

**Lake Houston C.A.
Board Meeting Agenda**

2 p.m., Tuesday, July 13, 2021
At Community Pool Area

Agenda

- * Call to Order
- * Homeowner Input
- * Approval of Board Meeting Minutes
- * Approval of Financial Statement
- * Old Business
- * New Business
 - Owner appeal of Decorative Garage Door Hardware Violation
 - Owner request for Landscape Reimbursement Expenses
- * Adjourn

MEETING MINUTES

FOLLOW



LAKE HOUSTON COMMUNITY ASSOCIATION

Board of Directors Meeting Minutes

DATE: April 13, 2021

TIME: 2:00 pm

PLACE: Pool Area-2602 South Strathford Lane

ATTENDING: Dick Ireland, President
 Art Voltmann, Vice President
 Devon Alexander, Treasurer
 Rosetta Korry, Director
 Connie Emerson, Director
 Vickie Cain, Managing Agent

President Dick Ireland called the meeting to order at 2:04 pm.

HOMEOWNER INPUT

Owners present entered into a Question/Answer session.

MEETING MINUTES

The Board approved the January Meeting Minutes as presented (Motion-Voltmann, 2nd-Korry; unopposed).

FINANCIAL REPORT

The Board approved the February financial statement (Motion-Voltmann, 2nd-Emerson; unopposed).

OLD BUSINESS

None at this time.

NEW BUSINESS

*Art Voltmann reported that azalea plants were planted behind the monument at the entrances. Art contacted Lake Houston Lawn Care to turn the water on inside the monuments. He is also going to get with them to get water at the end of Bellington Court.

NEXT MEETING DATE

The next meeting will be held July 13, 2021 at 2:00 pm at the community swimming pool.

ADJOURN

With no further business to come before the Board, the meeting was adjourned.

Minutes prepared by Vickie Cain, Managing Agent

Approved at the _____ meeting of the Board of Directors

By: _____

CURRENT FINANCIAL STATEMENT

FOLLOWS



Lake Houston Community (Kingwood)

P55

Balance Sheet

Period 06/30/2021

Assets

Cash

| | | |
|--------------------------------------------|-------------------|-------------------|
| Cking - Western Alliance | 38,701.23 | |
| Cking2- CAM Independent Bank | 46,929.01 | |
| MMA - Western Alliance | 28,493.68 | |
| *** CLOSED*** MMA- CAM Independent Bank | (9.77) | |
| Reserve CD-Independent Bank 12/18/21 0.75% | 50,000.00 | |
| Total Cash | <u>164,114.15</u> | |
| Total Assets | | <u>164,114.15</u> |

Liabilities & Equity

Fund Balance

| | | |
|----------------------------|-------------------|-------------------|
| Fund Change-Prior Mgr | (25,328.41) | |
| Fund Change-RE Oper | 1,776.04 | |
| Fund Change 2020 | 40,404.81 | |
| Tran Fr Prior Mgr | 144,192.13 | |
| Tran Direct Fr Assn | (3,511.23) | |
| Fund Change | 6,580.81 | |
| Total Fund Balance | <u>164,114.15</u> | |
| Total Liabilities & Equity | | <u>164,114.15</u> |

Lake Houston Community (Kingwood)
Income Statement with Budget Comparison
 Period 6/1/2021 To 6/30/2021 11:59:00 PM

RF66

| | Current Month Operating | | | | Year to Date Operating | | | | Annual |
|--------------------------------------|-------------------------|-------------------|-------------------|----------------|------------------------|------------------|--------------------|---------------|------------------|
| | Actual | Budget | \$ Var | % Var | Actual | Budget | \$ Var | % Var | |
| Income | | | | | | | | | |
| Assessments | | | | | | | | | |
| Assessments | 465.85 | 0.00 | 465.85 | 0.00% | 41,259.05 | 76,399.00 | (35,139.95) | 46.00% | 76,399.00 |
| Total Assessments | 465.85 | 0.00 | 465.85 | 0.00% | 41,259.05 | 76,399.00 | (35,139.95) | 46.00% | 76,399.00 |
| Other Income | | | | | | | | | |
| Interest Income | 4.88 | 8.00 | (3.12) | 39.00% | 12.65 | 48.00 | (35.35) | 73.65% | 100.00 |
| Late Fee | 27.96 | 17.00 | 10.96 | -64.47% | 220.40 | 102.00 | 118.40 | -116.08% | 200.00 |
| AR Fee Income | 35.00 | 0.00 | 35.00 | 0.00% | 385.00 | 0.00 | 385.00 | 0.00% | 0.00 |
| Legal Expense Reimb | 0.00 | 8.00 | (8.00) | 100.00% | 0.00 | 48.00 | (48.00) | 100.00% | 100.00 |
| Misc Income | 0.00 | 8.00 | (8.00) | 100.00% | 0.00 | 48.00 | (48.00) | 100.00% | 100.00 |
| Prior Mgr - AR Fees | 0.00 | 0.00 | 0.00 | 0.00% | 175.00 | 0.00 | 175.00 | 0.00% | 0.00 |
| Trash/Recycle Reimb | 0.00 | 990.00 | (990.00) | 100.00% | 2,952.00 | 5,940.00 | (2,988.00) | 50.30% | 11,880.00 |
| Total Other Income | 67.84 | 1,031.00 | (963.16) | 93.42% | 3,745.05 | 6,186.00 | (2,440.95) | 39.46% | 12,380.00 |
| Total Income | 533.69 | 1,031.00 | (497.31) | 48.24% | 45,004.10 | 82,585.00 | (37,580.90) | 45.51% | 88,779.00 |
| Expense | | | | | | | | | |
| Administrative Expenses | | | | | | | | | |
| Accounting | 0.00 | 251.00 | (251.00) | 100.00% | 50.00 | 1,506.00 | (1,456.00) | 96.68% | 3,006.00 |
| Committee Exp | 0.00 | 33.00 | (33.00) | 100.00% | 0.00 | 198.00 | (198.00) | 100.00% | 400.00 |
| Copies | 43.70 | 60.00 | (16.30) | 27.17% | 250.25 | 360.00 | (109.75) | 30.49% | 725.00 |
| Dues/Licenses/Permits | 0.00 | 50.00 | (50.00) | 100.00% | 0.00 | 300.00 | (300.00) | 100.00% | 600.00 |
| Admin-AR Fees | 0.00 | 0.00 | 0.00 | 0.00% | 762.00 | 0.00 | 762.00 | 0.00% | 0.00 |
| Legal Expense | 0.00 | 150.00 | (150.00) | 100.00% | 1,642.00 | 900.00 | 742.00 | -82.44% | 1,800.00 |
| Management Fees | 491.75 | 492.00 | (0.25) | 0.05% | 2,950.50 | 2,952.00 | (1.50) | 0.05% | 5,901.00 |
| Misc General Expense | 0.00 | 17.00 | (17.00) | 100.00% | 865.91 | 102.00 | 763.91 | -748.93% | 200.00 |
| Postage/Delivery | 27.83 | 78.00 | (50.17) | 64.32% | 87.94 | 468.00 | (380.06) | 81.21% | 935.00 |
| Printing-Coupons/Strmts | 0.00 | 8.00 | (8.00) | 100.00% | 0.00 | 48.00 | (48.00) | 100.00% | 100.00 |
| Printing-Newsletter | 0.00 | 17.00 | (17.00) | 100.00% | 0.00 | 102.00 | (102.00) | 100.00% | 200.00 |
| Social Events | 0.00 | 167.00 | (167.00) | 100.00% | 0.00 | 1,002.00 | (1,002.00) | 100.00% | 2,000.00 |
| Website Hosting | 26.65 | 0.00 | 26.65 | 0.00% | 906.15 | 0.00 | 906.15 | 0.00% | 0.00 |
| Total Administrative Expenses | 589.93 | 1,323.00 | (733.07) | 55.41% | 7,514.75 | 7,938.00 | (423.25) | 5.33% | 15,867.00 |
| Property Expenses | | | | | | | | | |
| Entry Maintenance | 0.00 | 83.00 | (83.00) | 100.00% | 0.00 | 498.00 | (498.00) | 100.00% | 1,000.00 |
| Extermination | 0.00 | 247.00 | (247.00) | 100.00% | 0.00 | 1,482.00 | (1,482.00) | 100.00% | 2,965.00 |
| Irrigation Repair/Maint | 0.00 | 74.00 | (74.00) | 100.00% | 203.12 | 444.00 | (240.88) | 54.25% | 893.00 |
| Landscape-Enhancements | 0.00 | 250.00 | (250.00) | 100.00% | 0.00 | 1,500.00 | (1,500.00) | 100.00% | 3,000.00 |
| Landscape-Maint | 2,171.12 | 2,236.00 | (64.88) | 2.90% | 14,226.72 | 13,416.00 | 810.72 | -6.04% | 26,835.00 |
| Maint/Repair | 0.00 | 0.00 | 0.00 | 0.00% | 250.00 | 0.00 | 250.00 | 0.00% | 0.00 |
| Misc Property Exp | 3,538.00 | 0.00 | 3,538.00 | 0.00% | 3,538.00 | 0.00 | 3,538.00 | 0.00% | 0.00 |
| Pool Mgmt-Lfgds/Monitor | 0.00 | 179.00 | (179.00) | 100.00% | 0.00 | 1,074.00 | (1,074.00) | 100.00% | 2,150.00 |
| Pool/Spa-Maint/Supplies | 0.00 | 33.00 | (33.00) | 100.00% | 2,730.00 | 198.00 | 2,532.00 | -1278.79% | 400.00 |
| Pool-Chemicals | 0.00 | 179.00 | (179.00) | 100.00% | 0.00 | 1,074.00 | (1,074.00) | 100.00% | 2,150.00 |
| Pool-Repairs | 0.00 | 25.00 | (25.00) | 100.00% | 400.00 | 150.00 | 250.00 | -166.67% | 300.00 |
| Repair/Maint-Fitness Center | 0.00 | 125.00 | (125.00) | 100.00% | 350.00 | 750.00 | (400.00) | 53.33% | 1,500.00 |
| Total Property Expenses | 5,709.12 | 3,431.00 | 2,278.12 | -66.40% | 21,697.84 | 20,586.00 | 1,111.84 | -5.40% | 41,193.00 |
| Tax/Ins/Interest Exp | | | | | | | | | |
| Ins-D & O | 0.00 | 130.00 | (130.00) | 100.00% | 0.00 | 780.00 | (780.00) | 100.00% | 1,565.00 |
| Ins-Liability | 0.00 | 278.00 | (278.00) | 100.00% | 0.00 | 1,668.00 | (1,668.00) | 100.00% | 3,331.00 |
| Taxes-Property | 0.00 | 6.00 | (6.00) | 100.00% | 5.52 | 36.00 | (30.48) | 84.67% | 75.00 |
| Total Tax/Ins/Interest Exp | 0.00 | 414.00 | (414.00) | 100.00% | 5.52 | 2,484.00 | (2,478.48) | 99.78% | 4,971.00 |
| Transfer Proof | | | | | | | | | |
| Tran fr Oper to Res | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 3,737.00 |
| Total Transfer Proof | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 3,737.00 |
| Utility Expenses | | | | | | | | | |
| Communications/Inet | 0.00 | 0.00 | 0.00 | 0.00% | 396.64 | 0.00 | 396.64 | 0.00% | 0.00 |
| Drainage | 0.00 | 12.00 | (12.00) | 100.00% | 0.00 | 72.00 | (72.00) | 100.00% | 145.00 |
| Electric | 524.22 | 388.00 | 136.22 | -35.11% | 2,595.53 | 2,328.00 | 267.53 | -11.49% | 4,650.00 |
| Tel/Cell/Pager | 0.00 | 45.00 | (45.00) | 100.00% | 0.00 | 270.00 | (270.00) | 100.00% | 536.00 |
| Trash | 984.00 | 990.00 | (6.00) | 0.61% | 5,904.00 | 5,940.00 | (36.00) | 0.61% | 11,880.00 |
| Water | 0.00 | 483.00 | (483.00) | 100.00% | 309.01 | 2,898.00 | (2,588.99) | 89.34% | 5,800.00 |
| Total Utility Expenses | 1,508.22 | 1,918.00 | (409.78) | 21.36% | 9,205.18 | 11,508.00 | (2,302.82) | 20.01% | 23,011.00 |
| Total Expense | 7,807.27 | 7,086.00 | 721.27 | -10.18% | 38,423.29 | 42,516.00 | (4,092.71) | 9.63% | 88,779.00 |
| Fund Change | (7,273.58) | (6,055.00) | (1,218.58) | -20.13% | 6,580.81 | 40,069.00 | (33,488.19) | 83.58% | 0.00 |

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AP Check Register
Check Date 6/1/2021 To 6/30/2021 11:59:00 PM

Lake Houston Community (Kingwood)

| Cking - Western Alliance | | | | | | |
|--------------------------|--------------------|-------------------------------------|--------------------------------------|-----------------------------------|---------------|-----------|
| Auto | 6/3/2021 | Goodwin & Company | | | 491.75 PAID | |
| Inv. # GWCO | 0603:610920 | Management Fees | HLHC-MANAGEMENT FEE | 491.75 | | Operating |
| Auto | 6/22/2021 | Goodwin & Company | | | 71.53 PAID | |
| Inv. # GWCO | HLHC611600 | Postage/Delivery | Monthly Copies and Postage | 27.83 | | Operating |
| Inv. # GWCO | HLHC610580 | Copies | Monthly Copies and Postage | 43.70 | | Operating |
| Auto | 6/19/2021 | Smartwebs | | | 26.65 PAID | |
| Inv. # | 48716 611980 | Website Hosting | SmartArchitecturals Software Service | 26.65 | | Operating |
| 25176 | 6/4/2021 | Silversand Services Inc | | | 2,171.12 PAID | |
| Inv. # | 3000376 615150 | Landscape-Maint | Landscaping malntenance | 2,171.12 | | Operating |
| 25177 | 6/4/2021 | Best Trash | | | 984.00 PAID | |
| Inv. # | 38360 612240 | Trash | Trash Service | 984.00 | | Operating |
| 25178 | 6/23/2021 | All Aquatics & Kids Playgrounds LLC | | | 3,538.00 PAID | |
| Inv. # | 4310 615850 | Misc Property Exp | Bench-6 ft contoured bench | 3,538.00 | | Operating |
| 25179 | 6/29/2021 | Summer Energy, LLC | | | 10.65 PAID | |
| Inv. # | 96719786 612080 | Electric | 30929868-754-7 | 10.65 | | Operating |
| 25180 | 6/30/2021 | Reliant Energy | | | 513.57 PAID | |
| Inv. # | 31200077376 612080 | Electric | 1 351 798-2 - 2602 N Strathford Ln | 513.57 | | Operating |
| | | | | Total | 7,807.27 | |
| | | | | Voided | 0.00 | |
| | | | | Cking - Western Alliance TOTAL \$ | 7,807.27 | |