



**Wyndehaven Lake Estates  
Annual Meeting Agenda  
September 30, 2021**

**Instructions for joining the meeting:**

Go to [www.zoom.com](http://www.zoom.com) or download the Zoom app on your phone or computer.  
Select "Join a Meeting" and enter the provided Meeting ID and Password.

Meeting ID: 845 0174 6328  
Password: 942837

**Call to Order**

6:00 pm

**Introduction:**

Post Oak Property Management  
2021 Board Members

**Board Report:**

2021 Year Overview

**Financial Report**

Balance Sheet  
Profit & Loss w/ Comparison  
2022 Budget

**General Discussion and Resident Questions**

Cap Fee Amendment Explanation – **Deadline for ballots is October 15th**

Send in your "Information Sheet" if you have not already OR place it in the Zoom Chat

Announce Door Prize Winners

**Adjournment**

# Wyndehaven Lake Estates Community Association, Inc.

## Balance Sheet

08/31/2021

### Assets

Accounts Receivable	691.00
Central Bank - Reserve Account	29,959.59
Central Bank	35,260.09

### Total Assets

65,910.68

### Liabilities

Prepaid Accounts Receivable	55.00
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### Total Liabilities

55.00

### Net Worth

Current Operation Funds	34,804.63
Net Income	31,051.05

### Total Net Worth

65,855.68

### Total Net Worth and Liabilities

65,910.68

# Wyndehaven Lake Estates Community Association, Inc.

## Revenues and Expenses Statement

From 01/01/2021 to 08/31/2021

Current Period

### Revenues

Annual Association Assessment	102,700.00
Bank Interest	4.59
Gate Remote Purchases	495.00
MUD Landscape Contribution	5,200.37
Certified Dues Notice	72.00
Late Fee	350.00

<b>Total Revenue</b>	<b>108,821.96</b>
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### Expenses

Legal Expenses	918.75
Accounting & Audit	500.00
Landscape Contract	28,914.56
Landscape Maintenance	6,199.60
Irrigation Repairs	1,862.51
Gate Maintenance	745.00
Lake Maintenance	3,866.76
Gate Telephone	511.40
Utilities - Electric Street Lights	9,204.95
Management Contract	6,800.00
Common Area Improvements	5,620.08
Gate Remotes	419.75
Utilities - Water	463.64
North Fort Bend Water Authority	5,591.75
Insurance - Comm Pkg	4,816.00
Signs	13.53
Administration	587.60
Insurance - D&O	1,667.00
Mosquito Control	1,023.03
Bank Fees	45.00

<b>Total Expense</b>	<b>77,770.91</b>
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<b>Net Income</b>	<b>31,051.05</b>
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2021 HOA Budget		8/31/2021 Spent to Date	Projected Expenses	Balance Remaining	
<b>Income:</b>					
Annual Dues: 79 Homes @ \$1,300	102,700.00	102,700.00	-	-	
Bank Interest	-	4.59	-	-	
Gate Remote Purchases	-	495.00	-	-	
MUD Landscape Contribution	8,900.00	5,200.37	-	3,699.63	
Certified Dues Notice	-	72.00	-	-	
Late Fee	-	350.00	-	-	
	<b>\$ 111,600.00</b>	<b>\$ 108,821.96</b>	<b>\$ -</b>	<b>\$ 3,699.63</b>	
<b>Expenses:</b>					
Legal Expenses	1,000	918.75	300.00	(218.75)	Over- New Legislation and Cap Fee Admendment
Accounting & Audit	500	500.00	-	-	
Landscape Contract	40,500	26,914.56	13,457.80	127.64	
Landscape Maintenance	5,000	6,199.60	-	(1,199.60)	Over - Result of February Freeze
Irrigation Repair	1,000	1,862.51	300.00	(1,162.51)	Over-Result of Frozen Backflow Device
Gate Maintenance	2,500	745.00	1,200.00	555.00	Can expect to spend more on Exit Gate Repair
Gate Remotes	600	419.75	-	180.25	
Lake Contract & Maintenance	6,000	3,866.76	2,000.00	133.24	
Gate Telephone	650	511.40	175.00	(36.40)	
Utilities - Electric Street Lights & Sprays	15,500	9,204.95	3,500.00	2,795.05	
Management Contract	10,200	6,800.00	3,400.00	-	
Common Area Repairs/Improvements	500	5,620.08	-	(5,120.08)	Over- Result of Curb Repairs, Street Signs and Holiday Pick up
Water - Harris Ft. Bend Co. MUD 1	200	463.64	100.00	(363.64)	Over- Result of NFBWA
Property Taxes	300	-	300.00	-	
Signage Expense	200	13.53	-	186.47	
Administration & Meeting Expense	1,000	587.60	412.40	-	
Insurance - D&O	1,300	1,667.00	-	(367.00)	
Electric Repair	1,000	-	200.00	800.00	
Mosquito Control	1,100	1,023.03	450.00	(373.03)	Over- Result of Spray twice Weekly in Summer Months
Insurance - Comm Pkg (GL/Prop/Umb)	4,800	4,816.00	-	(16.00)	
Water Well Maintenance	1,500	-	1,500.00	-	
North Fort Bend Water Authority	14,000	5,591.75	5,000.00	3,408.25	Can expect to spend more next year as water fee is going up to 4.55
Neighborhood Activities/ Decorations	500	-	-	500.00	
Bank Fees	-	45.00	-	(45.00)	
Contribution to Reserve	-	-	-	-	
	<b>\$ 109,850.00</b>	<b>\$ 77,770.91</b>	<b>\$ 32,295.20</b>	<b>\$ (171.11)</b>	

**2022 Proposed HOA Budget**

**Income:**

Annual Dues: 79 Homes @ \$1,420	112,180.00
Bank Interest	-
MUD Landscape Contribution	8,900.00
Gate Remote Purchases	-
	<b>\$ 121,080.00</b>

**Expenses:**

Legal Expenses	500
Accounting & Audit	500
Landscape Contract	45,342
Landscape Maintenance	4,000
Irrigation Repair	1,800
Gate Maintenance	1,988
Gate Remotes	600
Lake Contract & Maintenance	6,000
Gate Telephone	750
Utilities - Electric Street Lights & Sprays	14,500
Management Contract	11,000
Common Area Repairs/Improvements	850
Water - Harris Ft. Bend Co. MUD 1	850
Property Taxes	100
Signage Expense	200
Administration & Meeting Expense	1,000
Insurance - D&O	1,680
Electric Repair	500
Mosquito Control	1,100
Insurance - Comm Pkg (GL/Prop/Umb)	4,820
Water Well Maintenance	1,500
North Fort Bend Water Authority	16,000
Neighborhood Activities/ Decorations	500
Curb Repairs	5,000
Contribution to Reserve	\$ -
	<b>\$ 121,080.00</b>

This is why the Cap Fee Admendment is Need