

## **Minutes of the Fonn Villas Civic Association**

**December 14, 2020**

Meeting was called to order at 7:26 p.m. on zoom.

Tonya made a motion to approve the minutes of the last meeting. Charles seconded. Motion passed.

Treasurer-no report.

Architectural Committee-no report.

Security-no report.

Community Facilities-Pump at pool repaired \$1000. Discussion of replacing diving board tabled. Dog waste receptacles for Bendwood Park not in yet. Lights not working. Need to install trees.

Architectural Standards-Sheen updated documents to Charles. Charles is looking for new legal firm.

TIRZ-December 8 meeting of board. Town & Country sewage project value tabled. HEB Gessner Road project completion February of 2021. 140 detention pond behind Costco studies. Memorial Drive repairs started between Chase Bank and Chevron. Report attached.

Memorial Super Neighborhood-no report.

Documentation-no report.

Social-Thanks to Kyle as Santa. Thank Allison for letters to Santa box. Friday White Elm will be at pool. Bovine & Barley bar truck.

Welcoming-Neighbors welcomed on Broken Bough, Cobblestone, Old Oaks.



Newsletter-no report.

Website-no report.

Business: 3 volunteers for 2021 board. Allison moved to accept the names. Toni seconded. Motion passed.

Select vote tabulators, Amy Speas, Melissa Winkler. Allison moved to accept vote tabulators. Tonya seconded. Motion passed.

Next meeting January 18, tabled.

Meeting adjourned 7:45 p.m.

*Toni Mason*  
*Allison*



TIRZ Board Meeting- December 08, 2020

- Reimburse Moody Rambin for T&C Blvd sewer project
  - \$600M
  - Approved report but not payment
  - Tabled for next meeting
- W140
  - Access road 95% complete
  - Swale grading in progress
  - Landscaping has started
  - February 2021 completion date
- Gessner Rd
  - Pavement work completed
  - February 2021 completion date
- W140 Basin Deepening
  - Convert from gravity feed to pump feed
  - Would increase capacity by 24 acre ft (50% increase)
- Memorial Dr
  - ROW acquisition
    - Corner at Chase Bank
    - Corner at Chevron



# Fonn Villas Civic Association

## Balance Sheet As of 12/31/20

Account	Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>					
1002	Cash - Operating - Alliance	106,941.49			106,941.49
1003	Cash - Money Mkt - Alliance	129,006.86			129,006.86
1007	EE Bonds Issued July 1992	57,468.00			57,468.00
1008	EE Bonds Issued May 1993	44,736.00			44,736.00
1009	Cash - Vanguard Fund	114,073.31			114,073.31
1300	Cash Owed from (to) Swim Club	(44,299.44)			(44,299.44)
1350	Cash Owed from (to) Maintenanc			44,299.44	44,299.44
	<b>TOTAL CASH &amp; INVESTMENTS</b>	407,926.22	.00	44,299.44	452,225.66
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>	.00	.00	82,374.00	82,374.00
	<b>TOTAL ASSETS</b>	407,926.22	.00	126,673.44	534,599.66
<b>LIABILITIES &amp; EQUITY</b>					
<b>CURRENT LIABILITIES:</b>					
2130	Construction Deposits	59,970.00			59,970.00
2200	Prepaid Assessments	88,061.27			88,061.27
	<b>Subtotal Current Liab.</b>	148,031.27	.00	.00	148,031.27
<b>RESERVES:</b>					
	<b>Subtotal Reserves</b>	.00	.00	.00	.00
<b>EQUITY:</b>					
3900	Maintenance Fund	215,949.25			215,949.25
3904	Special Events Fund	22,579.41			22,579.41
3906	Swim Club Fund			123,663.27	123,663.27
	Current Year Net Income/(Loss)	21,366.29	.00	3,010.17	24,376.46
	<b>Subtotal Equity</b>	259,894.95	.00	126,673.44	386,568.39
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	407,926.22	.00	126,673.44	534,599.66



AGED OWNER BALANCES: AS OF Dec. 31, 2020  
STREET ORDER SEQUENCE

\* - Previous Owner or Renter

ADDRESS	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
---------	------	---------	---------	---------	---------	-------

REPORT SUMMARY

CODI	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		Annual	4001	211.60	0.00	0.00	0.00	211.60
C1		Regular	8100	385.00	0.00	0.00	0.00	385.00
02		NSF charges	4025	20.00	0.00	0.00	0.00	20.00
GRAND TOTAL				616.60	0.00	0.00	0.00	616.60

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	ELINQUENCY AMOUNT
04025	HO NSF Fees	20.00
04001	Assessments - Maintenance F	211.60
08100	Facilities Assessment-Full	385.00
TOTAL		\$616.60

\* This report DOES NOT show owner credits. It should NOT BE USED for reconciliation purposes.



AGED OWNER BALANCES: AS OF Dec. 31, 2020  
STREET ORDER SEQUENCE

\* - Previous Owner or Renter

ADDRESS	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
12602 Kimberley Ln	Jeffrey & Deanna Onstott	Last Pmt: 11/30/20	596.60			
	02 NSF charges	20.00	0.00	0.00	0.00	20.00
	A1 Annual	211.60	0.00	0.00	0.00	211.60
	C1 Regular	385.00	0.00	0.00	0.00	385.00
	TOTAL:	616.60	0.00	0.00	0.00	616.60



# Fonn Villas Civic Association

## Income/Expense Statement

Period: 12/01/20 to 12/31/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>MAINTENANCE FUND REVENUE:</b>								
04001	Assessments - Maintenance Fi	186.35	.00	186.35	74,126.03	71,000.00	3,126.03	71,000.00
04002	Interest from July 1992 Bonds	.00	.00	.00	2,232.00	2,000.00	232.00	2,000.00
04003	Interest from May 1993 Bonds	156.00	133.37	22.63	1,740.00	1,600.00	140.00	1,600.00
04004	Vanguard Interest/Capital Gai	.00	83.37	(83.37)	4,630.41	1,000.00	3,630.41	1,000.00
04005	Alliance Bank Interest	35.80	62.50	(26.70)	348.42	750.00	(401.58)	750.00
04010	Transfer Fees	60.00	125.00	(65.00)	1,100.00	1,500.00	(400.00)	1,500.00
04012	Refinance Fee	60.00	20.87	39.13	1,320.00	250.00	1,070.00	250.00
04013	Construction Application Fee	.00	.00	.00	4,150.00	3,000.00	1,150.00	3,000.00
04014	Construction Deposit Fines	18,000.00	.00	18,000.00	18,000.00	.00	18,000.00	.00
04015	HO Interest Income	.00	.00	.00	208.83	50.00	158.83	50.00
04016	HO Certified Letter Fees	.00	.00	.00	480.00	.00	480.00	.00
04020	HO Late Fees	.00	.00	.00	2,575.00	500.00	2,075.00	500.00
04025	HO NSF Fees	.00	.00	.00	20.00	.00	20.00	.00
Subtotal Maintenance Fund		18,498.15	425.11	18,073.04	110,930.69	81,650.00	29,280.69	81,650.00
<b>SPECIAL EVENTS ACTIVITY</b>								
04510	Business Donations	.00	1,310.00	(1,310.00)	200.00	1,510.00	(1,310.00)	1,510.00
04520	Dues Revenue	.00	.00	.00	.00	250.00	(250.00)	250.00
04590	Community Events	(1,700.00)	(1,875.00)	175.00	(6,690.49)	(7,000.00)	309.51	(7,000.00)
04600	Directory Printing Expense	.00	.00	.00	(2,265.30)	(2,100.00)	(165.30)	(2,100.00)
Special Events Income		(1,700.00)	(565.00)	(1,135.00)	(8,755.79)	(7,340.00)	(1,415.79)	(7,340.00)
<b>TOTAL MAINTENANCE FUNE</b>		16,798.15	(139.89)	16,938.04	102,174.90	74,310.00	27,864.90	74,310.00
<b>MAINTENANCE EXPENSES</b>								
05100	Constable Patrol	.00	.00	.00	40,390.08	38,654.00	(1,736.08)	38,654.00
05150	Entrance Improvements/Lndsc	737.37	.00	(737.37)	6,129.66	2,305.00	(3,824.66)	2,305.00
05200	Entrance Monthly Maintenance	516.75	516.25	(.50)	6,201.00	6,195.00	(6.00)	6,195.00
05250	Accounting & Admin	920.00	458.37	(461.63)	5,980.00	5,500.00	(480.00)	5,500.00
05275	DR Enforcement	748.45	833.37	84.92	8,856.45	10,000.00	1,143.55	10,000.00
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	853.00	600.00	(253.00)	600.00
05500	Legal	.00	.00	.00	430.25	1,500.00	1,069.75	1,500.00
05550	Water	196.76	125.00	(71.76)	1,761.74	1,500.00	(261.74)	1,500.00
05600	Newsletter Delivery	60.00	63.37	3.37	760.00	760.00	.00	760.00



## Fonn Villas Civic Association

### Income/Expense Statement Period: 12/01/20 to 12/31/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
05650	Electricity	20.09	29.13	9.04	259.28	350.00	90.72	350.00
05720	Website	.00	.00	.00	162.00	162.00	.00	162.00
05730	Gifts	.00	.00	.00	350.00	50.00	(300.00)	50.00
05750	Post Office Box	.00	.00	.00	300.00	280.00	(20.00)	280.00
05800	Office Supplies & Postage	483.30	20.00	(463.30)	1,495.15	800.00	(695.15)	800.00
05850	Architectural Standards	.00	.00	.00	3,900.00	1,500.00	(2,400.00)	1,500.00
<b>TOTAL MAINTENANCE EXPE</b>		<b>3,682.72</b>	<b>2,045.49</b>	<b>(1,637.23)</b>	<b>80,808.61</b>	<b>73,256.00</b>	<b>(7,552.61)</b>	<b>73,256.00</b>
<b>TOTAL MAINT SURPLUS/(DE</b>		<b>13,115.43</b>	<b>(2,185.38)</b>	<b>15,300.81</b>	<b>21,366.29</b>	<b>1,054.00</b>	<b>20,312.29</b>	<b>1,054.00</b>
<b>FACILITIES/POOL REVENUE</b>								
08100	Facilities Assessment-Full	385.00	.00	385.00	96,275.95	90,000.00	6,275.95	90,000.00
08150	Facilities Assessment-Senior	.00	.00	.00	8,000.00	9,100.00	(1,100.00)	9,100.00
08160	Facilities Assessment-Adj Sr.	.00	.00	.00	5,390.07	4,250.00	1,140.07	4,250.00
08175	Pool Memberships - Non Mem	.00	.00	.00	5,050.00	25,000.00	(19,950.00)	25,000.00
08200	Swim Team Dues	.00	8,000.00	(8,000.00)	.00	8,000.00	(8,000.00)	8,000.00
08250	Facilities Rentals	.00	.00	.00	.00	500.00	(500.00)	500.00
08300	Facility/Swim Concessions	.00	.00	.00	.00	500.00	(500.00)	500.00
08350	Facility/Swim Sponsorships	.00	.00	.00	1,500.00	5,000.00	(3,500.00)	5,000.00
08400	Facilities Other Revenue	.00	.00	.00	475.00	250.00	225.00	250.00
<b>TOTAL FACILITIES/POOL RE</b>		<b>385.00</b>	<b>8,000.00</b>	<b>(7,615.00)</b>	<b>116,691.02</b>	<b>142,600.00</b>	<b>(25,908.98)</b>	<b>142,600.00</b>
<b>FACILITIES/POOL EXPENSES</b>								
09100	Accounting & Admin	.00	416.63	416.63	5,060.00	5,000.00	(60.00)	5,000.00
09175	Printing & Postage	.00	54.13	54.13	106.65	650.00	543.35	650.00
09250	Swim Team Expenses	.00	.00	.00	1,160.00	17,000.00	15,840.00	17,000.00
09300	Pool Maintenance Contract	1,177.14	1,000.00	(177.14)	49,580.77	50,000.00	419.23	50,000.00
09325	Pool/Facilities Supplies	.00	.00	.00	1,094.12	2,250.00	1,155.88	2,250.00
09350	Pool/Facilities Repairs	976.00	.00	(976.00)	5,239.03	6,000.00	760.97	6,000.00
09400	Facilities Landscape Maintena	958.25	1,083.37	125.12	14,169.00	13,000.00	(1,169.00)	13,000.00
09410	Property/Casualty Insurance	.00	.00	.00	9,969.00	10,500.00	531.00	10,500.00
09425	Facilities/Pool Property Taxe	2.32	6.00	3.68	4.94	6.00	1.06	6.00
09450	Facilities/Pool Electricity	626.50	250.00	(376.50)	7,207.79	7,500.00	292.21	7,500.00
09475	Facilities/Pool WIFI/Phone	132.98	154.13	21.15	1,377.38	1,850.00	472.62	1,850.00
09500	Facilities/Pool Water	1,005.57	800.00	(205.57)	14,293.31	13,000.00	(1,293.31)	13,000.00



# Fonn Villas Civic Association

## Income/Expense Statement Period: 12/01/20 to 12/31/20

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
09510	Facilities Improvements	.00	5,000.00	5,000.00	.00	5,000.00	5,000.00	5,000.00
09525	Facilities/Pool Other Expense	.00	.00	.00	4,418.86	4,000.00	(418.86)	4,000.00
<b>TOTAL FACILITIES/POOL EX</b>		4,878.76	8,764.26	3,885.50	113,680.85	135,756.00	22,075.15	135,756.00
<b>FACILITIES/POOL SURPLUS</b>		(4,493.76)	(764.26)	(3,729.50)	3,010.17	6,844.00	(3,833.83)	6,844.00
<b>TOTAL SURPLUS/(DEFICIT)</b>		8,621.67	(2,949.64)	11,571.31	24,376.46	7,898.00	16,478.46	7,898.00