 6:51p.m.

Guest Speaker:

- Curtis Black reviewed the history of the pipeline easement, and the services they provided to our community to keep us safe and the pipeline easement lawn mowed.
- He discussed this right of way and let the community know that now truck or vehicles are permitted on the easement, no dumping of trash, and use of the easement of any kind is allowed (such as growing a small garden).
- The Community is permitted to walk dogs on the easement on foot.
- Business cards and a Direct Contact form was passed around to be completed by homeowners that would like to be contacted for events related to the easement, etc.
- Curtis took a few questions and answers from the community.

Review of Minutes:

Angela King approved the minutes for quarterly meetings 1.23.2019.

Action between Meetings:

None

Financial Report: *Proposed comparison 2019 and 2020 budget handout for the financials* - Marie reported the financials -

Financials:

Financial review of 2019 budget and non-budget items were reviewed on the handout to show that we are over our budget due to non-budgeted items:

- Sprinkler System - Near Flagpole valve replacement

- Electrical LED Dusk to Dawn spot light replacement
- Sprinkler System – Front Marquee - Hunter Node replacement and programming
- Entire front – Large tree trimming and one tree removal
- Sprinkler System – Across along brick wall from Flagpole – valve replacement
- Sprinkler System – several sprinkler head replaced or repositioned.

Financial review of 2020 budget items were reviewed on the handout to show that in order to meet this budget, there were be at \$25 increase per household on the 2020 Assessments.

- Marie took a few questions and answers from the community.
- Lee assisted in answering that were related to our governing documents or laws.

Collections:

APM has mailed the billing for the 2019 assessments.

Homeowners Forum:

- Homeowner asked about \$30 violation letter received in which Lee responded to.
- Homeowner asked about basketball hoops in which Lee responded to and said he would need to review our CCRs with respect to our deed restrictions.
- Homeowner asked about if the HOA can help with a homeowner to homeowner issue they have with pit-bull dogs damaging their fence between both properties. Lee answered that the HOA does not get involved in homeowner to homeowner issues.
- Homeowner asked about what the HOA is doing about neighbors not mowing their lawns or neighbors with broken down fences or neighbors with old abandoned cars on driveways. Lee responded to the process that APM goes thru to monthly inspection and violation letters and their process.
- Homeowner asked about progress on walking trails. Marie responded that last month (June), Harris County had returned the design of the walking trails with a few changes that were done and the design was resend to Harris county for approval.
- Homeowner asked about why WOS has no police patrol and how to get some patrols. Marie responded, with what the HOA Board has been researching with regards to Police Patrol. \$70,000 per year for one deputy patrol, otherwise we need to go thru the public or mud district and both have not participated in the programs. Another option is \$1800 per month which is also not feasible for the community. This is still being researched and on-going.
- A community vote was taken regarding a design and build-out of a message board. The proposed cost was \$1800 for the materials and such – all homeowners that were present at the meeting voted unanimously to move forward on the message board.

Adjournment:

Being there was no further business to come before the Board, the meeting was adjourned at 8:06p.m.

Respectfully Submitted,
White Oak Springs Homeowners Association, Inc

X _____
Natasha Fuller

12/31/19
Co Pd 12
Co Yr 2019

WHITE OAK SPRINGS
Trial Balance
For the month of December
Year 2019

PAGE 1

Account No	Description	Current Period		Year to Date Balance	
		Debit	Credit	Debit	Credit
	** A S S E T S **				
1010	Bank Ops Account PMG	0.00		0.00	
1020	CAB OPERATING ACCOUNT	33,439.38		46,683.22	
1050	CAB BANK RESERVES	9.79		28,811.98	
	** L I A B I L I T I E S **				
2010	Accounts Payable		0.00		0.00
2011	Unapplied Payments		0.00		544.10
2012	Refund for Over Payment		0.00		0.00
2013	Assessment Pre-Payments		18,850.00		26,450.00
	** C A P I T A L **				
3110	Retained Earnings		0.00		19,728.36
	** I N C O M E **				
4008	Prior Year Assessment Income		12,029.60		12,838.38
4009	2019 Assessment Income		75.34		61,925.34
4010	2020 ASSESSMENT INCOME		0.00		0.00
4020	Interest & Penalty Income		4,954.23		6,351.97
4030	Collection Fees Reimbursement		0.00		96.72
4040	D/R Enforcement Income		555.00		855.02
4050	Payment Plan Income		0.00		80.00
4060	Legal Fee Reimbursement		1,715.63		7,018.37
4070	D/R Mowing Reimbursement		130.00		130.00
4080	Bank Interest Income		10.91		113.36
4090	Miscellaneous Income		0.00		0.00
	** E X P E N S E S **				
6110	Landscape Contract	450.00		4,050.00	
6120	Landscape Extras	0.00		2,000.00	
6130	Irrigation Repairs	0.00		1,655.00	
6140	Signage and Fence Repair	0.00		0.00	
6150	Force Mows	0.00		230.00	
6180	Miscellaneous Repairs	0.00		1,257.99	
6210	Electricity	1,422.84		7,879.17	
6220	Trash Service	1,741.74		19,159.14	
6230	Water	83.80		2,035.24	
6310	Management Contract	540.75		6,315.75	
6320	Management Extras	0.00		0.00	
6330	Postage	106.15		899.48	
6340	Copies	77.66		180.18	
6350	Collection Expense	5.00		61.00	
6360	Deed Restrictions Expense	15.00		311.00	
6370	Other Administrative Services	0.00		0.00	
6380	Office Supplies	0.00		0.00	
6390	Meeting Expense	0.00		337.00	
6410	Legal Corporate	0.00		375.00	
6420	Legal Billable	578.60		10,316.99	
6510	Insurance D & O	0.00		1,050.00	
6520	Insurance Genl Liab Pkge	0.00		1,084.00	
6610	Tax - Audit - Permits	0.00		170.00	
6620	Taxes Federal	0.00		0.00	
6630	Taxes Property	0.00		15.78	
6640	Committee Expense		150.00	1,253.70	
6670	Bank Charges	0.00		0.00	
6680	General Reserve	0.00		0.00	
B a l a n c e		38,470.71	38,470.71	136,131.62	136,131.62

12/31/19
Co. Pd 12
Co. Year 2019

WHITE OAK SPRINGS
Income Statement
For the month of December
Year 2019

PAGE 1

Account No	Description	Current Period	Y-T-D Balance	Year Budget
	** I N C O M E **			
4008	Prior Year Assessment Income	12,029.60	12,838.38	400.00
4009	2019 Assessment Income	75.34	61,925.34	59,000.00
4010	2020 ASSESSMENT INCOME	0.00	0.00	0.00
4020	Interest & Penalty Income	4,954.23	6,351.97	500.00
4030	Collection Fees Reimbursement	0.00	96.72	100.00
4040	D/R Enforcement Income	555.00	855.02	200.00
4050	Payment Plan Income	0.00	80.00	20.00
4060	Legal Fee Reimbursement	1,715.63	7,018.37	5,000.00
4070	D/R Mowing Reimbursement	130.00	130.00	0.00
4080	Bank Interest Income	10.91	113.36	65.00
4090	Miscellaneous Income	0.00	0.00	0.00
	TOTAL INCOME	19,470.71	89,409.16	65,285.00
	** E X P E N S E S **			
	** MAINTENANCE **			
6110	Landscape Contract	450.00	4,050.00	5,500.00
6120	Landscape Extras	0.00	2,000.00	0.00
6130	Irrigation Repairs	0.00	1,655.00	0.00
6140	Signage and Fence Repair	0.00	0.00	0.00
6150	Force Mows	0.00	230.00	100.00
6180	Miscellaneous Repairs	0.00	1,257.99	500.00
	TOTAL MAINTENANCE	450.00	9,192.99	6,100.00
	** UTILITIES **			
6210	Electricity	1,422.84	7,879.17	8,500.00
6220	Trash Service	1,741.74	19,159.14	22,000.00
6230	Water	83.80	2,035.24	1,250.00
	TOTAL UTILITIES	3,248.38	29,073.55	31,750.00
	** ADMINISTRATIVE **			
6310	Management Contract	540.75	6,315.75	6,300.00
6320	Management Extras	0.00	0.00	100.00
6330	Postage	106.15	899.48	600.00
6340	Copies	77.66	180.18	400.00
6350	Collection Expense	5.00	61.00	100.00
6360	Deed Restrictions Expense	15.00	311.00	250.00
6370	Other Administrative Services	0.00	0.00	0.00
6380	Office Supplies	0.00	0.00	0.00
6390	Meeting Expense	0.00	337.00	600.00
	TOTAL ADMINISTRATIVE	744.56	8,104.41	8,350.00
	** LEGAL **			
6410	Legal Corporate	0.00	375.00	0.00
6420	Legal Billable	578.60	10,316.99	7,000.00
	TOTAL LEGAL	578.60	10,691.99	7,000.00
	** INSURANCE **			
6510	Insurance D & O	0.00	1,050.00	2,400.00
6520	Insurance Genl Liab Pkge	0.00	1,084.00	2,750.00
	TOTAL INSURANCE	0.00	2,134.00	5,150.00
	** OTHER EXPENSES **			
6610	Tax - Aduit - Permits	0.00	170.00	250.00
6620	Taxes Federal	0.00	0.00	0.00
6630	Taxes Property	0.00	15.78	30.00
6640	Committee Expense	(150.00)	1,253.70	200.00
6670	Bank Charges	0.00	0.00	50.00
6680	General Reserve	0.00	0.00	0.00
	TOTAL OTHER EXPENSES	(150.00)	1,439.48	530.00
	TOTAL EXPENSES	4,871.54	60,636.42	58,880.00
	PROFIT OR (LOSS)	14,599.17	28,772.74	6,405.00

