

Southwyck Community Association  
Minutes, Annual Members Meeting  
January 9, 2020

The Annual Members Meeting of the Southwyck Community Association was held at 7:00 p.m. on January 9, 2020 at the Calvary Baptist Church, 3302 CR 89, Pearland, Texas. The meeting was called to order. Board members John Fisher, Helen Bilyeu, Vanessa Williams, Sylvia Nguyen and Sangeeta Bakshi were introduced.

Secretary's Report: The minutes of the 2019 Annual Meeting were reviewed and approved by motion made, seconded, and passed.

Election: Kathy Dooley announced that there was one position up for election. Candidates: Sam Prentice, Scarlett Kutch, John Fisher. Mr. Prentice and Mr. Fisher introduced themselves and gave a short presentation. Ms. Kutch did not attend. The floor was opened for additional nominations. There being none, a motion was made to close nominations, was seconded and passed. The vote was conducted and ballots collected.

Master Board Responsibilities: Ms. Bakshi gave an overview of the responsibilities of the Master Association and explained the maps of the different sections.

State of the Association: Ms. Bilyeu reviewed the repairs and projects carried out in 2019: new fountain at Southwyck Sunset Park installed, water drinking fountain and foot washing station at Southwyck Lake Park replaced, repairs and upgrade to Southglen entrances completed, quarterly power washing of playground equipment and picnic tables done at both parks, fences of homeowners who signed release form repaired at Southglen, Emerald Pointe and Huntington Park, extensive tree trimming done in parks and around perimeter fence, faded park signs replaced and 2 community events organized with costs of hosting such events mitigated by including a vendor market. Ms. Bilyeu discussed different ways that residents could participate in or support HOA activities.

Financial Report: Ms. Dooley reviewed the October 31st balance sheet and income statements and budget categories.

Future Projects: Mr. Fisher went over the planned projects for 2020: ongoing fence repairs, updating patio structure near Northfork/Lakecrest, adding electrical outlets to park, assessing possibility of updating clubhouse, repairing Huntington

Park monuments, planting more bushes and trees, continuation of power washing, and organizing two community events again.

A general question and answer session followed. Discussion about architectural harmony regarding monuments, discussion about repair of sidewalks and roads in the various sections and whose responsibility it is, question about how to deal with business vehicles parking in road and questions about the legal suit filed by Section IV.

Trisha Farine read out a statement prepared by Chris Nichols and more questions followed which Ms. Farine answered.

Door prizes were distributed.

John Fisher was re-elected to the Board.

There being no further business, the meeting was adjourned.

Vanessa Helmer, Secretary

# Southwyck Community Assoc.

Run Date: 01/07/2021  
Run Time: 01:56 PM

## BALANCE SHEET As of: 10/31/2020 Assets

Account #	Account Name	Total
<b>Asset</b>		
10120	Frost National Bank	\$28,052.09
10125	Trustmark MM	\$75,351.38
10140	Frost Bank Reserves	\$252,354.10
10150	Community Association Bank	\$209,678.21
10160	CAB CDAR 1023881647	\$100,635.30
10165	CAB CDAR 1023289306	\$101,585.98
10170	CAB CDAR 1023611879	\$101,118.42
15000	A/R-Maintenance Fees	\$54,179.00
15025	A/R Section I	\$22,545.20
15050	A/R Section IV	\$22,559.59
15075	A/R Section V	\$974.00
15500	A/R Collection	\$196.66
15920	A/R Section 1 DRV	\$65.65
15950	A/R Section I Legal Fees	\$30,174.02
16100	A/R Late Payment Interest	\$10,931.39
16102	A/R Section 1 Interest	\$1,077.97
16103	A/R Section IV Interest	\$1,702.49
16104	A/R Section V Interest	\$40.47
16150	A/R-NSF Charges	\$274.45
16400	A/R-Legal Fees	\$58,163.46
16500	A/R Collection Fees	\$24,053.85
16600	Allowance for Doubtful Accts	(\$10,000.00)
21000	Prepaid Insurance	\$29,929.99
21500	Prepaid Irrig Monitor Contract	\$9,714.15
	<b>ASSET TOTAL:</b>	\$1,125,357.82
	<b>TOTAL ASSETS:</b>	\$1,125,357.82

### Liabilities

Account #	Account Name	Total
<b>Liability</b>		
31000	Accounts Payable	\$13,484.19
31001	Other payables-Management	\$200.00
31016	A/P Section 1 Interest	\$1,077.97
31018	A/P Section IV Interest	\$1,702.49
31019	AP Section V Interest	\$40.47
31020	A/P Section I Legal Fees	\$29,871.52
31024	A/P DRV Section 1	\$65.65
31025	Account Payable Section I	\$22,545.20
31050	Account Payable Section IV	\$22,559.59
31075	Account Payable Section V	\$974.00
35000	Deferred Assessments	(\$184,242.60)
35100	Prepaid Assessments	\$20,279.43
	<b>LIABILITY TOTAL:</b>	(\$71,442.09)
	<b>TOTAL LIABILITIES:</b>	(\$71,442.09)

### Equity

Account #	Account Name	Total
<b>Reserves</b>		
51000	Reserves-Repairs/Replacements	\$730,417.94
51500	Reserves- Capital Improvements	\$100,000.00
	<b>RESERVES TOTAL:</b>	\$830,417.94

### Members Equity

Southwyck Community Assoc.  
As of: 10/31/2020

BALANCE SHEET

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
53000	Prior year earnings	\$313,060.83
	MEMBERS EQUITY TOTAL:	\$313,060.83
	TOTAL NET INCOME (LOSS):	\$53,321.14
	TOTAL EQUITY:	\$1,196,799.91
	TOTAL LIABILITIES AND EQUITY:	\$1,125,357.82

# Southwyck Community Assoc.

Run Date: 01/07/2021  
Run Time: 01:57 PM

## INCOME STATEMENT

Start: 10/01/2020 | End: 10/31/2020

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
61000 Maintenance Assessments	46,060.65	46,060.65	0.00	460,606.50	460,606.50	0.00	552,727.80
62700 NSF Fees	0.00	0.00	0.00	350.00	0.00	350.00	0.00
62752 Collection fees	(100.00)	0.00	(100.00)	33,966.69	30,000.00	3,966.69	30,000.00
67250 Interest on Maintenance Fees	497.93	500.00	(2.07)	6,407.06	5,000.00	1,407.06	6,000.00
74000 Interest Income	368.54	41.67	326.87	3,716.10	416.70	3,299.40	500.00
75500 Silverlake Payment	0.00	541.67	(541.67)	21,500.84	5,416.70	16,084.14	6,500.00
<b>Income Total</b>	<b>46,827.12</b>	<b>47,143.99</b>	<b>(316.87)</b>	<b>526,547.19</b>	<b>501,439.90</b>	<b>25,107.29</b>	<b>595,727.80</b>
<b>Total Income</b>	<b>46,827.12</b>	<b>47,143.99</b>	<b>(316.87)</b>	<b>526,547.19</b>	<b>501,439.90</b>	<b>25,107.29</b>	<b>595,727.80</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
80100 Electric- Street Lights	317.65	708.33	390.68	4,023.90	7,083.30	3,059.40	8,500.00
80300 Water-Irrigation	3,631.23	2,500.00	(1,131.23)	26,755.28	25,000.00	(1,755.28)	30,000.00
81400 Contract/Grounds Porter Svc	518.00	250.00	(268.00)	2,586.00	2,500.00	(86.00)	3,000.00
81600 Landscape Contract	10,600.23	12,375.00	1,774.77	134,269.58	123,750.00	(10,519.58)	148,500.00
81700 Management Contract	4,028.00	4,028.00	0.00	40,280.00	40,280.00	0.00	48,336.00
81800 Irrigation Contract	809.66	810.00	0.34	8,096.60	8,100.00	3.40	9,720.00
82400 General Repairs	(1,604.00)	1,666.67	3,270.67	2,775.00	16,666.70	13,891.70	20,000.00
82401 Pressure Washing Park	1,120.00	458.33	(661.67)	5,290.00	4,583.30	(706.70)	5,500.00
82402 Pressure Washing Entrances	0.00	0.00	0.00	3,582.50	0.00	(3,582.50)	0.00
82425 Tree Trimming/Removal	0.00	666.67	666.67	0.00	6,666.70	6,666.70	8,000.00
82450 Sprinkler System Repair	(815.97)	0.00	815.97	0.00	0.00	0.00	0.00
82550 Lake Maintenance	850.00	875.00	25.00	8,500.00	8,750.00	250.00	10,500.00
82551 Lake Chemicals & Treatment	627.25	1,000.00	372.75	31,831.68	10,000.00	(21,831.68)	12,000.00
82600 Landscape Improve/Repairs	0.00	1,083.33	1,083.33	0.00	10,833.30	10,833.30	13,000.00
82750 Vandalism, Playground	0.00	0.00	0.00	1,937.00	0.00	(1,937.00)	0.00
82800 Irrigation repairs	815.97	541.67	(274.30)	2,864.66	5,416.70	2,552.04	6,500.00
84200 Administration	57.46	1,000.00	942.54	5,212.99	10,000.00	4,787.01	12,000.00
84220 Community Events	0.00	541.67	541.67	536.50	5,416.70	4,880.20	6,500.00
84250 Newsletter Expense	0.00	791.67	791.67	0.00	7,916.70	7,916.70	9,500.00
84275 Website expense	0.00	83.33	83.33	0.00	833.30	833.30	1,000.00
84300 Audit/Tax Rtn Preparation	0.00	0.00	0.00	700.00	3,200.00	2,500.00	3,200.00
84340 Holiday Decorations	7,346.50	1,250.00	(6,096.50)	7,346.50	12,500.00	5,153.50	15,000.00
84350 Bad Debt	10,000.00	833.33	(9,166.67)	10,000.00	8,333.30	(1,666.70)	10,000.00
84600 Insurance	3,741.26	3,541.67	(199.59)	31,315.49	35,416.70	4,101.21	42,500.00
84710 Legal expense-masterIV	0.00	2,083.33	2,083.33	4,486.50	20,833.30	16,346.80	25,000.00
84720 Legal fees-corporate	0.00	237.83	237.83	0.00	2,378.30	2,378.30	2,854.00
84725 Legal Fees-Collections	(5,332.66)	1,666.67	6,999.33	(7,035.58)	16,666.70	23,702.28	20,000.00
84800 Taxes/Permits	0.00	62.50	62.50	481.65	625.00	143.35	750.00
84815 Professional Fees-Clubhouse	0.00	833.33	833.33	0.00	8,333.30	8,333.30	10,000.00
90100 Reserves-Rpr/Replace	9,738.98	9,738.98	0.00	97,389.80	97,389.80	0.00	116,867.80
90200 Reserves-Capital Improvements	50,000.00	0.00	(50,000.00)	50,000.00	0.00	(50,000.00)	0.00
<b>Expense Total</b>	<b>96,449.56</b>	<b>49,627.31</b>	<b>(46,822.25)</b>	<b>473,226.05</b>	<b>499,473.10</b>	<b>26,247.05</b>	<b>598,727.80</b>
<b>Total Expense</b>	<b>96,449.56</b>	<b>49,627.31</b>	<b>(46,822.25)</b>	<b>473,226.05</b>	<b>499,473.10</b>	<b>26,247.05</b>	<b>598,727.80</b>
<b>Net Income</b>	<b>(49,622.44)</b>	<b>(2,483.32)</b>	<b>(47,139.12)</b>	<b>53,321.14</b>	<b>1,966.80</b>	<b>51,354.34</b>	<b>(3,000.00)</b>