

**Minutes of the Regular Meeting of the  
Fonn Villas Civic Association**

**November 12, 2018**

**1. Call to Order**

- a. The regular monthly meeting of the Fonn Villas Civic Association was held on November 12, 2018 at the Pines Presbyterian Church.
- b. Board Members present: Craig Muirhead, Jim Gleaves, Nete Sundt, Jonathan Patrick, Kyle Hill, Toni Meason.

**2. Approval of Minutes**

- a. Jim Gleaves made a motion to approve the minutes of the October 8, 2018 meeting.
- b. Nete Sundt seconded. Motion passed.

**3. Treasurer's Report**

- a. Jim Gleaves reported that the expenses year-to-date are tracking with the budget in material respects except that the non-residents swim memberships and swim team dues are lower than budget. Pool repair and water cost are higher than budget, and the pool replastering is an extraordinary expense.
- b. Jim Gleaves discussed the preliminary budget for 2019 with the board and mentioned that the community events budget had been increased to \$7000, consistent with expected expenses for 2018.

**4. Architectural Standards Report**

- a. Architectural Control Committee is receiving new plans for houses.

**5. Executive Committee Reports**

- a. Community Facilities-Kyle Hill
  - Kyle reported a tree fell by the pool on the neighboring house. Tree was removed. No leak at the lap pool.
- b. Security-Jonathan Patrick
  - No report from Whispering Oaks. Contract could be in March.
- c. Memorial Super Neighborhood-Jonathan Patrick
  - John Culberson talked about Hurricane Harvey. Discuss making \$100 donation to Super Neighborhood Memorial. Next meeting November 19 at Resource Center.

**6. Advisory Committee Reports**

- a. Community Facilities-Kyle Hill
  - i. No report
- b. TIRZ 17-David Tresch
  - i. TIRZ 17 wants to annex Sam Houston Tollway from Memorial to Buffalo Bayou in order to finish the upgrade on sidewalks. Report attached.
- c. Maintenance & Park-Kyle Hill
  - i. Kyle reported scrapping mud off sidewalk in Bendwood Park
- d. Social-Alisa Williams

- i. Report attached.
- e. Pedestrian Safety-Allison Marshall
  - i. Report attached.
  - ii. Hank Taylor, 610 Hallie is not in favor of sidewalks. Ann Fenelon, 625 Attingham, is not in favor of sidewalks aesthetically. Busses need to follow traffic rules. David Tresch asked if Civic Association requires maintenance of sidewalks. Board Needs to make that determination. Alex Rosea discussed sidewalks that are close to electrical poles. Water lines may be affected by 4' sidewalk. Driveways are not designed for sidewalks. Susan Taylor confirmed that only those affected by sidewalks will vote.
- f. Welcoming-Nete Sundt
  - i. Report attached.
- g. Documentation-Nete Sundt
  - i. No report.
- h. Citizens Patrol-Maurice Stadler
  - i. Report attached.
- i. Website-Maurice Stadler
  - i. No report

**7. Business**

- a. Jim Gleaves moved to maintain assessment rate and maintenance charges for 2019 the same as 2018. Toni Meason seconded. Motion passed.
- b. Toni Meason moved to approve list of property owners to invoice for maintenance charges and facilities assessment as sent by Best Fit. Jim Gleason seconded. Motion passed.
- c. Craig Muirhead moved that we approve Best Fit Solutions to handle invoicing. Jim Gleaves seconded. Motion passed.
- d. Craig Muirhead proposed that the board of directors handle nominating committee for new directors.
- e. Tentative proposed dates for next year's meetings on 2<sup>nd</sup> Monday of every month, with a couple exceptions. Actual dates will be set at January 21<sup>st</sup> meeting for annual and organization meetings. Nete will talk with the church.

**8. Meeting adjourned at 8:15 p.m.**



12-10-18

Minutes of the Architectural Control Committee  
of the Fonn Villas Civic Association

November 12, 2018

A meeting of the Architectural Control Committee (ACC) of the Fonn Villas Civic Association was held on November 12, 2018 at the Pines Presbyterian Church.

Members present: Stefano Costantini, Jim Gleaves, Craig Muirhead, Nete Sundt, Toni Meason, Jonathan Patrick

Members absent: none

The meeting commenced at 7:10 p.m.

Stefano Costantini presented plans for 12711 Cobblestone. Width of driveway is 13 feet. It needs to be 12 feet. Plans show tree has been placed. Drawing have been signed by civil engineer. We will approve driveway if it is 12 feet wide.

Jim Gleaves made a motion to reject this plan subject to revising plans for driveway. Nete Sundt seconded. Motion passed.

Craig suggested we discuss other guidelines that can be revised.

Stefano gave check for \$750 from owner at 12722 Cobblestone as application fee for new construction.

Meeting adjourned at 7:16 p.m.

Fonn Villas Civic Association  
 2018 Budget - BUDGET  
 Updated - November 2, 2018

# of Homes	348	348	348	348	348	348	348	348
Assessment Rate/Sq Ft	0.022	0.022	0.022	0.020	0.020	0.022	0.022	0.022
Average Assessment/Home	\$202.59	\$202.59	\$203.00	\$185.00	\$185.00	\$203.00	\$203.00	\$203.20
Total Sq Ft							3,214,272	3,214,272

I. Maintenance Fund Revenue

	Actual 2013	Actual 2014	Actual 2015	Actual 2016	Actual 2017	Projected 2018	Budget 2018	DRAFT Budget 2019
4001 Assessments - Maintenance Fund	\$70,502.00	\$70,937.00	\$70,347.26	\$64,648.70	\$64,285.39	\$70,713.79	\$70,713.98	\$70,713.98
4002 Interest from July 1992 Bonds	1,692	1,752	1,836	1,908	1,980	2,064	1,980	2,000
4003 Interest from May 1993 Bonds	1,308	1,368	1,428	1,488	1,536	1,596	1,524	1,524
4004 Vanguard Interest/Capital Gains	209	1,380	975.15	2,722.46	2,129.39	919.06	2,000	1,500
4005 Alliance Bank Interest	0	0	102.87	173.7	519.54	937.37	400	750
4010 Transfer Fees	760	2,620	1,370	920	1,920	2,280	800	1,500
4012 Refinance Fees	0	0	540	540	300	540	250	250
4013 Construction Application Fee	0	0	0	3,450	1,150	3,000	750	750
4015 HO Interest Income	0	0	14.59	87.35	41.38	25.58	50	50
4020 HO Late Fees	461	513	1,011	1,025	600	525	750	500
4100 Miscellaneous	165	0	0	0	0	150	0	0
<b>Maintenance Fund Revenue</b>	<b>\$75,097.00</b>	<b>\$78,570.00</b>	<b>\$77,624.87</b>	<b>\$76,963.21</b>	<b>\$74,461.70</b>	<b>\$82,760.80</b>	<b>\$79,217.98</b>	<b>\$79,537.98</b>

Special Events Activity

4510 Directory Support Revenue	\$3,875.00	\$3,875.00	\$3,575.00	\$3,375.00	\$0.00	\$1,225.00	\$3,475.00	\$1,500.00
4520 Dues Revenue	1,465	1,420	615	1,115	235	200	750	250
4590 Community Events	0	0	-2,238.75	-2,376.84	-1,111.14	-6,279.96	-5,350	-7,000
4600 Directory Printing Expense	-1,536	-1,595	-1,770	-1,920	0	-2,060	-1,850	-2,100
<b>Special Events Revenue</b>	<b>\$3,806.00</b>	<b>\$3,702.00</b>	<b>\$182.25</b>	<b>\$194.16</b>	<b>-\$876.14</b>	<b>-\$6,914.96</b>	<b>-\$2,975.00</b>	<b>-\$7,360.00</b>

Total Maintenance Fund Revenue

<b>Total Maintenance Fund Revenue</b>	<b>\$78,903.00</b>	<b>\$82,272.00</b>	<b>\$77,807.12</b>	<b>\$77,157.37</b>	<b>\$73,585.56</b>	<b>\$75,835.84</b>	<b>\$76,242.98</b>	<b>\$72,187.98</b>
---------------------------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------

Maintenance Fund Expenses

5100 Constable Patrol	\$35,741.00	\$35,741.00	\$37,230.02	\$37,528.04	\$37,528.04	\$38,653.41	\$38,654.00	\$38,654.00
5150 Entrance Landscaping	10,410	6,385	4,081.61	5,191.57	5,164.87	5,861.25	5,500	5,750
5200 Entrance Maintenance	270	227	267.5	5,260	3,306.25	4,000	4,500	4,000
5250 Accounting & Admin	5,444	5,275	4,962	4,920	4,920	4,920	5,250	5,500
5275 DR Enforcement	0	0	0	0	7,577.53	8,914.12	9,000	9,000
5400 Insurance - D&O Policy	2,144	2,150	2,150	2,916	2,980	2,980	3,100	3,100
5500 Insurance - General Liability	2,121	2,940	0	0	0	0	0	0
5450 Insurance - Crime	459	0	0	0	595	595	600	600
5500 Legal	1,108	9,711	6,958.42	308.11	165	2,602.7	1,000	1,500
5550 Water	966	742	923.57	1,290.59	1,198.82	1,572.81	1,200	1,500
5600 Newsletter Delivery	715	1,100	740	820	640	760	740	760
5650 Electricity	585	557	403.88	277.68	269.81	306.38	400	350
5720 Website	0	0	120	165.37	0	162	162	162
5730 Gifts	0	0	40	0	0	131.05	0	0
5750 Post Office Boxes	54	56	272	276	64	280	280	280
5800 Office Supplies & Postage	6	74	2,384.48	967.57	416.49	1,024.91	1,000	1,000
5825 Meeting Expenses	0	0	0	0	500	0	0	0
5850 Architectural Standards	0	4	0	3,475	1,850	895	3,250	1,500
<b>Total Maintenance Expenses</b>	<b>\$61,030.00</b>	<b>\$65,698.00</b>	<b>\$60,801.48</b>	<b>\$63,395.93</b>	<b>\$67,175.81</b>	<b>\$73,658.63</b>	<b>\$74,636.00</b>	<b>\$73,656.00</b>

I. TOTAL MAINTENANCE SURPLUS/(DEFICIT)

<b>I. TOTAL MAINTENANCE SURPLUS/(DEFICIT)</b>	<b>\$17,873.00</b>	<b>\$16,674.00</b>	<b>\$17,005.64</b>	<b>\$13,761.44</b>	<b>\$6,409.75</b>	<b>\$2,177.21</b>	<b>\$1,606.98</b>	<b>-\$1,468.02</b>
-----------------------------------------------	--------------------	--------------------	--------------------	--------------------	-------------------	-------------------	-------------------	--------------------

# of Adjusted Senior Rate Charged						17	17	17
# of Senior Rate Facilities Charged						91	91	91
# of Full Rate Facilities Charged						240	240	240
\$ Facilities Adjusted Sr. Rate						\$250.00	\$250.00	\$250.00
\$ Facilities Senior Rate						\$100.00	\$100.00	\$100.00
\$ Facilities Full Rate						\$375.00	\$375.00	\$375.00

II. Facilities/Pool Revenue

8100 Facilities Assessment - Full	Data not provided		\$92,225.00	\$92,123.96	\$88,125.00	\$88,124.10	\$88,875.00	\$90,000.00
8150 Facilities Assessment - Senior			9,300	9,994.9	9,999.04	9,299.64	9,800	9,100
8160 Facilities Assessment - Adj Sr.			0	750	3,250	5,000	3,250	4,250
8175 Non Member Pool Memberships			49,715	35,237	26,112.5	23,950	35,000	25,000
8200 Swim Team Dues			16,561	10,588.65	9,902.13	7,776.56	11,500	8,000

8250 Facilities Rentals	2,573	1,147	540	0	750	500
8300 Facility/Swim Concessions	621	50	0	409.27	250	250
8350 Facility/Swim Donations/Sponsors	5,000	5,300	4,300	5,250	4,500	4,500
8400 Facilities Other Revenue	3,199.25	775	139.5	25	500	250
<b>Total Facilities/Pool Revenue</b>	<b>\$179,194.25</b>	<b>\$155,966.51</b>	<b>\$142,368.17</b>	<b>\$139,834.57</b>	<b>\$154,425.00</b>	<b>\$141,850.00</b>
<b>Facilities/Pool Expenses</b>						
9100 Accounting & Admin	\$3,770.00	\$5,170.00	\$5,420.00	\$4,920.00	\$5,250.00	\$5,500.00
9150 Legal & Professional Fees	666.5	0	0	0	0	0
9175 Printing & Postage	656.54	325.58	514.53	649	750	650
9225 Membership Expense	615.54	0	0	500	0	0
9250 Swim Team Expense	15,059.11	20,737.95	16,492.49	17,644.36	18,000	18,000
9275 Pool Salt System Contract	2,373.68	791.13	0	0	0	0
9300 Pool Maintenance Contract	43,576.13	48,796.7	48,308.45	43,588.54	60,000	50,000
9325 Pool/Facilities Supplies	0	861.99	3,282.83	535	2,500	2,250
9350 Pool/Facilities Repairs	14,097.16	28,978.73	5,502.35	15,494.51	10,000	6,000
9400 Facilities Landscape Maintenance	4,670.58	8,495.26	10,718.38	13,353.75	12,000	12,500
9404 Swim Team Liability Insurance	0	0	4,200	0	0	0
9408 Swim Team Benches	0	3,507	0	0	0	0
9410 Facilities/Pool Insurance	5,570.74	9,685.64	5,329	13,800	12,250	14,000
9425 Facilities/Pool Property Taxes	4,608.53	10,146.76	-9,424.23	6	6	6
9450 Facilities/Pool Electricity	7,863.74	9,496.74	8,410.47	6,612.99	9,500	7,500
9475 Facilities/Pool Wi-Fi/Phone	809.3	1,387.62	1,726.71	1,826.26	1,750	1,850
9500 Facilities/Pool Water	5,807.01	6,895.46	12,171.04	13,163.75	10,000	13,000
9510 Facilities Improvements	0	3,568.13	31,333	30,717.48	7,500	5,000
9520 Website	0	499	449.1	450	1,000	0
9525 Facilities/Pool Other Expenses	2,887.72	8,230	5,687.56	4,528.28	3,500	4,000
<b>Total Facilities/Pool Expenses</b>	<b>\$113,032.28</b>	<b>\$167,573.69</b>	<b>\$150,121.68</b>	<b>\$167,789.92</b>	<b>\$154,006.00</b>	<b>\$140,256.00</b>
<b>II. TOTAL FACILITIES/POOL SURPLUS/(DEFICIT)</b>	<b>\$66,161.97</b>	<b>-\$11,607.18</b>	<b>-\$7,753.51</b>	<b>-\$27,955.35</b>	<b>\$419.00</b>	<b>\$1,594.00</b>
<b>III. COMBINED FVCA TOTAL SURPLUS/(DEFICIT)</b>	<b>\$83,167.61</b>	<b>\$2,154.26</b>	<b>-\$1,343.76</b>	<b>-\$25,778.14</b>	<b>\$2,025.98</b>	<b>\$125.98</b>

## TIRZ Board Meeting- October 30, 2018

- TIRZ17 is annexing a part of the Sam Houston Tollway from Memorial Drive to Buffalo Bayou in order to complete the bike path as part of the project between Memorial to Terry Hershey Park.
- W140 Project
  - Will begin construction 01/02/2019; will take 24 months
  - Contract awarded to ReyTech Construction
- T&C Way
  - Only landscaping remains
  - Should be completed before 11/30/2018
- Memorial Drive
  - TXDOT has given approval. No requirement to do additional study
  - Will still be a town hall meeting

From: Alisa Williams alisamwilliams@gmail.com  
Subject: Tonight  
Date: Nov 12, 2018 at 8:43:35 AM  
To: James Gleaves james.gleaves@worthaminsurance.com, Craig Muirhead cmuirhead@noblecorp.com, Nete Sundt netesundt@gmail.com, Kyle Hill kylehill@westsiderealtors.com, Toni Meason tonismeason@gmail.com, Jonathan Patrick jepatrick@gmail.com

Hello All -

My husband is traveling and I am unable to attend tonight's board meeting.

I've scheduled Santa for the Neighborhood Christmas party for Sunday, December 16th. The event will be from 4-6 pm and Santa will be there 4:30 - 5:30. I will have supplies for cookie decorating and pizza and drinks for a small dinner for the children.

It was brought up at the last board meeting for me to look in to fake snow. I got a quote of \$1,300 and that would provide snow to cover a 17 ft x 17 ft space. I think this is too expensive so intend to pass on this idea unless anyone thinks we should consider this expenditure?

Thank you!

--

Alisa Williams



## November Monthly Report from Pedestrian Safety Committee



1. Narrowed current focus to blocks that would qualify for city sidewalk program and favorable feedback given on initial survey.

2. Received news from neighborhood lawyer:

- a. Only the city can install sidewalks(not HOA)
- b. However, the FVCA can maintain sidewalks if the board deems it "necessary or desirable"

3. Spoke to the City for more answers to FAQs.

As a review, our neighborhood is eligible under the School Sidewalk Program.

-We need a letter from the board or 75% approval of those along the path to apply

-The city would have 6 weeks to respond to the request  
-If approved, they would construct sidewalks on ONE side of the street based on ease of construction.

[https://www.publicworks.houstontx.gov/sidewalk\\_program.html](https://www.publicworks.houstontx.gov/sidewalk_program.html)

4. Received documentation and narrative regarding 1994 efforts. At the time around 80% of the neighborhood was in favor.

FAQs and other considerations

1. Will trees be cut down?

No, there are multiple ways in which trees are looked after including a plant review and discussions with the property owners. The city is actually liable if they damage trees not in the ROW. Typical sidewalks are 4in thick and there are multiple things that can be done to avoid trees.

2. Sprinkler Systems?

The city will pay for these to be fixed or adjusted if needed

3. ADA? All sidewalks will be ADA complaint

4. How will a mud problem be avoided? Engineering will be done at the outset which will address this concern



5. Drains from backyard, street lights, street signs, water meters, driveways, and fire hydrants? City will pay and engineer will decide. They aim to do what is cost effective and will attempt not to move. Sidewalks can be narrowed down to 36in if needed to bypass an obstacle.
6. Will the AAC be involved? Sidewalks are already listed as something that needs to undergo AAC review
7. Tree planting and sidewalks? Homeowners will be educated on trees and their impact on sidewalks as well as which species have less invasive root systems, but it benefits nobody to have a cracked sidewalks.
8. Where would the sidewalk be for very small side yards with high slopes? They add retention walls, but city will chose to construct where easiest.
9. Could sidewalks be directly abutting the street instead of having a strip of grass between it and the street? Yes, city prefers 2 feet of grass, but have said they could also do curbside. Anecdotally, Jack Long fought for curbside at the park to avoid maintenance of the narrow strip of grass. It would be consistent to request more sidewalks as curbside.
10. Who is liable if someone gets injured on the sidewalk?  
The homeowner would be liable, but they are also liable if something happens to someone in their lawn. This is handled by homeowners insurance and is hard to quantify how often as it is usually handled out of court. It has to be proved that her person was actually injured and that the injury was a direct result of something done or not done on the part of the homeowner (ie sidewalk non-maintenance)

Other concerns that have been voiced: Blocking a sidewalks with your car is a ticket able offense, but unclear if constable would enforce this.

FONN VILLAS BOARD MEETING  
NOVEMBER 12TH 2018

WELCOMING: 2 NEW FAMILIES WELCOMED

DOCUMENTATION: NO REPORT

*Wete Sundt*



Toni Meason <tonismeason@gmail.com>

---

## Fonn Villas board meeting: Stadler's reports

---

**Stadler** <robtstad@sbcglobal.net>  
Reply-To: Stadler <robtstad@sbcglobal.net>  
To: Toni Meason <tonismeason@gmail.com>

Fri, Nov 2, 2018 at 8:42 AM

As I am not attending the November Fonn Villas board meeting, I am sending you my reports now:

Citizen Patrol  
Volunteers logged 2 hours in October.







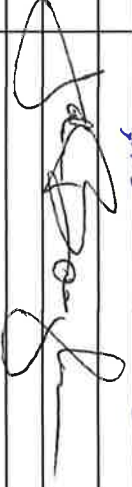
Website  
No report.

Maurice  
713-468-5360








FONN VILLAS CIVIC  
ASSOCIATION

BOARD OF DIRECTORS

DATE: Dec 12, 2018

Officers	Name	Position	Signature	Telephone
President	Craig Muirhead	1		832-746-8281
Vice President	Vacant	6		
Treasurer	Jim Gleaves	3		713-346-1337
Member	Jonathan Patrick	8		<del>713-208-9418</del> 832-498-3691
Member	Vacant	2		
Member	Kyle Hill	5		713-899-3054
Sergeant-at-Arms	Nete Sundt	4N/A		713-467-1795
Member/Secretary	Toni Meason	7		713-464-5698
Member	Alisa Williams	9		281-723-4120
Parliamentarian	John Baugher	N/A		713-249-2262

COMMITTEE CHAIRS

Committee	Name	Signature	Telephone
Architectural Standards	Stefano Costantini		713-818-9393
Documentation	Nete Sundt		713-467-1795
Citizen Patrol	Maurice Stadler		713-468-5369
Directory	Jill Erwin		713-464-3948
Parks, Maintenance & Entrances	Kyle Hill		713-899-3054
Newsletter	Lauri Gleaves		713-291-3380
Security	Jonathan Patrick		<del>713-208-9448</del>
Social Committee	Alisa Williams		281-723-4120
Memorial City TIRZ Liaison	David Tresch		713-465-4097
Super Neighborhood Rep.	Jonathan Patrick		<del>713-208-9448</del>
Welcoming	Nete Sundt		713-467-1795
Webmaster	Maurice Stadler		713-468-5369



# Fonn Villas Civic Association

Income/Expense Statement  
Period: 11/01/18 to 11/30/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
<b>MAINTENANCE FUND REVENUE:</b>								
04001	Assessments - Maintenance F	.00	.00	.00	70,713.79	70,714.00	(.21)	70,714.00
04002	Interest from July 1992 Bonds	.00	.00	.00	2,064.00	1,980.00	84.00	1,980.00
04003	Interest from May 1993 Bonds	144.00	120.00	24.00	1,476.00	1,392.00	84.00	1,524.00
04004	Vanguard Interest/Capital Gai	58.88	138.00	(79.12)	227.66	1,862.00	(1,634.34)	2,000.00
04005	Alliance Bank Interest	68.58	33.33	35.25	917.19	366.63	550.56	400.00
04010	Transfer Fees	60.00	66.67	(6.67)	2,060.00	733.37	1,326.63	800.00
04012	Refinance Fee	60.00	20.83	39.17	540.00	229.13	310.87	250.00
04013	Construction Application Fee	750.00	.00	750.00	6,000.00	750.00	5,250.00	750.00
04015	HO Interest Income	.00	.00	.00	25.58	50.00	(24.42)	50.00
04016	HO DR Certified Letter Fees	.00	.00	.00	150.00	.00	150.00	.00
04020	HO Late Fees	.00	.00	.00	275.00	750.00	(475.00)	750.00
04100	Miscellaneous Income	.00	.00	.00	150.00	.00	150.00	.00
Subtotal Maintenance Fund		1,141.46	378.83	762.63	84,599.22	78,827.13	5,772.09	79,218.00
<b>SPECIAL EVENTS ACTIVITY</b>								
04510	Business Donations	.00	.00	.00	1,225.00	1,475.00	(250.00)	3,475.00
04520	Dues Revenue	.00	.00	.00	.00	.00	.00	750.00
04590	Community Events	.00	.00	.00	(5,091.31)	(5,350.00)	258.69	(5,350.00)
04600	Directory Printing Expense	.00	.00	.00	(2,060.00)	(1,850.00)	(210.00)	(1,850.00)
Special Events Income		.00	.00	.00	(5,926.31)	(5,725.00)	(201.31)	(2,975.00)
<b>TOTAL MAINTENANCE FUND</b>		1,141.46	378.83	762.63	78,672.91	73,102.13	5,570.78	76,243.00
<b>MAINTENANCE EXPENSES</b>								
05100	Constable Patrol	.00	.00	.00	38,653.88	38,654.00	.12	38,654.00
05150	Entrance Landscaping	.00	458.33	458.33	4,911.50	5,041.63	130.13	5,500.00
05200	Entrance Maintenance	516.75	375.00	(141.75)	2,516.75	4,125.00	1,608.25	4,500.00
05250	Accounting & Admin	410.00	437.50	27.50	4,510.00	4,812.50	302.50	5,250.00
05275	DR Enforcement	717.50	750.00	32.50	8,186.62	8,250.00	63.38	9,000.00
05300	Insurance - D&O Policy	.00	.00	.00	2,980.00	3,100.00	120.00	3,100.00
05450	Insurance - Crime	.00	.00	.00	595.00	600.00	5.00	600.00
05500	Legal	556.00	.00	(556.00)	2,718.20	1,000.00	(1,718.20)	1,000.00
05550	Water	137.08	100.00	(37.08)	1,606.21	1,100.00	(506.21)	1,200.00
05600	Newsletter Delivery	.00	61.67	61.67	680.00	678.37	(1.63)	740.00
05650	Electricity	23.86	33.33	9.47	258.90	366.63	107.73	400.00
05720	Website	.00	.00	.00	162.00	162.00	.00	162.00
05730	Gifts	.00	.00	.00	131.05	.00	(131.05)	.00

## Fonn Villas Civic Association

Income/Expense Statement  
Period: 11/01/18 to 11/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
05750	Post Office Box	.00	.00	.00	286.00	280.00	(6.00)	280.00
05800	Office Supplies & Postage	3.00	83.33	80.33	286.37	916.63	630.26	1,000.00
05850	Architectural Standards	.00	270.83	270.83	395.00	2,979.13	2,584.13	3,250.00
TOTAL MAINTENANCE EXPE		2,364.19	2,569.99	205.80	68,877.48	72,065.89	3,188.41	74,636.00
TOTAL MAINT SURPLUS/(DE		(1,222.73)	(2,191.16)	968.43	9,795.43	1,036.24	8,759.19	1,607.00

### FACILITIES/POOL REVENUE

08100	Facilities Assessment-Full	.00	.00	.00	88,124.10	88,875.00	(750.90)	88,875.00
08150	Facilities Assessment-Senior	.00	.00	.00	9,299.64	9,800.00	(500.36)	9,800.00
08160	Facilities Assessment-Adj Sr.	.00	.00	.00	5,000.00	3,250.00	1,750.00	3,250.00
08175	Pool Memberships - Non Mem	.00	.00	.00	23,950.00	35,000.00	(11,050.00)	35,000.00
08200	Swim Team Dues	.00	.00	.00	7,776.56	11,500.00	(3,723.44)	11,500.00
08250	Facilities Rentals	.00	.00	.00	.00	750.00	(750.00)	750.00
08300	Facility/Swim Concessions	.00	.00	.00	409.27	250.00	159.27	250.00
08350	Facility/Swim Sponsorships	.00	.00	.00	5,250.00	4,500.00	750.00	4,500.00
08400	Facilities Other Revenue	.00	.00	.00	25.00	500.00	(475.00)	500.00
TOTAL FACILITIES/POOL RE		.00	.00	.00	139,834.57	154,425.00	(14,590.43)	154,425.00

### FACILITIES/POOL EXPENSES

09100	Accounting & Admin	410.00	437.50	27.50	4,510.00	4,812.50	302.50	5,250.00
09175	Printing & Postage	.00	62.50	62.50	118.92	687.50	568.58	750.00
09225	Membership Expense	.00	.00	.00	500.00	.00	(500.00)	.00
09250	Swim Team Expenses	.00	.00	.00	17,394.36	18,000.00	605.64	18,000.00
09300	Pool Maintenance Contract	1,154.25	3,000.00	1,845.75	44,439.49	57,000.00	12,560.51	60,000.00
09325	Pool/Facilities Supplies	.00	.00	.00	35.00	2,500.00	2,465.00	2,500.00
09350	Pool/Facilities Repairs	.00	.00	.00	13,119.51	10,000.00	(3,119.51)	10,000.00
09400	Facilities Landscape Maintena	958.25	1,000.00	41.75	12,396.75	11,000.00	(1,396.75)	12,000.00
09410	Facilities/Pool Liab Insuranc	.00	.00	.00	9,866.00	12,250.00	2,384.00	12,250.00
09425	Facilities/Pool Property Tax	.00	.00	.00	.00	.00	.00	6.00
09450	Facilities/Pool Electricity	627.20	800.00	172.80	6,475.54	9,000.00	2,524.46	9,500.00
09475	Facilities/Pool WIFI/Phone	97.92	145.83	47.91	1,554.24	1,604.13	49.89	1,750.00
09500	Facilities/Pool Water	849.06	900.00	50.94	11,983.80	9,400.00	(2,583.80)	10,000.00
09510	Facilities Improvements	.00	.00	.00	30,717.48	7,500.00	(23,217.48)	7,500.00

**Fonn Villas Civic Association**

Income/Expense Statement  
Period: 11/01/18 to 11/30/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
09520	Facilities Website	.00	.00	.00	.00	.00	.00	1,000.00
09525	Facilities/Pool Other Expense	.00	.00	.00	3,565.06	3,500.00	(65.06)	3,500.00
<b>TOTAL FACILITIES/POOL EX</b>		<b>4,096.68</b>	<b>6,345.83</b>	<b>2,249.15</b>	<b>156,676.15</b>	<b>147,254.13</b>	<b>(9,422.02)</b>	<b>154,006.00</b>
<b>FACILITIES/POOL SURPLUS</b>		<b>(4,096.68)</b>	<b>(6,345.83)</b>	<b>2,249.15</b>	<b>(16,841.58)</b>	<b>7,170.87</b>	<b>(24,012.45)</b>	<b>419.00</b>
<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>(5,319.41)</b>	<b>(8,536.99)</b>	<b>3,217.58</b>	<b>(7,046.15)</b>	<b>8,207.11</b>	<b>(15,253.26)</b>	<b>2,026.00</b>



**Fonn Villas Civic Association**

Balance Sheet  
As of 11/30/18

Account	Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>					
1002	Cash - Operating - Alliance	31,876.13			31,876.13
1003	Cash - Money Mkt - Alliance	102,660.56			102,660.56
1007	EE Bonds Issued July 1992	53,100.00			53,100.00
1008	EE Bonds Issued May 1993	41,196.00			41,196.00
1009	Cash - Vanguard Fund	102,642.66			102,642.66
1300	Due from (to) Swim Club	(37,450.77)			(37,450.77)
1350	Due from (to) Maintenance			37,450.77	37,450.77
	<b>TOTAL CASH &amp; INVESTMENTS</b>	<u>294,024.58</u>	<u>.00</u>	<u>37,450.77</u>	<u>331,475.35</u>
1800	Swim Club Asset Merger Value			182,703.00	182,703.00
1850	Swim Club Accumulated Deprec.			(100,329.00)	(100,329.00)
	<b>TOTAL OTHER ASSETS</b>	<u>.00</u>	<u>.00</u>	<u>82,374.00</u>	<u>82,374.00</u>
	<b>TOTAL ASSETS</b>	<u>294,024.58</u>	<u>.00</u>	<u>119,824.77</u>	<u>413,849.35</u>
<b>LIABILITIES &amp; EQUITY</b>					
<b>CURRENT LIABILITIES:</b>					
2130	Construction Deposits	37,500.00			37,500.00
2200	Prepaid Assessments	21,897.62			21,897.62
	<b>Subtotal Current Liab.</b>	<u>59,397.62</u>	<u>.00</u>	<u>.00</u>	<u>59,397.62</u>
<b>RESERVES:</b>					
	<b>Subtotal Reserves</b>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
<b>EQUITY:</b>					
3900	Maintenance Fund	202,252.12			202,252.12
3904	Special Events Fund	22,579.41			22,579.41
3906	Swim Club Fund			136,666.35	136,666.35
	Current Year Net Income/(Loss)	9,795.43	.00	(16,841.58)	(7,046.15)
	<b>Subtotal Equity</b>	<u>234,626.96</u>	<u>.00</u>	<u>119,824.77</u>	<u>354,451.73</u>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>294,024.58</u>	<u>.00</u>	<u>119,824.77</u>	<u>413,849.35</u>