

## Minutes

IFCIA Board of Directors  
Special Meeting, January 30, 1991

In attendance were Joanne Ferguson, Jim Kilpatrick, Candy Prater, Rita Rogers, Rick Vance

Jim Kilpatrick called the meeting to order at 7:30.

After a brief discussion of various officers' duties the following were elected as officers of IFCIA for 1991:

Jim Kilpatrick as president by unanimous vote.

Rick Vance as secretary by unanimous vote.

Candy Prater as treasurer by unanimous vote.

Joanne Ferguson as vice president and assistant secretary by unanimous vote.

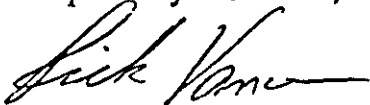
Rita Rogers as vice president and assistant treasurer by unanimous vote.

Michelle Adams as vice president by unanimous vote.

The 1991 IFCIA Committee Roster (See Attached) was discussed and approved.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,



Rick Vance  
Secretary

IFCIA  
1991 ROSTER OF COMMITTEES

| <u>COMMITTEE</u>   | <u>CHAIRMAN</u>   | <u>REPORTS TO</u>  |
|--|---|--------------------|
| Activities   | Patsy Gillham<br>445-1881                               | Rita Rogers        |
| Concerned Citizen  | Michelle Adams<br><del>445-1234</del> 847-3127          | Board of Directors |
| Deed Restrictions<br>-Architectural Control<br>-Street & Street Signs<br>-Animal Control | Paul Meeting<br>448-2916                                | Candy Prater       |
| Esplanades & Park  | Rita Rogers<br>445-4465                                 | Board of Directors |
| Holiday Decorations  | Joanne Ferguson<br>448-3468<br>Candy Prater<br>447-5334 | Board of Directors |
| Maintenance Fee Petition   | Jim Kilpatrick<br>445-2508                              | Board of Directors |
| New Residents  | Gerry Romaine<br>448-3160                               | Rick Vance         |
| Newsletter   | Carole Kilpatrick<br>445-2508                           | JoAnne Ferguson    |
| PIP  | JoAnne Ferguson<br>448-3468                             | Board of Directors |
| Pool   | Rick Vance<br>847-5699                                  | Board of Directors |
| Recycling  | Patsy Gillham<br>445-1881                               | Rita Rogers        |
| Security   | Wanda Jones<br>820-4506                                 | Jim Kilpatrick     |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

5740 W. Little York #349, Houston, TX 77091

FACT SHEET

JANUARY 1, 1991 - 1992

BOARD OF DIRECTORS

|  |   |
|--|---|
| Joanne Ferguson<br>5603 Bert Bough<br>Houston, Tx. 77088 | 448-3468 (H)<br>651-8877 (W)            |
| Jim Kilpatrick<br>5218 Moss Glenn<br>Houston, Tx. 77088  | 445-2508 (H)<br>270-6565 (W)<br>ext.555 |
| Candy Prater<br>6003 Previn Ct.<br>Houston, Tx. 77088    | 447-5334 (H)<br>690-7766 (W)            |
| Rita Rogers<br>5607 Cone Crest<br>Houston, Tx. 77088     | 445-4465                                |
| Rick Vance<br>7202 Deep Forest<br>Houston, Tx. 77088     | 847-5699 (H)<br>966-5491 (W)            |

OFFICERS

|                 |                                      |
|-----------------|--------------------------------------|
| Jim Kilpatrick  | President                            |
| Rick Vance      | Secretary                            |
| Candy Prater    | Treasurer                            |
| Joanne Ferguson | Vice President ; Assistant Secretary |
| Rita Rogers     | Vice President ; Assistant Treasurer |
| Michelle Adams  | Vice President                       |

ACCOUNTING

|  |                              |
|--|------------------------------|
| Mike Dwyer, CPA<br>5600 Northwest Central Dr.<br>Suite 105<br>Houston, Tx. 77092 | 690-1985 (W)<br>445-3305 (H) |
|--|------------------------------|

LEGAL

|  |              |
|--|--------------|
| Jim York, Attorney<br>10120 Northwest Freeway<br>Suite 200<br>Houston, Tx. 77092 | 957-4177 (W) |
|--|--------------|

INSURANCE

|  |          |   |
|--|----------|---|
| Gallagher Braniff<br>1300 Post Oak Blvd, 25th Floor<br>Houston, Tx. 77056<br>Attn: Ms. Jennette Ray Alford | 623-2330 | *Automobile<br>*Property(Fire, Theft, etc.)<br>*Liability<br>*Workers Comp. |
| John L. Wortham & Son<br>2727 Allen Parkway, 4th Floor<br>Houston, Tx. 77019<br>Attn: Brian Beard          | 526-3366 | *D & O Liability  |

MINUTES  
IFCIA BOARD MEETING  
FEBRUARY 13, 1991

Jim Kilpatrick called the meeting to order at 7:30 p.m. Other members present: Candy Prater, Rita Rogers, JoAnn Ferfuson, Michelle Adams, Rick Vance.

Legal

Jim York reported:

- Re: Jarvis litigation - Jarvis paid \$170.00, no further action pending.
- Re: Terry Floyd litigation - the Motion for Contempt has been continued - Mr. Floyd remains at large.
- \$412.00 coming for the release of the 1987-1991 liens at 5503 Bent Bough.

Deed Restrictions

Candy Prater reported:

- A letter has been sent concerning the burned out house on Black Maple in Section 1. Further status will be provided at the next board meeting.
- Letters have been sent this week regarding the signs on Antoine.

Pool

Bill Garner of Toucan Pool Management discussed his proposed method of repairing the pool which would entail separating the deck from the pool beam and replastering and tiling the pool.

A quote from Fibre Tech has been received.

Rick Vance will get more quotes and will be prepared to discuss in detail next meeting.

Due to the pool hours change \$1,100 is due Toucan Pool Management. Rick Vance will review.

Esplanades

Rita proposed trimming the crepe myrtles for a cost of \$478. The motion was seconded and unanimously approved.

Security

Jim reported a rash of car thefts lately. Four were caught and recovered.

A major drug bust was at a home on Arncliff (west) within the last ten days.

Lt. Ross will provide a report for the newsletter.

The process of recovering delinquent security dues will soon begin.

Concerned Citizen

Michelle has a report and article for the newsletter. She needs more block and section leaders. The committee meets the first Tuesday of every month.

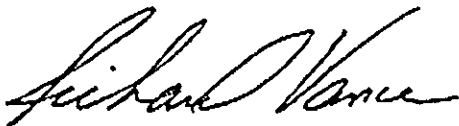
Treasurer

Candy distributed the bank account signature cards.

Bills were presented and approved for payment

The meeting was adjourned at 9:20.

Respectfully submitted,



Richard Vance  
Secretary

MICHAEL E. DWYER, P.C.  
CERTIFIED PUBLIC ACCOUNTANT  
5600 NORTHWEST CENTRAL DRIVE, SUITE 105  
HOUSTON, TEXAS 77092

Board of Directors  
Inwood Forest Community  
Improvement Association

The accompanying balance sheet of Inwood Forest Community Improvement Association as of January 31, 1991 and the related statement of income for the month then ended have been compiled by me on the cash receipts and disbursements basis of accounting.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all of the information ordinarily included in financial statements. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial status. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The Association prepares its financial statements on the basis of cash receipts and disbursements; consequently, certain revenues are recognized when received rather than when earned, and certain expenses and purchases of assets are recognized when cash is disbursed rather than when the obligation is incurred. Accordingly, the accompanying financial statements are not intended to present financial position and results of operations in conformity with generally accepted accounting principles.

February 13, 1991

*Michael E. Dwyer, P.C.*

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
 BALANCE SHEET  
 AS OF 1/31/91

ASSETS  
 -----

CURRENT ASSETS

|                          |         |
|--------------------------|---------|
| CASH-T.C.B.-CHECKING     | 2,047   |
| PETTY CASH-T.C.B.-CKG    | 1,517   |
| CASH-SECURITY            | 13,023  |
| MONEY MKT-SAVINGS T.C.B. | 49,383  |
| MONEY MKT-SPECIAL T.C.B. | 4,158   |
| CERTIFICATE OF DEPOSIT   | 100,437 |

170,566

PROPERTY AND EQUIPMENT

|                          |         |
|--------------------------|---------|
| LAND                     | 5,259   |
| LAND IMPROVEMENT         | 6,724   |
| SWIMMING POOL            | 16,748  |
| POOL FENCE               | 1,400   |
| BUILDING                 | 17,104  |
| PLAYGROUND EQUIPMENT     | 23,562  |
| MACHINERY AND EQUIPMENT  | 2,789   |
| SECURITY VEHICLE         | 10,000  |
| ACCUMULATED DEPRECIATION | 42,018- |
| ACCUM.DEPRN-SECURITY     | 5,667-  |

35,901

TOTAL ASSETS

206,467

LIABILITIES AND FUND BAL.  
 -----

|                           |         |
|---------------------------|---------|
| UNEARNED SECURITY REVENUE | 20,410  |
| FUND BALANCE              |         |
| DEPRECIATION              | 1,570-  |
| CONTRIBUTIONS             | 125,977 |
| CURRENT YEAR INC (LOSS)   | 47,240  |
| BEGINNING FUND BALANCE    | 14,409  |

186,057

TOTAL LIABILITIES AND FUND BAL.

206,467

\*

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
STATEMENT OF INCOME  
FOR THE MONTH ENDING 1/31/91

|                              | CURRENT |        |          | YEAR TO DATE |        |          |
|------------------------------|---------|--------|----------|--------------|--------|----------|
|                              | ACTUAL  | BUDGET | BUDG-VAR | ACTUAL       | BUDGET | BUDG-VAR |
| <b>REVENUES</b>              |         |        |          |              |        |          |
| MAINTENANCE-HOMEOWNERS       | 48,720  | 4,917  | 43,803   | 48,720       | 4,917  | 43,803   |
| MAINTENANCE-TOWNHOMES        |         | 279    | 279-     |              | 279    | 279-     |
| TRANSFER FEES                | 150     | 125    | 25       | 150          | 125    | 25       |
| POOL RECEIPTS                |         | 583    | 583-     |              | 583    | 583-     |
| SECURITY REVENUE             | 7,293   |        | 7,293    | 7,293        |        | 7,293    |
| RECOVERY OF LEGAL FEES       | 213     | 167    | 46       | 213          | 167    | 46       |
| * TOTAL REVENUES             | 56,376  | 6,071  | 50,305   | 56,376       | 6,071  | 50,305   |
| <b>POOL EXPENSES</b>         |         |        |          |              |        |          |
| POOL CONTRACT                |         | 1,667  | 1,667    |              | 1,667  | 1,667    |
| ELECTRICITY                  | 409     | 292    | 117-     | 409          | 292    | 117-     |
| TELEPHONE                    | 28      | 54     | 26       | 28           | 54     | 26       |
| MOWING                       |         | 21     | 21       |              | 21     | 21       |
| REFUSE                       |         | 63     | 63       |              | 63     | 63       |
| WATER                        |         | 813    | 813      |              | 813    | 813      |
| GATE GUARD                   |         | 604    | 604      |              | 604    | 604      |
| REPAIR & MAINTENANCE         |         | 2,917  | 2,917    |              | 2,917  | 2,917    |
| SOFT DRINKS-POOL             |         | 108    | 108      |              | 108    | 108      |
| * TOTAL POOL EXPENSES        | 437     | 6,538  | 6,100    | 437          | 6,538  | 6,100    |
| <b>OPERATING &amp; ADMIN</b> |         |        |          |              |        |          |
| ESPLANADE MAINTENANCE        | 750     | 3,750  | 3,000    | 750          | 3,750  | 3,000    |
| MOSQUITO CONTROL             |         | 333    | 333      |              | 333    | 333      |
| LEGAL                        | 298     | 2,000  | 1,702    | 298          | 2,000  | 1,702    |
| ACCOUNTING                   | 750     | 1,450  | 700      | 750          | 1,450  | 700      |
| INSURANCE                    | 76      | 969    | 893      | 76           | 969    | 893      |
| TAXES                        |         | 108    | 108      |              | 108    | 108      |
| REPAIR & MAINTENANCE         |         | 333    | 333      |              | 333    | 333      |
| STATIONARY-POSTAGE-ADMIN.    | 116     | 500    | 384      | 116          | 500    | 384      |
| SECURITY                     |         | 125    | 125      |              | 125    | 125      |
| SECURITY-ADMINISTRATIVE      | 134     |        | 134-     | 134          |        | 134-     |
| SECURITY OFFICERS            | 5,970   |        | 5,970-   | 5,970        |        | 5,970-   |
| SECURITY VEHICLE             | 850     |        | 850-     | 850          |        | 850-     |
| SECURITY INSURANCE           | 434-    |        | 434-     | 434-         |        | 434-     |
| DEPRECIATION-VEHICLE         | 333     |        | 333-     | 333          |        | 333-     |
| * TOTAL OPERATING & ADMIN    | 8,842   | 9,569  | 727      | 8,842        | 9,569  | 727      |
| <b>OTHER INCOME</b>          |         |        |          |              |        |          |
| INTEREST INCOME              | 144     | 875    | 731-     | 144          | 875    | 731-     |
| AWARDS DINNER EXPENSES       |         | 500-   | 500      |              | 500-   | 500      |
| * TOTAL OTHER INCOME         | 144     | 375    | 231-     | 144          | 375    | 231-     |
| * NET INCOME (LOSS)          | 47,240  | 9,660- | 56,901   | 47,240       | 9,660- | 56,901   |



INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
 STATEMENT OF INCOME  
 IFCA EXCLUDING SECURITY  
 FOR THE MONTH ENDING 1/31/91

|                                      | ----- CURRENT ----- | ACTUAL PERCENT | -- YEAR TO DATE -- | ACTUAL PERCENT |
|--------------------------------------|---------------------|----------------|--------------------|----------------|
|                                      | =====               | =====          | =====              | =====          |
| <b>REVENUES</b>                      |                     |                |                    |                |
| MAINTENANCE-HOMEOWNERS               | 48,720              | 99.3           | 48,720             | 99.3           |
| TRANSFER FEES                        | 150                 | 0.3            | 150                | 0.3            |
| RECOVERY OF LEGAL FEES               | 213                 | 0.4            | 213                | 0.4            |
|                                      | -----               | -----          | -----              | -----          |
| <b>* TOTAL REVENUES</b>              | <b>49,083</b>       | <b>100.0</b>   | <b>49,083</b>      | <b>100.0</b>   |
| <b>POOL EXPENSES</b>                 |                     |                |                    |                |
| ELECTRICITY                          | 409                 | 0.8            | 409                | 0.8            |
| TELEPHONE                            | 28                  | 0.1            | 28                 | 0.1            |
|                                      | -----               | -----          | -----              | -----          |
| <b>* TOTAL POOL EXPENSES</b>         | <b>437</b>          | <b>0.9</b>     | <b>437</b>         | <b>0.9</b>     |
| <b>OPERATING &amp; ADMIN</b>         |                     |                |                    |                |
| ESPLANADE MAINTENANCE                | 750                 | 1.5            | 750                | 1.5            |
| LEGAL                                | 298                 | 0.6            | 298                | 0.6            |
| ACCOUNTING                           | 750                 | 1.5            | 750                | 1.5            |
| INSURANCE                            | 76                  | 0.2            | 76                 | 0.2            |
| STATIONARY-POSTAGE-ADMIN.            | 116                 | 0.2            | 116                | 0.2            |
|                                      | -----               | -----          | -----              | -----          |
| <b>* TOTAL OPERATING &amp; ADMIN</b> | <b>1,989</b>        | <b>4.1</b>     | <b>1,989</b>       | <b>4.1</b>     |
| <b>OTHER INCOME</b>                  |                     |                |                    |                |
| INTEREST INCOME                      | 144                 | 0.3            | 144                | 0.3            |
|                                      | -----               | -----          | -----              | -----          |
| <b>* TOTAL OTHER INCOME</b>          | <b>144</b>          | <b>0.3</b>     | <b>144</b>         | <b>0.3</b>     |
|                                      | -----               | -----          | -----              | -----          |
| <b>* NET INCOME (LOSS)</b>           | <b>46,801</b>       | <b>95.4</b>    | <b>46,801</b>      | <b>95.4</b>    |
|                                      | =====               | =====          | =====              | =====          |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
 STATEMENT OF INCOME  
 IFCIA SECURITY PATROL  
 FOR THE MONTH ENDING 1/31/91

|                           | ----- CURRENT ----- | ACTUAL PERCENT | -- YEAR TO DATE -- | ACTUAL PERCENT |
|---------------------------|---------------------|----------------|--------------------|----------------|
|                           | =====               |                | =====              |                |
| REVENUES                  |                     |                |                    |                |
| SECURITY REVENUE          | 7,293               | 100.0          | 7,293              | 100.0          |
|                           | -----               | -----          | -----              | -----          |
| * TOTAL REVENUES          | 7,293               | 100.0          | 7,293              | 100.0          |
| OPERATING & ADMIN         |                     |                |                    |                |
| SECURITY-ADMINISTRATIVE   | 134                 | 1.8            | 134                | 1.8            |
| SECURITY OFFICERS         | 5,970               | 81.9           | 5,970              | 81.9           |
| SECURITY VEHICLE          | 850                 | 11.6           | 850                | 11.6           |
| SECURITY INSURANCE        | 434-                | 5.9-           | 434-               | 5.9-           |
| DEPRECIATION-VEHICLE      | 333                 | 4.6            | 333                | 4.6            |
|                           | -----               | -----          | -----              | -----          |
| * TOTAL OPERATING & ADMIN | 6,853               | 94.0           | 6,853              | 94.0           |
|                           | -----               | -----          | -----              | -----          |
| * NET INCOME (LOSS)       | 440                 | 6.0            | 440                | 6.0            |
|                           | =====               | =====          | =====              | =====          |

| TRANS | S-B | REF  | DATE    | EMPL DESCRIPTION             | ACCOUNT | AMOUNT                        |
|-------|-----|------|---------|------------------------------|---------|-------------------------------|
|       | 0   | 1263 | 1/10/91 | 0 H. L. & P.                 | 70601   | 229.51                        |
| 2     | 0-0 | 1264 | 1/31/91 | 0 M. E. DWYER, P.C.          | 82001   | 750.00 <i>per?</i>            |
| 3     | 0-0 | 1265 | 1/31/91 | 0 J.M. YORK                  | 81501   | 297.75                        |
| 4     | 0-0 | 1266 | 1/31/91 | 0 S W BELL                   | 71101   | 28.38                         |
| 5     | 0-0 | 1267 | 1/31/91 | 0 TROY'S LANDSCAPE           | 80501   | 750.00                        |
| 6     | 0-0 | 1268 | 1/31/91 | 0 H. L. & P.                 | 70601   | 179.21                        |
| 7     | 0-0 | 9999 | 1/31/91 | 0 CASH TRANS -OPERATING      | 101     | 2234.05-                      |
| 8     | 0-0 | 9998 | 1/31/91 | 0 REFUND SERVICE CHG-OPER    | 101     | 27.49                         |
| 9     | 0-0 | 9998 | 1/31/91 | 0 REFUND SERVICE CHG-OPER    | 83501   | 27.49-                        |
|       |     |      |         |                              |         | 0.00 *                        |
| 10    | 0-0 | 9999 | 1/31/91 | 0 CASH TRANS-OPERATING       | 101     | 0.80-                         |
| 11    | 0-0 | 1079 | 1/31/91 | 3001 GTE MOBILNET            | 85302   | 164.43                        |
| 12    | 0-0 | 1080 | 1/31/91 | 3002 INWOOD FOREST SHELL     | 85302   | 447.78 <i>Sol. sev. cost?</i> |
| 13    | 0-0 | 1081 | 1/31/91 | 0 VOID                       | 85302   | 0.00                          |
| 14    | 0-0 | 1082 | 1/31/91 | 3003 MACIK /J.M.AUTOMOTIVE,I | 85302   | 38.35                         |
| 15    | 0-0 | 1083 | 1/31/91 | 3004 PARRISH AUTOMOTIVE      | 85302   | 120.00                        |
| 16    | 0-0 | 1084 | 1/31/91 | 3005 INWOOD AUTOMOTIVE       | 85302   | 27.50                         |
| 17    | 0-0 | 1085 | 1/31/91 | 0 FRANK ROSS                 | 85302   | 51.56                         |
| 18    | 0-0 | 1085 | 1/31/91 | 2013 FRANCIS ROSS            | 85202   | 600.00                        |
|       |     |      |         |                              |         | 651.56 *                      |
| 19    | 0-0 | 1086 | 1/31/91 | 2018 LOUIS GARCIA            | 85202   | 90.00                         |
| 20    | 0-0 | 1087 | 1/31/91 | 2017 DAVID DEVORA            | 85202   | 420.00                        |
| 21    | 0-0 | 1088 | 1/31/91 | 2014 KARRY D VAN HUIS        | 85202   | 697.50                        |
| 22    | 0-0 | 1089 | 1/31/91 | 2002 JOHNNIE C HAMILTON, JR. | 85202   | 1110.00                       |
| 23    | 0-0 | 1090 | 1/31/91 | 2024 CHRIS SHERMAN           | 85202   | 360.00                        |
| 24    | 0-0 | 1091 | 1/31/91 | 2016 JAMES WHEELER           | 85202   | 450.00                        |
| 25    | 0-0 | 1092 | 1/31/91 | 2003 RUSSELL F LILLEY        | 85202   | 712.50                        |

*Covering what period*

| TRANS S-B | REF  | DATE    | EMPL DESCRIPTION             | ACCOUNT | AMOUNT    |
|-----------|------|---------|------------------------------|---------|-----------|
| 26 0- 0   | 1093 | 1/31/91 | 2006 LAURA B SMELLEY         | 85202   | 450.00    |
| 27 0- 0   | 1094 | 1/31/91 | 2009 JAMES E BAKER           | 85202   | 360.00    |
| 28 0- 0   | 1095 | 1/31/91 | 2008 GREGORY W SHAULL        | 85202   | 540.00    |
| 29 0- 0   | 1096 | 1/31/91 | 2022 BRUCE EVANS             | 85202   | 90.00     |
| 30 0- 0   | 1097 | 1/31/91 | 2023 PAUL STAVINOKA          | 85202   | 90.00     |
| 31 0- 0   | 1098 | 1/31/91 | 3010 HOUSTON GENERAL INSURAN | 85402   | 641.40    |
| 32 0- 0   | 1099 | 1/31/91 | 0 M E DWYER, P.C.            | 85102   | 133.94    |
| 33 0- 0   | 899  | 1/31/91 | 0 DEPOSIT                    | 60702   | 33.00-    |
| 34 0- 0   | 899  | 1/31/91 | 0 DEPOSIT                    | 60702   | 450.00-   |
| 35 0- 0   | 899  | 1/31/91 | 0 DEPOSIT                    | 85402   | 1075.00-  |
|           |      |         |                              |         | 1558.00-* |
| 36 0- 0   | 898  | 1/31/91 | 0 DEPOSIT                    | 60702   | 7202.00-  |
| 37 0- 0   | 897  | 1/31/91 | 0 CASH TRANS-SECTY.          | 109     | 1165.04   |
| 38 0- 0   | 1    | 1/31/91 | 0 DEPRN -AUTO                | 86902   | 333.33    |
| 39 0- 0   | 1    | 1/31/91 | 0 DEPRN -AUTO                | 292     | 333.33-   |
|           |      |         |                              |         | 0.00 *    |
| 40 0- 0   | 2    | 1/31/91 | 0 DEPRN-POOL                 | 510     | 121.00    |
| 41 0- 0   | 2    | 1/31/91 | 0 DEPRN-POOL                 | 290     | 121.00    |
| 42 0- 0   | 2    | 1/31/91 | 0 DEPRN-POOL                 | 290     | 242.00-   |
|           |      |         |                              |         | 0.00 *    |
| 43 0- 0   | 3    | 1/31/91 | 0 ASSESSMENT REVENUE         | 401     | 32784.00  |
| 44 0- 0   | 3    | 1/31/91 | 0 ASSESSMENT REVENUE         | 60101   | 32784.00- |
|           |      |         |                              |         | 0.00 *    |
| 45 0- 0   | 4    | 1/31/91 | 0 SECURITY REV-U/E           | 60702   | 485.00    |
| 46 0- 0   | 4    | 1/31/91 | 0 SECURITY REV-U/E           | 402     | 485.00-   |
|           |      |         |                              |         | 0.00 *    |
| 47 0- 0   | 5    | 1/31/91 | 0 INT INC-SAVINGS            | 112     | 18.45     |
| 48 0- 0   | 5    | 1/31/91 | 0 INT INC-SAVINGS            | 91101   | 18.45-    |
|           |      |         |                              |         | 0.00 *    |
| 49 0- 0   | 675  | 1/31/91 | 0 C PRATER-EXP REIMB         | 83501   | 143.00    |
| 50 0- 0   | 676  | 1/31/91 | 0 OK PROP & CASUALTY(FLOO    | 82501   | 75.68     |
| 51 0- 0   | 799  | 1/31/91 | 0 PETTY CASH TRANS           | 102     | 218.68-   |

MINUTES OF REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF  
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

March 13, 1991

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A Regular Meeting of the Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (a Texas non-profit corporation) was held at 7:35 p.m. on March 13, 1991 at the Offices of Jim York, Attorney for the Association, 10120 Northwest Freeway, Suite 200, Houston, Texas.

Jim Kilpatrick acted as Chairman and called the Meeting to order. Joanne Ferguson acted as Secretary of the Meeting.

The following Directors were present:

Jim Kilpatrick  
Candy Prater  
Rita Rogers  
Joanne Ferguson

The following Director was absent:

Rick Vance

The following persons were also present:

Michelle Adams  
Jim York

The Chairman declared that a quorum of Directors was present and that the meeting would therefore proceed with the transaction of business.

The Chairman distributed copies of the minutes of the last Regular Meeting. The minutes were read and, upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that the minutes of the last Regular Meeting of the Board of Directors of Inwood Forest Community Improvement Association dated \_\_\_\_\_, 1990, be and they hereby approved, with change or alteration.

Legal Matters

The Board posed several questions to the Association's attorney, Jim York. Candy pointed out that the Deed Restrictions Committee would like to send a letter to the owner of a house on

Antoine which is displaying a "For Sale" sign far in excess of the 5 sq. ft. permitted under the deed restrictions which are on file for the subdivision. She cautioned, however, that the house to be cited is in Section 20 and she noted that the Section 20 restrictions have never been filed of record. Mr. York advised that since the restrictions have not been filed, IFCIA cannot bring an action against the owner of the house on Antoine or any owner in Section 20. It was suggested that the Committee continue to send letters to the owner and hope for cooperation. Candy will provide a copy of the Section 20 restrictions for Jim York's review. It was suggested by Kilpatrick and York that we attempt to get the Section 20 restrictions signed by the developer and proceed with filing to ensure that IFCIA will be in a position to enforce against violators in future.

Candy reported that the Deed Restrictions Committee has selected a three-person panel consisting of Candy Prater, Dorothy Miller, and Don Byrnes to review violations. A procedure has been approved by the Committee whereby a first (and, in some instances, a second letter) will be sent to a violator by a Committee member. If the violation is not cleared, the three-person panel will review the matter and make recommendation for further action. Don Byrnes has volunteered to send a second letter as a demand letter, signing in his capacity as an attorney, to try to obtain compliance from the homeowner. If this attempt also fails, a third letter will then be sent by Jim York. Kilpatrick and York approved this procedure provided that all letters from Byrnes be approved by them prior to forwarding to the homeowner. They advised taking this precaution so that IFCIA's position in any future lawsuits would not be jeopardized by the contents of letters from Byrnes, signing in his capacity as "attorney". It might be misconstrued that Byrnes signed as "attorney for IFCIA"; further, the violations cited in such letters may be in conflict with restrictions violations we might wish to sue the homeowner on at a later date.

Joanne asked Jim York for clarification about the number of homeowners needed to secure approval of the raise in maintenance fees. York recalled that it is 75% of the owners in each Section. Kilpatrick pointed out that, because of the way the requirement is worded, some Sections may approve and some Sections may not approve the raise in fees; consequently, each Section would be charged accordingly on a Section-by-Section basis. Michelle suggested that the raise in maintenance fees needs to be approached from a marketing standpoint, giving residents concrete reasons for the increase. Kilpatrick added that IF homeowners should be made aware that IFCIA's maintenance fees are one of the least expensive in the area, that we plan to spend the additional dollars on specific projects, and that keeping the neighborhood improved will maintain property values for everyone. For example, improvements at the pool/park area make the area more desirable and usable by IF residents and others and ultimately help the subdivision. It was pointed out that should the pool/park area ever be sold, the land use becomes "unrestricted".

Rita reported that she is gathering addresses where there are violations regarding RV's/mobile homes. She understood that IFCIA lost a suit in the past on this issue and wanted to know which deed restrictions this violation falls under. Rita will give York the address so that he can research to see (1) if suit was ever filed; (2) if the case came to court, what was the outcome; (3) can we re-try the same case; and (4) what are our chances of success in future similar suits. It was agreed that the Deed Restrictions Committee should continue to send letters asking for the removal of the vehicles, noting that their presence is "obnoxious to neighbors".

Jim York left the meeting at 8:00.

#### Deed Restrictions Committee Report

Candy reported on two "burned-out" houses in the subdivision. The first, on Black Maple, has apparently been sold and the people have moved out. They anticipate closing within a month or two. Jeanine Bruner on the Deed Restrictions Committee is monitoring the situation.

A second house at 7442 Tall Pines is caving in and the City of Houston has posted a "Dangerous Building" sign. Dorothy Miller had called the City last week and reported it as a hazard. We are trying to verify the names of the owners to advise them of the deteriorating condition. Normal procedure is for the City to give the Association notice when the City is ready to demolish.

On behalf of the Deed Restrictions Committee, Joanne asked if our off-duty HPD Security Patrol could tag disabled vehicles in the neighborhood. Kilpatrick advised that we don't want to ask our Security Patrol to perform "official" acts when they are off-duty; however, we do encourage them to pass the information along to regular HPD patrols.

Candy noted that some area realtors have complained that they are not receiving return phone calls from Mike Dwyer, notably when they are trying to close a sale and verify status of maintenance fee payments. Candy said that any realtor having such problem should be referred to her and that she will check phone message records to see if a problem really exists.

Jim Kilpatrick and Candy verified that three letters are sent before a homeowner is turned over to the attorney for the filing of a lien. When the attorney signs the letter, it is sent to the owner by certified mail; prior letters are sent by regular mail.

#### Esplanades Committee Report

Rita reported that Troy has removed oleanders and pampas grass where necessary and that we will owe a fee for this cleanup. He has also planted four trees on Antoine and has charged \$71.68 for

that service. Troy estimates the following expenditures for the rest of 1991:

1. Three trees in the pool/park area have been designated for removal. Troy will send an estimate to Rick.

2. Hedges were trimmed along the fence.

3. The Esplanades Committee met on March 12, 1991 and approved the repainting of the four subdivision entrance signs. They received estimates from Troy and from Helen Hough. The Board discussed the project and, upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that the expenditure of \$300 is hereby approved to cover paint and supplies for Helen Hough and her helpers to paint the four subdivision entrance signs green with off-white lettering.

4. Troy is mulching beds at the two Long Creek entrances and the four subdivision entrances. Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that \$50 be advanced to Troy for the purchase of mulch.

5. Helen Hough and Century 21 will furnish bedding plants for four entrances; the IF Garden Club will take care of Long Creek.

6. Troy has begun clean-up:

(a) along Little York at brick entry at Gum Grove. He will remove vines. Deed Restrictions Committee will send a letter to homeowners notifying them to keep the vines trimmed.

(b) Gulf Bank at Greenlawn - trash and weeds and entrances - a one-time clean-up and thereafter as needed.

(c) West Little York railings will be propped up - Troy will do as time allows.

(d) lettering on brick signs falling down needs attention.

(e) Troy is now mowing Victory near Maple Tree; also Little York side.



The Board discussed the various projects Troy proposed for the coming year and, upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the expenditure of \$328 for specific projects outlined above to be performed by Troy is hereby approved.

#### Concerned Citizens Committee Report

Michelle reported that the Concerned Citizens Committee had a first meeting and would like to hold another at the end of April or first week of May to cover "Flood Control." She would like to invite Jerry Eversole, Storey, FitzGerald, Jack Fields or his representative.

It was pointed out that Vogel Creek may now be out of the White Oak Bayou Flood Project. Kilpatrick suggested that Michelle contact Bill Woodall in Arbor Oaks to get him re-involved. He pointed out that IFCIA paid Woodall's expenses to go to Washington to speak to the House of Representatives on behalf of the White Oak Bayou Project in '71 or '72. He suggested a joint meeting of Inwood Forest and Arbor Oaks and, perhaps, other adjoining affected subdivisions.

Those who have recently volunteered as Section and Block Captains will be asked to distribute flyers for the Concerned Citizens meeting, and Michelle will contact Tommy Vallone for printing work.

#### Security Patrol Committee Report

Kilpatrick reported that the car used by our off-duty HPD Security Patrol is in need of major repairs. We are experiencing an increase in crime in the neighborhood. Lt. Ross is aware of the increase. Board members pointed out that early dismissal days at Aldine pose a problem. Kilpatrick suggested that a letter be sent to school authorities by the President of the Board expressing our concerns.

#### Pool/Park Committee Report

Rick Vance reported that he has secured two additional bids for proposed pool work. He visited the job-site of a similar Toucan Pools project and talked more in detail with Fibre-Tech. He offered to meet with other Board members at the pool to answer specific questions about the proposed work. He proposed a number of "manual labor" projects to be accomplished in early May to clean up the pool/park area in anticipation of opening day.

Candy Prater expressed concern about the need for major, costly repairs to the pool in light of the fact that the proposed increase in maintenance fees may not be approved and the cost of

the proposed pool renovation will seriously deplete IFCIA funds. The Board discussed several alternatives, i.e. making minor repairs to the pool on a continuing basis or closing the pool for a designated period or on a permanent basis. The Board agreed that the pool is a valuable asset to the community and should remain open and that we should look at areas to increase pool revenues. Rita Rogers suggested selling non-resident memberships; Rick Vance suggested creating a "lap" pool; Michelle suggested a drive to increase family and single memberships. The Board agreed that the cost of pool memberships should definitely be increased for the upcoming season to help offset the cost of repairs.

Voting on the proposed pool renovation was postponed until Saturday, March 16 at 12:00 noon, at which time Joanne Ferguson, Candy Prater, Rita Rogers, and Michelle Adams will meet with Rick Vance at the pool to determine the extent of the problems and make recommendation for corrective action.

There being no further business to come before the Meeting, upon motion duly made, seconded, and unanimously carried, the Meeting was adjourned at 10:00 p.m.

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JOANNE FERGUSON,  
Secretary of the Meeting

APPROVED:

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JIM KILPATRICK  
Chairman of the Meeting

MEMORANDUM

TO : Jim Kilpatrick

FROM : Rick Vance *[Signature]*

DATE : March 13, 1991

SUBJECT : Inwood Forest Pool Repairs

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Unfortunately, I will be unable to attend tonight's Board meeting. However, I have researched the pool repair issue and feel we are in a position to decide how to proceed. And I believe the following will adequately cover the issues at hand and provide the information necessary for a Board vote.

Problem

The tiled area at the top part of the interior of the pool (the pool beam) continually is in need of repair due to cracks occurring on a regular basis.

Also, the plaster pool interior surface is in need of refinishing.

Solution

It is believed that the deck which rests on the pool beam expands and contracts and shifts up and down with the beam as the fulcrum point. These movements are felt to be the reason for the beam cracking. Thus, removing the deck from resting on the interior pool wall edge would resolve the perceived problem.

The plaster is de-laminating in many places and needs replastering.

Bids

Bids were taken from four pool repair contractors. Two recommended removing the tile and repairing the beam from the fascia along with replastering. Two recommended cutting the deck edge back so if it shifts, the fulcrum will not be the interior pool edge of the pool beam and actually, the pool top will be built up using rebar and concrete with bull nose brick used as the covering of that part of the pool. The pool would then be replastered. The dollar amounts are as follows:

|                  | <u>Without Deck Work</u> | <u>With Deck Work</u> |
|------------------|--------------------------|-----------------------|
| Better Pools     | \$18,102                 | ---                   |
| California Pools | 15,900                   | ---                   |
| Fibre-Tech       | ---                      | \$32,881              |
| Toucan           | ---                      | 24,387                |

### Discussion

The repairs proposed that do not include deck work were done two years ago (or at most three years ago) and the beam and plaster problems have recurred. It is my belief that unless the deck is cut back to prevent the inside edge from being the fulcrum when it shifts, these proposed repairs will be short term again.

Thus, the deck work proposals appear to be the method which may best solve the problem.

### Analysis

The Fibre-Tech and Toucan proposals are essentially identical with respect to the deck work (\$14,062 and \$14,507 respectively). Obviously, the main difference is the pool resurfacing. Fibre-Tech uses an application of a substance called Duragel which is a smooth, fiberglass surface. It is advertised to be superior in stain resistance, shrinkage, chemical interaction, leaking and other areas. Toucan proposes using the common pool surfacing material--plaster.

Fibre-Tech offers a 5 year materials and labor warranty with an additional 10 years materials warranty beyond that.

Toucan offers a 3 year materials and labor warranty.

### Recommendation

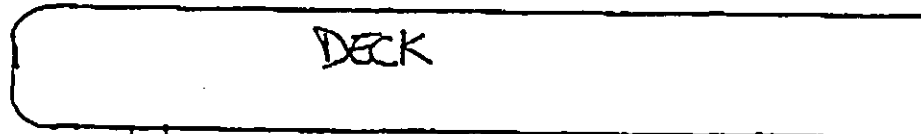
The Toucan proposal. It best fits our budget and since the proposal states the old plaster will be removed back to the gunite pool wall before the plaster is re-applied, the plaster should be good for a longer term--given proper maintenance. Lastly, Toucan is already quite familiar with our pool.

Of course, if the Board wishes to discuss this with me in more detail prior to arriving at a decision, I will be happy to call a special meeting. It will have to be soon as we all know that pool opening is not far away.

RV:dfn

A

REPAIRS — W/O DECK WORK

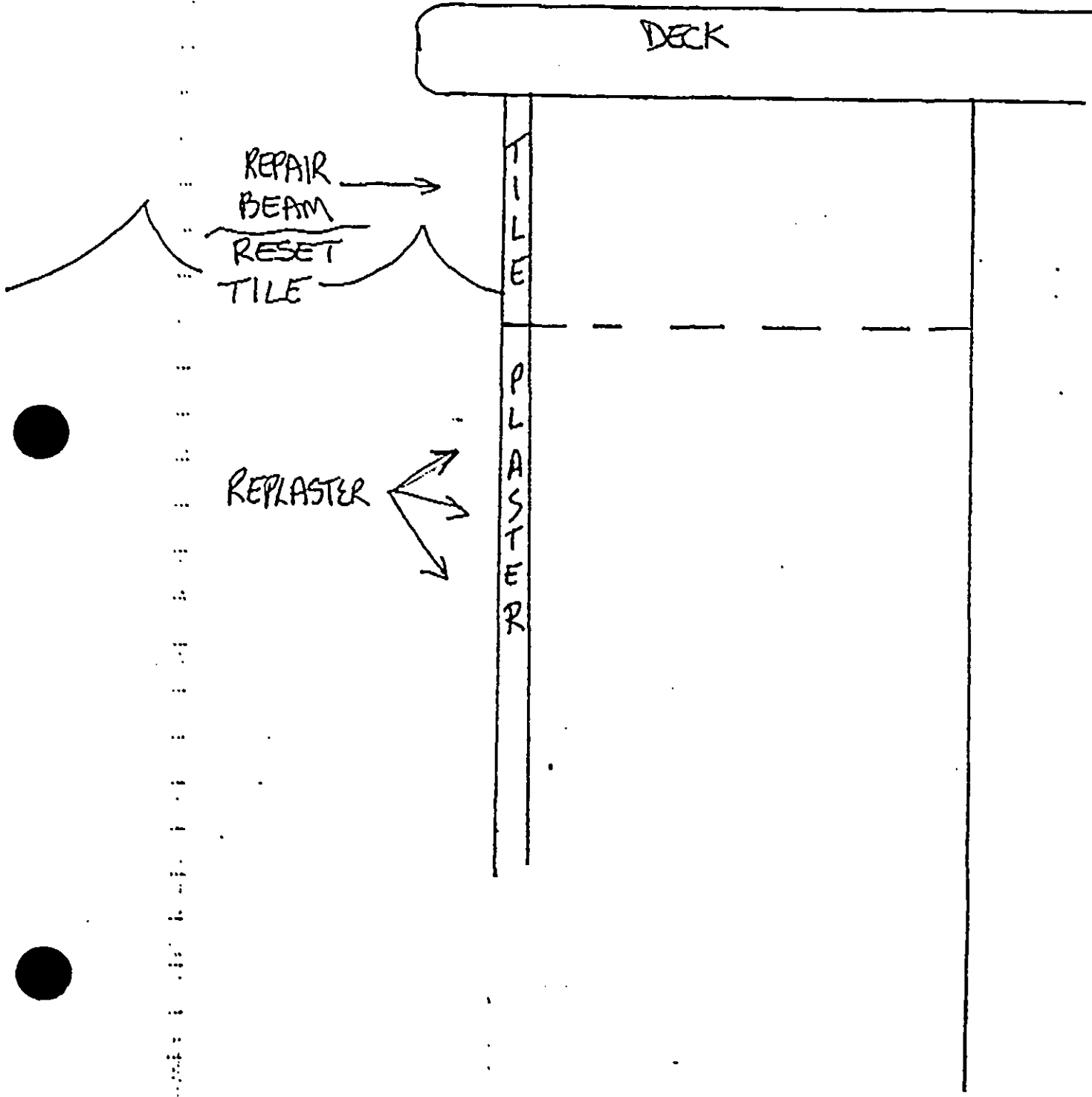


TILE

REPAIR BEAM  
RESET TILE

PLASTER

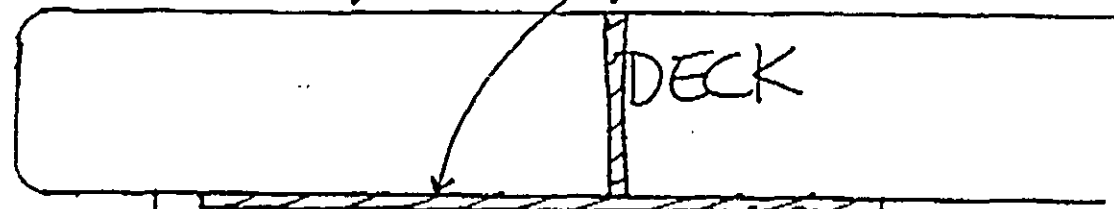
REPLASTER



# (B) REPAIRS w/ DECK WORK

BULLNOSE BRICK

EXPANSION JOINT



DECK

REPAIRS

WRECK OUT &  
REBUILD REINFORCED  
BEAM

RETILE

TILE



REMOVE OLD  
PLASTER TO  
GUNITTE

REPLASTER

PLASTER

POOL WALL  
(GUNITTE)

MICHAEL E. DWYER, P.C.  
CERTIFIED PUBLIC ACCOUNTANT  
5600 NORTHWEST CENTRAL DRIVE, SUITE 105  
HOUSTON, TEXAS 77092

Board of Directors  
Inwood Forest Community  
Improvement Association

The accompanying balance sheet of Inwood Forest Community Improvement Association as of February 28, 1991 and the related statement of income for the two months then ended have been compiled by me on the cash receipts and disbursements basis of accounting.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all of the information ordinarily included in financial statements. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial status. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The Association prepares its financial statements on the basis of cash receipts and disbursements; consequently, certain revenues are recognized when received rather than when earned, and certain expenses and purchases of assets are recognized when cash is disbursed rather than when the obligation is incurred. Accordingly, the accompanying financial statements are not intended to present financial position and results of operations in conformity with generally accepted accounting principles.

March 12, 1991

*Michael E. Dwyer, P.C.*

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
 BALANCE SHEET  
 AS OF 2/28/91

ASSETS  
 -----

|                              |         |         |
|------------------------------|---------|---------|
| CURRENT ASSETS               |         |         |
| CASH-T.C.B.-CHECKING         | 2,047   |         |
| PETTY CASH-T.C.B.-CKG        | 1,697   |         |
| CASH-SECURITY                | 6,651   |         |
| MONEY MKT-SAVINGS T.C.B.     | 50,637  |         |
| MONEY MKT-SPECIAL T.C.B.     | 4,175   |         |
| CERTIFICATE OF DEPOSIT       | 100,437 |         |
| TOTAL CURRENT ASSETS         |         | 165,644 |
| PROPERTY AND EQUIPMENT       |         |         |
| LAND                         | 5,259   |         |
| LAND IMPROVEMENT             | 6,724   |         |
| SWIMMING POOL                | 16,748  |         |
| POOL FENCE                   | 1,400   |         |
| BUILDING                     | 17,104  |         |
| PLAYGROUND EQUIPMENT         | 23,562  |         |
| MACHINERY AND EQUIPMENT      | 2,789   |         |
| SECURITY VEHICLE             | 10,000  |         |
| ACCUMULATED DEPRECIATION     | 42,139- |         |
| ACCUM.DEPRN-SECURITY         | 6,000-  |         |
| TOTAL PROPERTY AND EQUIPMENT |         | 35,446  |
| TOTAL ASSETS                 |         | 201,090 |

\*

LIABILITIES AND FUND BAL.  
 -----

|                                 |         |         |
|---------------------------------|---------|---------|
| UNEARNED SECURITY REVENUE       | 14,445  |         |
| FUND BALANCE                    |         |         |
| DEPRECIATION                    | 1,691-  |         |
| CONTRIBUTIONS                   | 125,977 |         |
| CURRENT YEAR INC (LOSS)         | 47,950  |         |
| BEGINNING FUND BALANCE          | 14,409  |         |
| TOTAL FUND BALANCE              |         | 186,645 |
| TOTAL LIABILITIES AND FUND BAL. |         | 201,090 |

\*



INWOOD REST COMMUNITY IMPROVEMENT ASSN  
 STATEMENT OF INCOME  
 IFCIA EXCLUDING SECURITY  
 FOR THE 2 MONTHS ENDING 2/28/91

|                              | ----- CURRENT ----- | ACTUAL PERCENT | -- YEAR TO DATE -- | ACTUAL PERCENT |
|------------------------------|---------------------|----------------|--------------------|----------------|
|                              | =====               | =====          | =====              | =====          |
| <b>REVENUES</b>              |                     |                |                    |                |
| MAINTENANCE-HOMEOWNERS       | 1,602               | 30.1           | 50,322             | 92.5           |
| MAINTENANCE-TOWNHOMES        | 3,348               | 62.9           | 3,348              | 6.2            |
| TRANSFER FEES                | 200                 | 3.8            | 350                | 0.6            |
| RECOVERY OF LEGAL FEES       | 172                 | 3.2            | 385                | 0.7            |
|                              | -----               | -----          | -----              | -----          |
| * TOTAL REVENUES             | 5,322               | 100.0          | 54,405             | 100.0          |
| <b>POOL EXPENSES</b>         |                     |                |                    |                |
| POOL CONTRACT                | 1,675               | 31.5           | 1,675              | 3.1            |
| ELECTRICITY                  | 255                 | 4.8            | 664                | 1.2            |
| TELEPHONE                    | 28                  | 0.5            | 57                 | 0.1            |
| WATER                        | 36                  | 0.7            | 36                 | 0.1            |
|                              | -----               | -----          | -----              | -----          |
| * TOTAL POOL EXPENSES        | 1,995               | 37.5           | 2,432              | 4.5            |
| <b>OPERATING &amp; ADMIN</b> |                     |                |                    |                |
| ESPLANADE MAINTENANCE        | 1,178               | 22.1           | 1,928              | 3.5            |
| LEGAL                        | 330                 | 6.2            | 628                | 1.2            |
| ACCOUNTING                   | 750                 | 14.1           | 1,500              | 2.8            |
| INSURANCE                    |                     |                | 76                 | 0.1            |
| STATIONARY-POSTAGE-ADMIN.    | 785                 | 14.8           | 901                | 1.7            |
|                              | -----               | -----          | -----              | -----          |
| * TOTAL OPERATING & ADMIN    | 3,043               | 57.2           | 5,032              | 9.2            |
| <b>OTHER INCOME</b>          |                     |                |                    |                |
| INTEREST INCOME              | 1,166               | 21.9           | 1,310              | 2.4            |
|                              | -----               | -----          | -----              | -----          |
| * TOTAL OTHER INCOME         | 1,166               | 21.9           | 1,310              | 2.4            |
|                              | -----               | -----          | -----              | -----          |
| * NET INCOME (LOSS)          | 1,450               | 27.2           | 48,251             | 88.7           |
|                              | =====               | =====          | =====              | =====          |

INWOOD DISTRICT COMMUNITY IMPROVEMENT ASSN  
 STATEMENT OF INCOME  
 IFCIA SECURITY PATROL  
 FOR THE 2 MONTHS ENDING 2/28/91

|                           | ---- CURRENT ---- | ---- YEAR TO DATE -- | -- YEAR TO DATE -- | -- YEAR TO DATE -- |
|---------------------------|-------------------|----------------------|--------------------|--------------------|
|                           | ACTUAL PERCENT    | ACTUAL PERCENT       | ACTUAL PERCENT     | ACTUAL PERCENT     |
|                           | =====             | =====                | =====              | =====              |
| REVENUES                  |                   |                      |                    |                    |
| SECURITY REVENUE          | 7,619             | 100.0                | 14,912             | 100.0              |
|                           | -----             | -----                | -----              | -----              |
| * TOTAL REVENUES          | 7,619             | 100.0                | 14,912             | 100.0              |
| OPERATING & ADMIN         |                   |                      |                    |                    |
| SECURITY-ADMINISTRATIVE   | 705               | 9.3                  | 839                | 5.6                |
| SECURITY OFFICERS         | 5,490             | 72.1                 | 11,460             | 76.9               |
| SECURITY VEHICLE          | 1,241             | 16.3                 | 2,091              | 14.0               |
| SECURITY INSURANCE        | 590               | 7.7                  | 156                | 1.0                |
| DEPRECIATION-VEHICLE      | 333               | 4.4                  | 667                | 4.5                |
|                           | -----             | -----                | -----              | -----              |
| * TOTAL OPERATING & ADMIN | 8,359             | 109.7                | 15,213             | 102.0              |
|                           | -----             | -----                | -----              | -----              |
| * NET INCOME (LOSS)       | 740-              | 9.7-                 | 301-               | 2.0-               |
|                           | =====             | =====                | =====              | =====              |

ANWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
STATEMENT OF INCOME  
FOR THE 2 MONTHS ENDING 2/28/91

|                                      | CURRENT       |               |               | YEAR TO DATE  |               |                |
|--------------------------------------|---------------|---------------|---------------|---------------|---------------|----------------|
|                                      | ACTUAL        | BUDGET        | BUDG-VAR      | ACTUAL        | BUDGET        | BUDG-VAR       |
| <b>REVENUES</b>                      |               |               |               |               |               |                |
| MAINTENANCE-HOMEOWNERS               | 1,602         | 4,917         | 3,315-        | 50,322        | 9,833         | 40,489         |
| MAINTENANCE-TOWNHOMES                | 3,348         | 279           | 3,069         | 3,348         | 558           | 2,790          |
| TRANSFER FEES                        | 200           | 125           | 75            | 350           | 250           | 100            |
| POOL RECEIPTS                        |               | 583           | 583-          |               | 1,167         | 1,167-         |
| SECURITY REVENUE                     | 7,619         |               | 7,619         | 14,912        |               | 14,912         |
| RECOVERY OF LEGAL FEES               | 172           | 167           | 5             | 385           | 333           | 52             |
| <b>* TOTAL REVENUES</b>              | <b>12,941</b> | <b>6,071</b>  | <b>6,870</b>  | <b>69,317</b> | <b>12,142</b> | <b>57,175</b>  |
| <b>POOL EXPENSES</b>                 |               |               |               |               |               |                |
| POOL CONTRACT                        | 1,675         | 1,667         | 8-            | 1,675         | 3,333         | 1,658          |
| ELECTRICITY                          | 255           | 292           | 36            | 664           | 583           | 81-            |
| TELEPHONE                            | 28            | 29            | 1             | 57            | 58            | 2              |
| MOWING                               |               | 21            | 21            |               | 42            | 42             |
| REFUSE                               |               | 63            | 63            |               | 125           | 125            |
| WATER                                | 36            | 375           | 339           | 36            | 750           | 714            |
| GATE GUARD                           |               | 313           | 313           |               | 625           | 625            |
| REPAIR & MAINTENANCE                 |               | 2,500         | 2,500         |               | 5,000         | 5,000          |
| SOFT DRINKS-POOL                     |               | 54            | 54            |               | 108           | 108            |
| <b>* TOTAL POOL EXPENSES</b>         | <b>1,995</b>  | <b>5,313</b>  | <b>3,318</b>  | <b>2,432</b>  | <b>10,625</b> | <b>8,193</b>   |
| <b>OPERATING &amp; ADMIN</b>         |               |               |               |               |               |                |
| ESPLANADE MAINTENANCE                | 1,178         | 1,833         | 655           | 1,928         | 3,667         | 1,739          |
| MOSQUITO CONTROL                     |               | 167           | 167           |               | 333           | 333            |
| LEGAL                                | 330           | 1,000         | 670           | 628           | 2,000         | 1,372          |
| ACCOUNTING                           | 750           | 750           |               | 1,500         | 1,500         |                |
| INSURANCE                            |               | 542           | 542           | 76            | 1,083         | 1,008          |
| TAXES                                |               | 67            | 67            |               | 133           | 133            |
| REPAIR & MAINTENANCE                 |               | 83            | 83            |               | 167           | 167            |
| STATIONARY-POSTAGE-ADMIN.            | 785           | 250           | 535-          | 901           | 500           | 401-           |
| SECURITY                             |               | 125           | 125           |               | 250           | 250            |
| SECURITY-ADMINISTRATIVE              | 705           |               | 705-          | 839           |               | 839-           |
| SECURITY OFFICERS                    | 5,490         |               | 5,490-        | 11,460        |               | 11,460-        |
| SECURITY VEHICLE                     | 1,241         |               | 1,241-        | 2,091         |               | 2,091-         |
| SECURITY INSURANCE                   | 590           |               | 590-          | 156           |               | 156-           |
| DEPRECIATION-VEHICLE                 | 333           |               | 333-          | 667           |               | 667-           |
| <b>* TOTAL OPERATING &amp; ADMIN</b> | <b>11,402</b> | <b>4,817</b>  | <b>6,586-</b> | <b>20,245</b> | <b>9,633</b>  | <b>10,611-</b> |
| <b>OTHER INCOME</b>                  |               |               |               |               |               |                |
| INTEREST INCOME                      | 1,166         | 875           | 291           | 1,310         | 1,750         | 440-           |
| AWARDS DINNER EXPENSES               |               | 500-          | 500           |               | 1,000-        | 1,000          |
| <b>* TOTAL OTHER INCOME</b>          | <b>1,166</b>  | <b>375</b>    | <b>791</b>    | <b>1,310</b>  | <b>750</b>    | <b>560</b>     |
| <b>NET INCOME (LOSS)</b>             | <b>710</b>    | <b>3,683-</b> | <b>4,393</b>  | <b>47,950</b> | <b>7,367-</b> | <b>55,317</b>  |

| BCH  | REF  | DATE    | EMPL | DESCRIPTION             | ACCOUNT | AMOUNT    |
|------|------|---------|------|-------------------------|---------|-----------|
| 2- 0 | 1    | 2/28/91 | 0    | DEPRN-AUTO              | 86902   | 333.33    |
| 2- 0 | 1    | 2/28/91 | 0    | DEPRN-AUTO              | 292     | 333.33-   |
|      |      |         |      |                         |         | 0.00 *    |
| 2- 0 | 2    | 2/28/91 | 0    | DEPRN-POOL              | 510     | 121.00    |
| 2- 0 | 2    | 2/28/91 | 0    | DEPRN-POOL              | 290     | 121.00-   |
|      |      |         |      |                         |         | 0.00 *    |
| 2- 0 | 3    | 2/28/91 | 0    | INT INC-SVG             | 112     | 16.74     |
| 2- 0 | 3    | 2/28/91 | 0    | INT INC-SVG             | 91101   | 16.74-    |
|      |      |         |      |                         |         | 0.00 *    |
| 2- 0 | 4    | 2/28/91 | 0    | INT INC-C.D.            | 91101   | 964.10-   |
| 2- 0 | 5    | 2/28/91 | 0    | SECURITY U/E REVENUE    | 402     | 5,965.00  |
| 2- 0 | 5    | 2/28/91 | 0    | SECURITY U/E REVENUE    | 60702   | 5,965.00- |
|      |      |         |      |                         |         | 0.00 *    |
| 2- 0 | 678  | 2/28/91 | 0    | C KILPATRICK-EP.REIMB   | 83501   | 785.00    |
| 2- 0 | 999  | 2/28/91 | 0    | PETTY CASH TRANS        | 102     | 179.10    |
| 2- 0 | 1101 | 2/28/91 | 0    | MICHAEL E DWYER, P.C.   | 85102   | 705.28    |
| 2- 0 | 1102 | 2/28/91 | 0    | J M AUTOMOTIVE          | 85302   | 323.73    |
| 2- 0 | 1103 | 2/28/91 | 0    | GTE MOBILNET            | 85302   | 131.70    |
| 2- 0 | 1104 | 2/28/91 | 0    | IF SHELL                | 85302   | 317.70    |
| 2- 0 | 1105 | 2/28/91 | 0    | J M AUTOMOTIVE          | 85302   | 467.76    |
| 2- 0 | 1106 | 2/28/91 | 2013 | FRANCIS ROSS            | 85202   | 600.00    |
| 2- 0 | 1107 | 2/28/91 | 2018 | LOUIS GARCIA            | 85202   | 90.00     |
| 2- 0 | 1108 | 2/28/91 | 2017 | DAVID DEVORA            | 85202   | 292.50    |
| 2- 0 | 1109 | 2/28/91 | 2014 | KARRY D VAN HUIS        | 85202   | 600.00    |
| 2- 0 | 1110 | 2/28/91 | 2002 | JOHNNIE C HAMILTON, JR. | 85202   | 1,020.00  |
| 2- 0 | 1111 | 2/28/91 | 2016 | JAMES WHEELER           | 85202   | 450.00    |
| 2- 0 | 1112 | 2/28/91 | 2009 | JAMES E BAKER           | 85202   | 540.00    |
| 2- 0 | 1113 | 2/28/91 | 2003 | RUSSELL F LILLEY        | 85202   | 540.00    |
| 2- 0 | 1114 | 2/28/91 | 2006 | LAURA B SMELLEY         | 85202   | 435.00    |

| CH   | REF  | DATE    | EMPL | DESCRIPTION               | ACCOUNT | AMOUNT     |
|------|------|---------|------|---------------------------|---------|------------|
| 2- 0 | 1115 | 2/28/91 | 2008 | GREGORY W SHAULL          | 85202   | 472.50     |
| 2- 0 | 1116 | 2/28/91 | 2024 | CHRIS SHERMAN             | 85202   | 180.00     |
| 2- 0 | 1117 | 2/28/91 | 2022 | BRUCE EVANS               | 85202   | 90.00      |
| 2- 0 | 1118 | 2/28/91 | 2023 | PAUL STAVINOKA            | 85202   | 180.00     |
| 2- 0 | 1119 | 2/28/91 | 0    | HOUSTON GENERAL INSURANCE | 85402   | 589.02     |
| 2- 0 | 1119 | 2/28/91 | 0    | HOUSTON GENERAL INSURANCE | 85402   | 0.80       |
|      |      |         |      |                           |         | 589.82 *   |
| 2- 0 | 1203 | 2/28/91 | 0    | XFER TO GENERAL           | 101     | 4,252.80   |
| 2- 0 | 1269 | 2/28/91 | 0    | MICHAEL E DWYER, P.C.     | 82001   | 750.00     |
| 2- 0 | 1270 | 2/28/91 | 0    | JIM YORK                  | 81501   | 330.00     |
| 2- 0 | 1271 | 2/28/91 | 0    | TOUCAN POOL               | 70101   | 1,675.00   |
| 2- 0 | 1272 | 2/28/91 | 0    | HOUSTON WATER             | 72601   | 36.24      |
| 2- 0 | 1273 | 2/28/91 | 0    | TROY'S LANDSCAPE          | 80501   | 1,178.00   |
| 2- 0 | 1274 | 2/28/91 | 0    | S W BELL                  | 71101   | 28.38      |
| 2- 0 | 1275 | 2/28/91 | 0    | H L & P                   | 70601   | 255.18     |
| 2- 0 | 9994 | 2/28/91 | 0    | CASH TRANS - MNY MKT      | 111     | 1,254.10   |
| 2- 0 | 9995 | 2/28/91 | 0    | MAINT DEPOSIT             | 60101   | 1,602.00-  |
| 2- 0 | 9995 | 2/28/91 | 0    | MAINT DEPOSIT             | 60301   | 200.00-    |
| 2- 0 | 9995 | 2/28/91 | 0    | MAINT DEPOSIT             | 60801   | 172.00-    |
| 2- 0 | 9995 | 2/28/91 | 0    | MAINT DEPOSIT             | 60201   | 3,348.00-  |
|      |      |         |      |                           |         | 5,322.00-* |
| 2- 0 | 9996 | 2/28/91 | 0    | INT INC C/M-MNY MKT       | 91101   | 184.90-    |
| 2- 0 | 9997 | 2/28/91 | 0    | CASH TRANS-OPERATING      | 101     | 4,252.80-  |
| 2- 0 | 9998 | 2/28/91 | 0    | SEC CHECKS FOR MO         | 109     | 6,371.99-  |
| 2- 0 | 9999 | 2/28/91 | 0    | DEPOSIT                   | 60702   | 1,654.00-  |

## Minutes

### IFCIA Board of Directors Meeting April 10, 1991

Jim Kilpatrick called the meeting to order at 7:37 p.m. at the offices of Jim York, attorney, 10120 Northwest Freeway, Suite 200.

All directors and officers were present. Jim York was also present.

The Assistant Secretary, JoAnn Ferguson, distributed the minutes of the last meeting of the IFCIA Board of Directors. The minutes were read and duly approved by unanimous vote of the Board.

### Legal

Jim York reported the following activity since the last meeting:

- ✓ 11 liens were released (10 for the Jarvis matter; 7707 Streamside--the other.
- ✓ Reviewed the pool contract.
- ✓ Researched the Tremain 8/22/77 lawsuit concerning a motorhome. No information available aside from the judgement rendered for the defendant.
- ✓ One homeowner called and requested a copy of their deed restrictions.
- ✓ No suits pending.
- ✓ No demand letters requested or pending.

Rita Rodgers discussed the deed restriction matter concerning a motorhome at 7519 Antoine whose owner refuses to move it. Discussion followed where it was agreed by all that a strong position be maintained on this type of issue and that Jim York should proceed and research all related issues concerning motorhomes and the 8/22/77 judgement.

Jim York noted both husband and wife must sign to make any deed restriction change.

### Deed Restrictions

Candy Prater reported the following activity since the last board meeting:

- ✓ The deed restrictions committee is trending toward smaller sub-committees to identify and deal with more localized restrictions matters.
- ✓ Candy is receiving a larger amount of phone calls. Discussion ensued and JoAnn Ferguson said the next newsletter will contain the section leader phone numbers to alleviate any one person's phone activity.
- ✓ The Board unanimously approved obtaining a copy of the Section 3 deed restrictions for the committee.
- ✓ 7742 Tall Pines - An insurance settlement is under discussion. The house will likely be demolished.

### Esplanading

Rita Rogers reports that Troy has done all authorized work. The Long Creek planting to be advised by the Garden Club.

### Pool

Rick Vance reported that pool repairs had begun as authorized. The pool contract was unanimously approved and was signed by Jim Kilpatrick and Rick Vance. All other pool matters were tabled pending a report of all matters by Rick Vance at the next meeting.

### Civic Awareness

Michelle Adams reported the Northwest Coalition dues were \$25 and she was investigating the North Houston Association. Phone service was discussed with Michelle to obtain further details for the next meeting. A flood control meeting is set for April 25 at 7:30 in the Eisenhower cafeteria. Speakers could include representatives from Eversole's and McKaskle's offices--possibly from an at-large council member. Zoning town meetings will be held by the city in the worst areas first--the schedule is due out soon. Michelle queried the board if a position should be taken. Michelle is to provide further details at a later date.

### Treasury

Candy Prater reported that expenses and revenues looked to be in order and that the association will not have to dip into the \$100,000 CD prior to its 6/91 expiration. Mike Dwyer is sending second notices on security and maintenance fees soon.

### Security

Jim Kilpatrick reported in February there was one assault, 11 burglaries and 11 auto thefts.

There being no further business, the meeting was adjourned at 9:24 p.m.

Respectfully submitted,

Richard Vance  
Secretary

MICHAEL E. DWYER, P.C.  
CERTIFIED PUBLIC ACCOUNTANT  
5600 NORTHWEST CENTRAL DRIVE, SUITE 105  
HOUSTON, TEXAS 77092

Board of Directors  
Inwood Forest Community  
Improvement Association

The accompanying balance sheet of Inwood Forest Community Improvement Association as of March 31, 1991 and the related statement of income for the three months then ended have been compiled by me on the cash receipts and disbursements basis of accounting.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all of the information ordinarily included in financial statements. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial status. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The Association prepares its financial statements on the basis of cash receipts and disbursements; consequently, certain revenues are recognized when received rather than when earned, and certain expenses and purchases of assets are recognized when cash is disbursed rather than when the obligation is incurred. Accordingly, the accompanying financial statements are not intended to present financial position and results of operations in conformity with generally accepted accounting principles.

*Michael E. Dwyer, P.C.*

April 9, 1991



INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
BALANCE SHEET  
AS OF 3/31/91

PAGE: 1

ASSETS  
-----

CURRENT ASSETS

|                          |         |
|--------------------------|---------|
| CASH-T.C.B.-CHECKING     | 2,020   |
| PETTY CASH-T.C.B.-CKG    | 2,075   |
| CASH-SECURITY            | 16,255  |
| MONEY MKT-SAVINGS T.C.B. | 27,142  |
| MONEY MKT-SPECIAL T.C.B. | 4,193   |
| CERTIFICATE OF DEPOSIT   | 100,437 |

|                      |  |         |
|----------------------|--|---------|
| TOTAL CURRENT ASSETS |  | 152,122 |
|----------------------|--|---------|

PROPERTY AND EQUIPMENT

|                          |         |
|--------------------------|---------|
| LAND                     | 5,259   |
| LAND IMPROVEMENT         | 6,724   |
| SWIMMING POOL            | 16,748  |
| POOL FENCE               | 1,400   |
| BUILDING                 | 17,104  |
| PLAYGROUND EQUIPMENT     | 23,562  |
| MACHINERY AND EQUIPMENT  | 2,789   |
| SECURITY VEHICLE         | 10,000  |
| ACCUMULATED DEPRECIATION | 42,260- |
| ACCUM.DEPRN-SECURITY     | 6,333-  |

|                              |  |        |
|------------------------------|--|--------|
| TOTAL PROPERTY AND EQUIPMENT |  | 34,992 |
|------------------------------|--|--------|

TOTAL ASSETS

187,114

\*

LIABILITIES AND FUND BAL.  
-----

|                           |         |
|---------------------------|---------|
| UNEARNED SECURITY REVENUE | 23,721  |
| FUND BALANCE              |         |
| DEPRECIATION              | 1,812-  |
| CONTRIBUTIONS             | 125,977 |
| CURRENT YEAR INC (LOSS)   | 24,818  |
| BEGINNING FUND BALANCE    | 14,409  |

|                    |  |         |
|--------------------|--|---------|
| TOTAL FUND BALANCE |  | 163,393 |
|--------------------|--|---------|

TOTAL LIABILITIES AND FUND BAL.

187,114

\*

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
STATEMENT OF INCOME  
FOR THE 3 MONTHS ENDING 3/31/91

|                              | ----- CURRENT ----- | ACTUAL PERCENT | -- YEAR TO DATE -- | ACTUAL PERCENT |
|------------------------------|---------------------|----------------|--------------------|----------------|
|                              | =====               |                | =====              |                |
| <b>REVENUES</b>              |                     |                |                    |                |
| MAINTENANCE-HOMEOWNERS       | 2,064               | 20.4           | 52,386             | 65.9           |
| MAINTENANCE-TOWNHOMES        |                     |                | 3,348              | 4.2            |
| TRANSFER FEES                | 300                 | 3.0            | 650                | 0.8            |
| SECURITY REVENUE             | 6,917               | 68.3           | 21,829             | 27.5           |
| RECOVERY OF LEGAL FEES       | 846                 | 8.4            | 1,231              | 1.5            |
|                              | -----               |                | -----              |                |
| * TOTAL REVENUES             | 10,127              | 100.0          | 79,444             | 100.0          |
| <b>POOL EXPENSES</b>         |                     |                |                    |                |
| POOL CONTRACT                | 500                 | 4.9            | 2,175              | 2.7            |
| ELECTRICITY                  |                     |                | 664                | 0.8            |
| TELEPHONE                    | 28                  | 0.3            | 85                 | 0.1            |
| WATER                        | 121                 | 1.2            | 158                | 0.2            |
| REPAIR & MAINTENANCE         | 24,387              | 240.8          | 24,387             | 30.7           |
|                              | -----               |                | -----              |                |
| * TOTAL POOL EXPENSES        | 25,037              | 247.2          | 27,469             | 34.6           |
| <b>OPERATING &amp; ADMIN</b> |                     |                |                    |                |
| ESPLANADE MAINTENANCE        | 1,203               | 11.9           | 3,131              | 3.9            |
| LEGAL                        | 240                 | 2.4            | 868                | 1.1            |
| ACCOUNTING                   | 750                 | 7.4            | 2,250              | 2.8            |
| INSURANCE                    | 302-                | 3.0-           | 226-               | 0.3-           |
| STATIONARY-POSTAGE-ADMIN.    | 236                 | 2.3            | 1,136              | 1.4            |
| SECURITY-ADMINISTRATIVE      | 218                 | 2.2            | 1,057              | 1.3            |
| SECURITY OFFICERS            | 5,633               | 55.6           | 17,093             | 21.5           |
| SECURITY VEHICLE             | 133                 | 1.3            | 2,224              | 2.8            |
| SECURITY INSURANCE           | 605                 | 6.0            | 761                | 1.0            |
| DEPRECIATION-VEHICLE         | 333                 | 3.3            | 1,000              | 1.3            |
|                              | -----               |                | -----              |                |
| * TOTAL OPERATING & ADMIN    | 9,048               | 89.3           | 29,293             | 36.9           |
| <b>OTHER INCOME</b>          |                     |                |                    |                |
| INTEREST INCOME              | 826                 | 8.2            | 2,136              | 2.7            |
|                              | -----               |                | -----              |                |
| * TOTAL OTHER INCOME         | 826                 | 8.2            | 2,136              | 2.7            |
|                              | -----               |                | -----              |                |
| * NET INCOME (LOSS)          | 23,132-             | 228.4-         | 24,818             | 31.2           |
|                              | =====               |                | =====              |                |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
STATEMENT OF INCOME  
IFCIA EXCLUDING SECURITY  
FOR THE 3 MONTHS ENDING 3/31/91

|                                      | CURRENT        |               |                | YEAR TO DATE  |                |                |
|--------------------------------------|----------------|---------------|----------------|---------------|----------------|----------------|
|                                      | ACTUAL         | BUDGET        | BUDG-VAR       | ACTUAL        | BUDGET         | BUDG-VAR       |
| <b>REVENUES</b>                      |                |               |                |               |                |                |
| MAINTENANCE-HOMOWNERS                | 2,064          | 4,917         | 2,853-         | 52,386        | 14,750         | 37,636         |
| MAINTENANCE-TOWNHOMES                |                | 279           | 279-           | 3,348         | 838            | 2,511          |
| TRANSFER FEES                        | 300            | 125           | 175            | 650           | 375            | 275            |
| POOL RECEIPTS                        |                | 292           | 292-           |               | 875            | 875-           |
| RECOVERY OF LEGAL FEES               | 846            | 167           | 679            | 1,231         | 500            | 731            |
| <b>* TOTAL REVENUES</b>              | <b>3,210</b>   | <b>5,779</b>  | <b>2,569-</b>  | <b>57,615</b> | <b>17,338</b>  | <b>40,278</b>  |
| <b>POOL EXPENSES</b>                 |                |               |                |               |                |                |
| POOL CONTRACT                        | 500            | 1,667         | 1,167          | 2,175         | 5,000          | 2,825          |
| ELECTRICITY                          |                | 292           | 292            | 664           | 875            | 211            |
| TELEPHONE                            | 28             | 29            | 1              | 85            | 88             | 2              |
| MOWING                               |                | 21            | 21             |               | 63             | 63             |
| REFUSE                               |                | 63            | 63             |               | 188            | 188            |
| WATER                                | 121            | 375           | 254            | 158           | 1,125          | 967            |
| GATE GUARD                           |                | 313           | 313            |               | 938            | 938            |
| REPAIR & MAINTENANCE                 | 24,387         | 2,500         | 21,887-        | 24,387        | 7,500          | 16,887-        |
| SOFT DRINKS-POOL                     |                | 54            | 54             |               | 163            | 163            |
| <b>TOTAL POOL EXPENSES</b>           | <b>25,037</b>  | <b>5,313</b>  | <b>19,724-</b> | <b>27,469</b> | <b>15,938</b>  | <b>11,531-</b> |
| <b>OPERATING &amp; ADMIN</b>         |                |               |                |               |                |                |
| ESPLANADE MAINTENANCE                | 1,203          | 1,833         | 630            | 3,131         | 5,500          | 2,369          |
| MOSQUITO CONTROL                     |                | 167           | 167            |               | 500            | 500            |
| LEGAL                                | 240            | 1,000         | 760            | 868           | 3,000          | 2,132          |
| ACCOUNTING                           | 750            | 750           |                | 2,250         | 2,250          |                |
| INSURANCE                            | 302-           | 542           | 844            | 226-          | 1,625          | 1,851          |
| TAXES                                |                | 67            | 67             |               | 200            | 200            |
| REPAIR & MAINTENANCE                 |                | 83            | 83             |               | 250            | 250            |
| STATIONARY-POSTAGE-ADMIN.            | 236            | 250           | 14             | 1,136         | 750            | 386-           |
| <b>* TOTAL OPERATING &amp; ADMIN</b> | <b>2,127</b>   | <b>4,692</b>  | <b>2,565</b>   | <b>7,158</b>  | <b>14,075</b>  | <b>6,917</b>   |
| <b>OTHER INCOME</b>                  |                |               |                |               |                |                |
| INTEREST INCOME                      | 826            | 875           | 49-            | 2,136         | 2,625          | 489-           |
| ACTIVITIES EXPENSES                  |                | 500-          | 500            |               | 1,500-         | 1,500          |
| <b>* TOTAL OTHER INCOME</b>          | <b>826</b>     | <b>375</b>    | <b>451</b>     | <b>2,136</b>  | <b>1,125</b>   | <b>1,011</b>   |
| <b>* NET INCOME (LOSS)</b>           | <b>23,127-</b> | <b>3,850-</b> | <b>19,277-</b> | <b>25,124</b> | <b>11,550-</b> | <b>36,674</b>  |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
 STATEMENT OF INCOME  
 IFGIA SECURITY PATROL  
 FOR THE 3 MONTHS ENDING 3/31/91

|                           | ----- CURRENT ----- | ACTUAL PERCENT | -- YEAR TO DATE -- | ACTUAL PERCENT |
|---------------------------|---------------------|----------------|--------------------|----------------|
|                           | =====               | =====          | =====              | =====          |
| REVENUES                  |                     |                |                    |                |
| SECURITY REVENUE          | 6,917               | 100.0          | 21,829             | 100.0          |
|                           | -----               | -----          | -----              | -----          |
| * TOTAL REVENUES          | 6,917               | 100.0          | 21,829             | 100.0          |
| OPERATING & ADMIN         |                     |                |                    |                |
| SECURITY-ADMINISTRATIVE   | 218                 | 3.1            | 1,057              | 4.8            |
| SECURITY OFFICERS         | 5,633               | 81.4           | 17,093             | 78.3           |
| SECURITY VEHICLE          | 133                 | 1.9            | 2,224              | 10.2           |
| SECURITY INSURANCE        | 605                 | 8.7            | 761                | 3.5            |
| DEPRECIATION-VEHICLE      | 333                 | 4.8            | 1,000              | 4.6            |
|                           | -----               | -----          | -----              | -----          |
| * TOTAL OPERATING & ADMIN | 6,922               | 100.1          | 22,134             | 101.4          |
|                           | -----               | -----          | -----              | -----          |
| * NET INCOME (LOSS)       | 5-                  | 0.1-           | 305-               | 1.4-           |
|                           | =====               | =====          | =====              | =====          |

| TRANS | S-B  | REF  | DATE    | EMPL DESCRIPTION             | ACCOUNT | AMOUNT     |
|-------|------|------|---------|------------------------------|---------|------------|
| 1     | 2- 0 | 9999 | 3/31/91 | 0 DEPOSIT-MARCH              | 402     | 16226.00-  |
| 2     | 2- 0 | 9999 | 3/31/91 | 0 RETURNED CHECK             | 60702   | 33.00      |
|       |      |      |         |                              |         | 16193.00-* |
| 3     | 2- 0 | 1120 | 3/31/91 | 0 PRINT-TECH                 | 85102   | 217.78     |
| 4     | 2- 0 | 1121 | 3/31/91 | 0 GTE MOBILNET               | 85302   | 121.01     |
| 5     | 2- 0 | 1122 | 3/31/91 | 0 MACIK AUTOMOTIVE INC       | 85302   | 12.00      |
| 6     | 2- 0 | 1123 | 3/31/91 | 2013 FRANCIS ROSS            | 85202   | 600.00     |
| 7     | 2- 0 | 1124 | 3/31/91 | 2018 LOUIS GARCIA            | 85202   | 90.00      |
| 8     | 2- 0 | 1125 | 3/31/91 | 2017 DAVID DEVORA            | 85202   | 367.50     |
| 9     | 2- 0 | 1126 | 3/31/91 | 2014 KARRY D VAN HUIS        | 85202   | 630.00     |
| 10    | 2- 0 | 1127 | 3/31/91 | 2002 JOHNNIE C HAMILTON, JR. | 85202   | 1170.00    |
| 11    | 2- 0 | 1128 | 3/31/91 | 2016 JAMES WHEELER           | 85202   | 360.00     |
| 12    | 2- 0 | 1129 | 3/31/91 | 2009 JAMES E BAKER           | 85202   | 360.00     |
| 13    | 2- 0 | 1130 | 3/31/91 | 2003 RUSSELL F LILLEY        | 85202   | 705.00     |
| 14    | 2- 0 | 1131 | 3/31/91 | 2006 LAURA B SMELLEY         | 85202   | 285.00     |
| 15    | 2- 0 | 1132 | 3/31/91 | 2008 GREGORY W SHAULL        | 85202   | 450.00     |
| 16    | 2- 0 | 1133 | 3/31/91 | 2022 BRUCE EVANS             | 85202   | 450.00     |
| 17    | 2- 0 | 1134 | 3/31/91 | 2023 PAUL STAVINOH           | 85202   | 165.00     |
| 18    | 2- 0 | 1135 | 3/31/91 | 0 HOUSTON GENERAL INSURAN    | 85402   | 605.15     |
| 19    | 2- 0 | 9999 | 3/31/91 | 0 CASH ACTIVITY-SECURITY     | 109     | 9644.56    |
| 20    | 2- 0 | 9999 | 3/31/91 | 0 CASH ACTIVITY-SECURITY     | 109     | 40.00-     |
|       |      |      |         |                              |         | 9604.56 *  |
| 21    | 2- 0 | 1276 | 3/31/91 | 0 THOMAS KUHN                | 60101   | 48.00      |
| 22    | 2- 0 | 1277 | 3/31/91 | 0 JIM YORK                   | 81501   | 240.00     |
| 23    | 2- 0 | 1278 | 3/31/91 | 0 MICHAEL E DWYER, P.C.      | 82001   | 750.00     |
| 24    | 2- 0 | 1279 | 3/31/91 | 0 TOUCAN POOL                | 70101   | 500.00     |
| 25    | 2- 0 | 1280 | 3/31/91 | 0 HOUSTON WATER              | 72601   | 121.28     |

| TRANS | S-B  | REF  | DATE    | EMPL DESCRIPTION          | ACCOUNT | AMOUNT    |
|-------|------|------|---------|---------------------------|---------|-----------|
| 26    | 2- 0 | 1281 | 3/31/91 | 0 TROY'S LANDSCAPE        | 80501   | 1203.00   |
| 27    | 2- 0 | 1282 | 3/31/91 | 0 SW BELL                 | 71101   | 28.38     |
| 28    | 2- 0 | 9998 | 3/31/91 | 0 CASH ACTIVITY-OPERATING | 101     | 27.47-    |
| 29    | 2- 0 | 9998 | 3/31/91 | 0 CASH ACTIVITY-OPERATING | 101     | 27.47     |
| 30    | 2- 0 | 9998 | 3/31/91 | 0 CASH ACTIVITY-OPERATING | 101     | 2863.19-  |
| 31    | 2- 0 | 9998 | 3/31/91 | 0 CASH ACTIVITY-OPERATING | 101     | 27.47-    |
|       |      |      |         |                           |         | 2890.66-* |
| 32    | 2- 0 | 9997 | 3/31/91 | 0 DEPOSIT-MNY MARKET      | 60101   | 1152.00-  |
| 33    | 2- 0 | 9997 | 3/31/91 | 0 DEPOSIT-MNY MARKET      | 60801   | 455.00-   |
| 34    | 2- 0 | 9997 | 3/31/91 | 0 DEPOSIT-MNY MARKET      | 60301   | 200.00-   |
|       |      |      |         |                           |         | 1807.00-* |
| 35    | 2- 0 | 9996 | 3/16/91 | 0 DEPOSIT-MNY MARKET      | 60101   | 960.00-   |
| 36    | 2- 0 | 9996 | 3/16/91 | 0 DEPOSIT-MNY MARKET      | 60801   | 391.00-   |
| 37    | 2- 0 | 9996 | 3/16/91 | 0 DEPOSIT-MNY MARKET      | 60301   | 100.00-   |
| 38    | 2- 0 | 9996 | 3/16/91 | 0 DEPOSIT-MNY MARKET      | 82501   | 301.97-   |
|       |      |      |         |                           |         | 1752.97-* |
| 39    | 2- 0 | 9995 | 3/31/91 | 0 C/M-MNY MKT INTEREST    | 91101   | 194.75-   |
| 40    | 2- 0 | 1204 | 3/19/91 | 0 TOUCAN POOL             | 74001   | 12193.50  |
| 41    | 2- 0 | 1205 | 3/19/91 | 0 TOUCAN POOL             | 74001   | 12193.50  |
| 42    | 2- 0 | 1206 | 3/31/91 | 0 XFER TO OPERATING       | 101     | 2863.19   |
| 43    | 2- 0 | 9994 | 3/31/91 | 0 CASH ACTIVITY-MNY MKT A | 111     | 23495.47- |
| 44    | 2- 0 | 1    | 3/31/91 | 0 INT INC-SAVINGS         | 112     | 17.82     |
| 45    | 2- 0 | 1    | 3/31/91 | 0 INT INC-SAVINGS         | 91101   | 17.82-    |
|       |      |      |         |                           |         | 0.00 *    |
| 46    | 2- 0 | 2    | 3/31/91 | 0 CORRECT G.L. BALANCE    | 83501   | 0.29      |
| 47    | 2- 0 | 2    | 3/31/91 | 0 CORRECT G.L. BALANCE    | 102     | 0.29-     |
|       |      |      |         |                           |         | 0.00 *    |
| 48    | 2- 0 | 679  | 3/31/91 | 0 R.ROGERS-EXP REIMB      | 83501   | 221.68    |
| 49    | 2- 0 | 680  | 3/31/91 | 0 J.FERGUSON-EXP REIMB    | 83501   | 13.55     |
| 50    | 2- 0 | 3    | 3/31/91 | 0 INY INC-C.D.            | 91101   | 613.70-   |
| 51    | 2- 0 | 3    | 3/31/91 | 0 CASH ACTIVITY-PETTY CAS | 102     | 378.47    |
|       |      |      |         |                           |         | 235.23-*  |
| 52    | 2- 0 | 4    | 3/31/91 | 0 SECURITY REV RECOGNITIO | 402     | 6950.00   |
| 53    | 2- 0 | 4    | 3/31/91 | 0 SECURITY REV RECOGNITIO | 60702   | 6950.00-  |
|       |      |      |         |                           |         | 0.00 *    |



INWOOD FOREST COMMUNITY  
IMPROVEMENT ASSOCIATION

## INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

Board of Directors Meeting - May 9, 1991

### Minutes

Jim Kilpatrick called the meeting to order at 8:04 p.m.

All directors and officers were present.

Attorney Jim York was present through the discussion of Legal and Deed Restriction matters only.

#### Legal

Jim York reported the following:

- There were no matters in process or pending.
- Motor homes are not specifically covered by the deed restrictions. Possibly an action could be brought under obnoxious. If in court, the matter could be settled differently depending upon the judge. To pursue an action against a motorhome it is estimated to cost \$750 without going to trial. \$1,500+ for a trial.

The Board unanimously voted to have Jim York send letters to motor home owners as identified by the deed restrictions committee.

Candy Prater inquired about the foreclosure sign on Antoine. Jim York is to send letters.

#### Deed Restrictions

Candy Prater reported no new activity and that a deed restrictions only "hotline" was initiated. The number is 447-1427 which will ring an answering machine at Dorothy Miller's house. A message will be taken with the appropriate deed restrictions person returning the call.

#### Esplanades

Rita Rogers reported that the garden club planted the flower beds on Long Creek and Antoine. Also, Gerald Bacchus and Rita are to look at planting trees on Victory by Vogel. Periwinkles were planted on Victory at Vogel and Victory at Alabonson.

IFCIA

Board Meeting - 5/9/91

Page Two

Mosquito Control

Rita Rogers will follow up with Excalibur.

Civic Awareness

Michelle Adams reported the following:

- Inwood Forest has become part of a civic awareness "hot line" telephone tree which provides information concerning the Northwest Coalition, Oaks of Inwood and Aldine I.S.D. The number is 448-9500.
- After attending Northwest Coalition meetings, Dorothy Miller recommended to Michelle we join at a \$25 cost. A motion was made to do so and was unanimously passed.
- The flood control meeting was a success. White Oak Bayou is a flood control priority with work to begin by 9/91.
- Area subdivisions will send letters to the mayor and the zoning commission as notice that Inwood Forest is to be zoned residential. A motion was made and unanimously passed that the IFCIA position was to have Inwood Forest zoned as residential.
- Further attempts are being made to limit semi-tractor/trailers from using Victory and T.C. Jester.

Pool

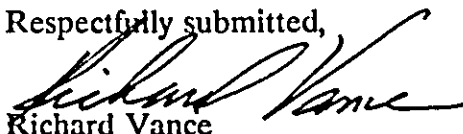
Rick Vance reported that repairs were progressing and the pool should open on schedule. A schedule of dates and hours of operations, private use of pool guidelines, and season fees was presented. All was agreed upon except the private use of the pool would be a \$35 charge and the resident adult charge would be \$10.00 per person per season. Also, gate guard pay was approved at \$5.00/hour.

Security

Jim Kilpatrick advised that the security vehicle needed repairs.

There being no further business, the meeting was adjourned at 9:53 p.m.

Respectfully submitted,



Richard Vance  
Secretary



*Joann*

MICHAEL E. DWYER, P.C.  
CERTIFIED PUBLIC ACCOUNTANT  
5600 Northwest Central Drive, Suite 105  
Houston, Texas 77092

Board of Directors  
Inwood Forest Community  
Improvement Association

The accompanying balance sheet of Inwood Forest Community Improvement Association as of April 30, 1991 and the related statement of income for the four months then ended have been compiled by me on the cash receipts and disbursements basis of accounting.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all of the information ordinarily included in financial statements. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial status. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The Association prepares its financial statements on the basis of cash receipts and disbursements; consequently, certain revenues are recognized when received rather than when earned, and certain expenses and purchases of assets are recognized when cash is disbursed rather than when the obligation is incurred. Accordingly, the accompanying financial statements are not intended to present financial position and results of operations in conformity with generally accepted accounting principles.

May 14, 1991

*Michael E. Dwyer, P.C.*

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
 BALANCE SHEET  
 AS OF 4/30/91

PAGE: 1

ASSETS  
 -----

|                              |         |         |
|------------------------------|---------|---------|
| CURRENT ASSETS               |         |         |
| CASH-T.C.B.-CHECKING         | 1,856   |         |
| PETTY CASH-T.C.B.-CKG        | 1,895   |         |
| CASH-SECURITY                | 13,343  |         |
| MONEY MKT-SAVINGS T.C.B.     | 20,457  |         |
| MONEY MKT-SPECIAL T.C.B.     | 4,263   |         |
| CERTIFICATE OF DEPOSIT       | 100,437 |         |
| TOTAL CURRENT ASSETS         |         | 142,251 |
| PROPERTY AND EQUIPMENT       |         |         |
| LAND                         | 5,259   |         |
| LAND IMPROVEMENT             | 6,724   |         |
| SWIMMING POOL                | 16,748  |         |
| POOL FENCE                   | 1,400   |         |
| BUILDING                     | 17,104  |         |
| PLAYGROUND EQUIPMENT         | 23,562  |         |
| MACHINERY AND EQUIPMENT      | 2,789   |         |
| SECURITY VEHICLE             | 10,000  |         |
| ACCUMULATED DEPRECIATION     | 42,381- |         |
| ACCUM.DEPRN-SECURITY         | 6,667-  |         |
| TOTAL PROPERTY AND EQUIPMENT |         | 34,538  |
| TOTAL ASSETS                 |         | 176,788 |

LIABILITIES AND FUND BAL.  
 -----

|                                 |         |         |
|---------------------------------|---------|---------|
| UNEARNED SECURITY REVENUE       | 19,300  |         |
| FUND BALANCE                    |         |         |
| DEPRECIATION                    | 1,933-  |         |
| CONTRIBUTIONS                   | 125,977 |         |
| CURRENT YEAR INC (LOSS)         | 19,035  |         |
| BEGINNING FUND BALANCE          | 14,409  |         |
| TOTAL FUND BALANCE              |         | 157,488 |
| TOTAL LIABILITIES AND FUND BAL. |         | 176,788 |

\*

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
STATEMENT OF INCOME  
FOR THE 4 MONTHS ENDING 4/30/91

|                              | ----- CURRENT ----- | ACTUAL PERCENT | -- YEAR TO DATE -- | ACTUAL PERCENT |
|------------------------------|---------------------|----------------|--------------------|----------------|
|                              | =====               | =====          | =====              | =====          |
| <b>REVENUES</b>              |                     |                |                    |                |
| MAINTENANCE-HOMEOWNERS       | 2,894               | 23.0           | 55,280             | 60.1           |
| MAINTENANCE-TOWNHOMES        |                     |                | 3,348              | 3.6            |
| TRANSFER FEES                | 325                 | 2.6            | 975                | 1.1            |
| SECURITY REVENUE             | 9,160               | 72.7           | 30,989             | 33.7           |
| RECOVERY OF LEGAL FEES       | 215                 | 1.7            | 1,446              | 1.6            |
|                              | -----               | -----          | -----              | -----          |
| * TOTAL REVENUES             | 12,594              | 100.0          | 92,038             | 100.0          |
| <b>POOL EXPENSES</b>         |                     |                |                    |                |
| POOL CONTRACT                | 5,785               | 45.9           | 7,960              | 8.6            |
| ELECTRICITY                  | 382                 | 3.0            | 1,046              | 1.1            |
| TELEPHONE                    | 28                  | 0.2            | 114                | 0.1            |
| WATER                        | 396                 | 3.1            | 554                | 0.6            |
| REPAIR & MAINTENANCE         |                     |                | 24,387             | 26.5           |
|                              | -----               | -----          | -----              | -----          |
| * TOTAL POOL EXPENSES        | 6,592               | 52.3           | 34,061             | 37.0           |
| <b>OPERATING &amp; ADMIN</b> |                     |                |                    |                |
| ESPLANADE MAINTENANCE        | 2,150               | 17.1           | 5,281              | 5.7            |
| LEGAL                        | 931                 | 7.4            | 1,799              | 2.0            |
| ACCOUNTING                   | 750                 | 6.0            | 3,000              | 3.3            |
| INSURANCE                    |                     |                | 226-               | 0.2-           |
| STATIONARY-POSTAGE-ADMIN.    | 280                 | 2.2            | 1,416              | 1.5            |
| SECURITY-ADMINISTRATIVE      | 859                 | 6.8            | 1,916              | 2.1            |
| SECURITY OFFICERS            | 5,775               | 45.9           | 22,868             | 24.8           |
| SECURITY VEHICLE             | 997                 | 7.9            | 3,221              | 3.5            |
| SECURITY INSURANCE           | 620                 | 4.9            | 1,382              | 1.5            |
| DEPRECIATION-VEHICLE         | 333                 | 2.6            | 1,333              | 1.4            |
|                              | -----               | -----          | -----              | -----          |
| * TOTAL OPERATING & ADMIN    | 12,696              | 100.8          | 41,989             | 45.6           |
| <b>OTHER INCOME</b>          |                     |                |                    |                |
| INTEREST INCOME              | 911                 | 7.2            | 3,047              | 3.3            |
|                              | -----               | -----          | -----              | -----          |
| * TOTAL OTHER INCOME         | 911                 | 7.2            | 3,047              | 3.3            |
|                              | -----               | -----          | -----              | -----          |
| * NET INCOME (LOSS)          | 5,783-              | 45.9-          | 19,035             | 20.7           |
|                              | =====               | =====          | =====              | =====          |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
 STATEMENT OF INCOME  
 IFCA SECURITY PATROL  
 FOR THE 4 MONTHS ENDING 4/30/91

|                           | ----- CURRENT ----- |         | -- YEAR TO DATE -- |         |
|---------------------------|---------------------|---------|--------------------|---------|
|                           | ACTUAL              | PERCENT | ACTUAL             | PERCENT |
|                           | =====               | =====   | =====              | =====   |
| REVENUES                  |                     |         |                    |         |
| SECURITY REVENUE          | 9,160               | 100.0   | 30,989             | 100.0   |
| * TOTAL REVENUES          | 9,160               | 100.0   | 30,989             | 100.0   |
| OPERATING & ADMIN         |                     |         |                    |         |
| SECURITY-ADMINISTRATIVE   | 859                 | 9.4     | 1,916              | 6.2     |
| SECURITY OFFICERS         | 5,775               | 63.0    | 22,868             | 73.8    |
| SECURITY VEHICLE          | 997                 | 10.9    | 3,221              | 10.4    |
| SECURITY INSURANCE        | 620                 | 6.8     | 1,382              | 4.5     |
| DEPRECIATION-VEHICLE      | 333                 | 3.6     | 1,333              | 4.3     |
| * TOTAL OPERATING & ADMIN | 8,584               | 93.7    | 30,719             | 99.1    |
| * NET INCOME (LOSS)       | 576                 | 6.3     | 270                | 0.9     |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
STATEMENT OF INCOME  
IFCIA EXCLUDING SECURITY  
FOR THE 4 MONTHS ENDING 4/30/91

|                                      | CURRENT       |               |               | YEAR TO DATE  |                |                |
|--------------------------------------|---------------|---------------|---------------|---------------|----------------|----------------|
|                                      | ACTUAL        | BUDGET        | BUDG-VAR      | ACTUAL        | BUDGET         | BUDG-VAR       |
| <b>REVENUES</b>                      |               |               |               |               |                |                |
| MAINTENANCE-HOMEOWNERS               | 2,894         | 4,917         | 2,023-        | 55,280        | 19,667         | 35,613         |
| MAINTENANCE-TOWNHOMES                |               | 279           | 279-          | 3,348         | 1,117          | 2,231          |
| TRANSFER FEES                        | 325           | 125           | 200           | 975           | 500            | 475            |
| POOL RECEIPTS                        |               | 292           | 292-          |               | 1,167          | 1,167-         |
| RECOVERY OF LEGAL FEES               | 215           | 167           | 48            | 1,446         | 667            | 779            |
| <b>* TOTAL REVENUES</b>              | <b>3,434</b>  | <b>5,779</b>  | <b>2,345-</b> | <b>61,049</b> | <b>23,117</b>  | <b>37,932</b>  |
| <b>POOL EXPENSES</b>                 |               |               |               |               |                |                |
| POOL CONTRACT                        | 5,785         | 1,667         | 4,118-        | 7,960         | 6,667          | 1,293-         |
| ELECTRICITY                          | 382           | 292           | 91-           | 1,046         | 1,167          | 120            |
| TELEPHONE                            | 28            | 29            | 1             | 114           | 117            | 3              |
| WATER                                | 396           | 375           | 21-           | 554           | 1,500          | 946            |
| GATE GUARD                           |               | 313           | 313           |               | 1,250          | 1,250          |
| REPAIR & MAINTENANCE                 |               | 2,500         | 2,500         | 24,387        | 10,000         | 14,387-        |
| <b>* TOTAL POOL EXPENSES</b>         | <b>6,592</b>  | <b>5,175</b>  | <b>1,417-</b> | <b>34,061</b> | <b>20,700</b>  | <b>13,361-</b> |
| <b>OPERATING &amp; ADMIN</b>         |               |               |               |               |                |                |
| ESPLANADE MAINTENANCE                | 2,150         | 1,833         | 317-          | 5,281         | 7,333          | 2,052          |
| MOSQUITO CONTROL                     |               | 167           | 167           |               | 667            | 667            |
| LEGAL                                | 931           | 1,000         | 69            | 1,799         | 4,000          | 2,201          |
| ACCOUNTING                           | 750           | 750           |               | 3,000         | 3,000          |                |
| INSURANCE                            |               | 542           | 542           | 226-          | 2,167          | 2,393          |
| TAXES                                |               | 67            | 67            |               | 267            | 267            |
| STATIONARY-POSTAGE-ADMIN.            | 280           | 333           | 53            | 1,416         | 1,333          | 83-            |
| <b>* TOTAL OPERATING &amp; ADMIN</b> | <b>4,111</b>  | <b>4,692</b>  | <b>580</b>    | <b>11,270</b> | <b>18,767</b>  | <b>7,497</b>   |
| <b>OTHER INCOME</b>                  |               |               |               |               |                |                |
| INTEREST INCOME                      | 911           | 875           | 36            | 3,047         | 3,500          | 453-           |
| ACTIVITIES EXPENSES                  |               | 167-          | 167           |               | 667-           | 667            |
| <b>* TOTAL OTHER INCOME</b>          | <b>911</b>    | <b>708</b>    | <b>202</b>    | <b>3,047</b>  | <b>2,833</b>   | <b>213</b>     |
| <b>* NET INCOME (LOSS)</b>           | <b>6,359-</b> | <b>3,379-</b> | <b>2,979-</b> | <b>18,765</b> | <b>13,517-</b> | <b>32,282</b>  |

| SEARCH | REF  | DATE    | EMPL | DESCRIPTION              | ACCOUNT | AMOUNT    |
|--------|------|---------|------|--------------------------|---------|-----------|
| 0-0    | 1    | 4/30/91 | 0    | DEPRECIATION             | 86902   | 333.33    |
| 0-0    | 1    | 4/30/91 | 0    | DEPRECIATION             | 292     | 333.33-   |
| 0-0    | 1    | 4/30/91 | 0    | DEPRECIATION             | 510     | 121.00    |
| 0-0    | 1    | 4/30/91 | 0    | DEPRECIATION             | 290     | 121.00-   |
|        |      |         |      |                          |         | 0.00 *    |
| 0-0    | 2    | 4/30/91 | 0    | INT INC-C.D.             | 91101   | 679.45-   |
| 0-0    | 3    | 4/30/91 | 0    | PTTY CASH-CASH TRANS     | 102     | 180.04    |
| 0-0    | 3    | 4/30/91 | 0    | CORRECT PATTY CASH TRANS | 102     | 180.04-   |
| 0-0    | 3    | 4/30/91 | 0    | CORRECT PATTY CASH TRANS | 102     | 180.04-   |
|        |      |         |      |                          |         | 180.04-*  |
| 0-0    | 4    | 4/30/91 | 0    | UNEARNED REVENUE-SCTY    | 402     | 4,421.00  |
| 0-0    | 4    | 4/30/91 | 0    | UNEARNED REVENUE-SCTY    | 60702   | 4,421.00- |
|        |      |         |      |                          |         | 0.00 *    |
| 0-0    | 5    | 4/30/91 | 0    | SAVINGS ACCT             | 112     | 70.26     |
| 0-0    | 5    | 4/30/91 | 0    | SAVINGS ACCT             | 91101   | 70.26-    |
|        |      |         |      |                          |         | 0.00 *    |
| 0-0    | 681  | 4/30/91 | 0    | R HENDRICKSON            | 83501   | 214.29    |
| 0-0    | 682  | 4/30/91 | 0    | ROGERS                   | 83501   | 45.20     |
| 0-0    | 683  | 4/30/91 | 2013 | FRANCIS ROSS             | 85202   | 600.00    |
| 0-0    | 1136 | 4/26/91 | 0    | INWOOD SHELL             | 85302   | 284.22    |
| 0-0    | 1137 | 4/26/91 | 0    | VOID                     | 85302   | 0.00      |
| 0-0    | 1138 | 4/26/91 | 2018 | LOUIS GARCIA             | 85202   | 180.00    |
| 0-0    | 1139 | 4/26/91 | 2017 | DAVID DEVORA             | 85202   | 270.00    |
| 0-0    | 1140 | 4/26/91 | 2014 | KARRY D VAN HUIS         | 85202   | 405.00    |
| 0-0    | 1141 | 4/26/91 | 2002 | JOHNNIE C HAMILTON, JR.  | 85202   | 1,110.00  |
| 0-0    | 1142 | 4/26/91 | 2016 | JAMES WHEELER            | 85202   | 270.00    |
| 0-0    | 1143 | 4/26/91 | 2009 | JAMES E BAKER            | 85202   | 540.00    |
| 0-0    | 1144 | 4/26/91 | 2003 | RUSSELL F LILLEY         | 85202   | 810.00    |
| 0-0    | 1145 | 4/26/91 | 2006 | LAURA B SMELLEY          | 85202   | 360.00    |
| 0-0    | 1146 | 4/26/91 | 2008 | GREGORY W SHAULL         | 85202   | 270.00    |
| 0-0    | 1147 | 4/26/91 | 2022 | BRUCE EVANS              | 85202   | 525.00    |

| BCH  | REF  | DATE    | EMPL | DESCRIPTION               | ACCOUNT | AMOUNT    |
|------|------|---------|------|---------------------------|---------|-----------|
| 0- 0 | 1148 | 4/26/91 | 2023 | PAUL STAVINOH             | 85202   | 165.00    |
| 0- 0 | 1149 | 4/26/91 | 2021 | CINDY HUTTO               | 85202   | 270.00    |
| 0- 0 | 1150 | 4/26/91 | 0    | MACIK AUTO INC            | 85302   | 561.49    |
| 0- 0 | 1151 | 4/26/91 | 0    | MICHAEL E DWYER, P.C.     | 85102   | 858.50    |
| 0- 0 | 1152 | 4/26/91 | 0    | GTE MOBILNET              | 85302   | 151.47    |
| 0- 0 | 1153 | 4/26/91 | 0    | HOUSTON GENERAL INSURANCE | 85402   | 620.46    |
| 0- 0 | 1207 | 4/30/91 | 0    | XFER TO GENERAL           | 101     | 8,162.47  |
| 0- 0 | 1208 | 4/30/91 | 0    | TROY'S LANDSCAPE          | 80501   | 2,150.00  |
| 0- 0 | 1283 | 4/26/91 | 0    | H. L. & P.                | 70601   | 271.96    |
| 0- 0 | 1284 | 4/26/91 | 0    | MICHAEL E. DWYER, P.C.    | 82001   | 750.00    |
| 0- 0 | 1285 | 4/26/91 | 0    | JAMES M YORK              | 81501   | 930.90    |
| 0- 0 | 1286 | 4/26/91 | 0    | TOUCAN POOL               | 70101   | 5,785.00  |
| 0- 0 | 1287 | 4/26/91 | 0    | HOUSTON WATER             | 72601   | 396.23    |
| 0- 0 | 1288 | 4/26/91 | 0    | S W BELL                  | 71101   | 28.38     |
| 0- 0 | 1289 | 4/26/91 | 0    | BYRON CLOUD, JR           | 60101   | 48.00     |
| 0- 0 | 1290 | 4/26/91 | 0    | H. L. & P.                | 70601   | 110.44    |
| 0- 0 | 9993 | 4/30/91 | 0    | DEPOSIT                   | 60101   | 2,942.00- |
| 0- 0 | 9993 | 4/30/91 | 0    | DEPOSIT                   | 60801   | 215.00-   |
| 0- 0 | 9993 | 4/30/91 | 0    | DEPOSIT                   | 60301   | 325.00-   |
|      |      |         |      |                           |         | 3,482.00- |
| 0- 0 | 9994 | 4/30/91 | 0    | ORDER CHECKS              | 83501   | 15.20     |
| 0- 0 | 9994 | 4/30/91 | 0    | MNY MKT CASH TRANSACTIONS | 111     | 6,684.66- |
|      |      |         |      |                           |         | 6,669.46- |
| 0- 0 | 9995 | 4/30/91 | 0    | INTEREST INC-MNY MKT      | 91101   | 161.01-   |
| 0- 0 | 9996 | 4/30/91 | 0    | OPERARING A/C-CHECKS      | 101     | 8,326.63- |
| 0- 0 | 9997 | 4/30/91 | 0    | SERVICE CHARGE            | 83501   | 5.72      |
| 0- 0 | 9998 | 4/30/91 | 0    | CASH TRANSACTIONS-SECURIT | 109     | 2,912.14- |
| 0- 0 | 9999 | 4/30/91 | 0    | DEPOSITS-SECURITY-4/91    | 60702   | 4,739.00- |

MINUTES OF REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF  
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

June 12, 1991

---

A Regular Meeting of the Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (a Texas non-profit corporation) was held at 7:40 p.m. on Wednesday, June 12, 1991 at the Offices of Jim York, Attorney for the Association, 10120 Northwest Freeway, Suite 200, Houston, Texas.

Jim Kilpatrick acted as Chairman and called the Meeting to order. Joanne Ferguson acted as Secretary of the Meeting.

The following Directors were present:

Jim Kilpatrick  
Candy Prater  
Rita Rogers  
Joanne Ferguson

The following Director was absent:

Rick Vance

The following person was also present:

Jim York

The Chairman declared that a quorum of Directors was present and that the meeting would therefore proceed with the transaction of business.

The Chairman distributed copies of the minutes of the last Regular Meeting. The minutes were read and, upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that the minutes of the last Regular Meeting of the Board of Directors of Inwood Forest Community Improvement Association dated May 9, 1991, be and they hereby approved, with change or alteration.

Legal Matters

The Association's attorney, Jim York reported that two or three liens were filed during 1988 on properties which our records



now show were not delinquent in maintenance fees. Releases were signed by Jim Kilpatrick.

Mr. York reported that he had sent a letter to the resident at 8043 Zimmerman regarding the number of different vehicles regularly parked at the house and on the street in front of the house. He received a reply from Ryan Stone, the owner of Frontline Wholesale (copy attached to these minutes) denying that a car business is being run from the residence. Kilpatrick and Rogers reported that they had each driven by the residence and noted activities which would indicate that a business was being conducted from the residence. Kilpatrick recommended, and the Board agreed, that York should send a letter to Stone stating that we received his explanation, reminding him that he should continue to restrict his activities, and notifying him that the property and activities will continue to be monitored.

York reported that two Releases of Lien had been filed: one on Council Grove, and two on Maple Tree.

Kilpatrick noted that several complaints have been received about an abandoned property at 5407 Bent Bough Lane (Section Five). Further investigation is required to locate owner of the property, which is rumored to be under contract for sale. Dorothy Miller has talked to someone at First Heights, and Kilpatrick will pursue the matter.

Candy Prater asked York for an update on the motor home questions. York explained that since a restriction against "motor homes" is not specified in our Deed Restrictions, our chances of winning a suit are very slim. So far, he has found nothing in case law to help our position. He noted that an association of national motor home and recreational vehicle owners furnishes information to their members advising that motor homes are non-violative of most existing deed restrictions. York places our chances of success in pursuing this matter to court at less than 30%, but notes that a particular judge on a particular day may rule in our favor and that there may be injunction come through statewide or nationwide at any time. He reminded the Directors that the one case which was lost in appellate court by the Hidden Valley Civic Association was partially based on the "obnoxious to neighbors" issue.

Rita Rogers reported that she had attended a Houston Proud meeting where old and outdated deed restrictions were the topic of discussion. Jeff Ewalt (sp?) of Haley and Ewalt answered questions such as "what can we do if something is not in the deed restrictions? how can we get them amended? if we are required to obtain approval section-by-section, can some sections opt out? if they do, do they have to pay the increase if approved by the other sections?" Ewalt believes that they would not have to pay; York's

interpretation and Kilpatrick's understanding from other research is that all residents of approving sections would have to pay, but residents of non-approving sections would not have to pay.

It was noted from Paul Meeting's Deed Restrictions Report that 7438 Deep Forest badly needs paint.

The Board discussed 7810 Brushwood and the number of complaints from neighbors on the street about how many people are living at the house. Candy responded that 10 men are living there, that the owner has submitted remodelling plans which Candy approved, that Candy has obtained from the owner a list of cars and license plate numbers, and the names of drivers for each member of the family unit. We will continue to monitor.

Candy requested York to send a letter to 6023 Green Falls regarding a blue tarpaulin over the back of the house and the roof which needs repaired badly.

The Directors briefly discussed the number of letters being sent from Deed Restrictions workers in Sections 1 and 2. Ferguson suggested that a more uniform interpretation of violations and "tone" of letters needs to be considered.

Jim York left the meeting at 8:15 p.m.

#### Esplanades Committee Report

Rita reported that esplanade maintenance is on course and everything looks good.

#### Mosquito Control Committee

Rita reported that spraying has begun and is going according to schedule.

#### Civic Awareness Committee Report

Michelle Adams, Committee Chairman, was absent from the Meeting, but it was reported that Dorothy Miller had attended a Northwest Coalition Meeting. Rita pointed out that a call should be put out in our newsletter for volunteers for the Zoning Committee.

Rita reported that we are not yet on the Northwest area hotline.

Rita reported that an article in a recent Chronicle says that all work on the White Oak Bayou Flood Control Project is indefinitely postponed. All we can do now is ask Harris County Flood Control District to keep Vogel Creek and White Oak Bayou area clean of debris.

Rita said we expect a report from the City engineer who attended our last Civic Awareness Committee meeting for a written report on street widening of major thoroughfares through our subdivision.

#### Pool/Park Committee

Kilpatrick explained that the slide was removed from the swimming pool because of insurance reasons. Most pool insurers will not insure slides; if they do, rates are approximately triple. An additional lifeguard would be required to watch the slide area. Kilpatrick observed that the baby pool is being used frequently and that it had been a good decision to retain it when pool renovation plans were being considered. He also remarked about the number of new families joining. He asked that the upcoming issue of the IF Newsletter contain some information regarding (i) keeping babies and small children properly attired so that the pools would not become contaminated and have to be shut down for periods of time for chemical shock treatments and (ii) advising that small children must be accompanied at all times by an older, responsible person.

#### Security Patrol Committee Report

Ferguson gave statistics from HPD's monthly Crime Bulletin.

Kilpatrick reported that he had had a lengthy meeting with Lt. Ross, head of our off-duty HPD Security Patrol. They have initiated a number of procedures to facilitate communications. A "Security Drop Mailbox" has been installed in the fence at the garage door on Victory where the patrol car is housed. Kilpatrick requested funding for a 2-drawer file cabinet and an in/out basket to communicate with Security Patrol and the Board unanimously approved the expenditure. Kilpatrick advised that it would be a good idea to publish some significant events and recurring problems in our IF Newsletter in order to keep the neighborhood apprised of the activities of the Security Patrol. He noted that participation in the Security Patrol Program was down a little and he will draft letters to non-payers notifying them that their names will be purged from the Security Patrol roster if they don't get current in the payments immediately. Kilpatrick suggested that Lt. Ross contact Mike Dwyer directly to get the names of new Security Patrol Program members.

There are 109,549 miles on the patrol car. We are now using JM Automotive for repairs. We are looking at other vehicles. The money will come out of Security Patrol revenues; consequently, the Security Patrol Program will be "in the hole."

In May, our Security Patrol conducted 21 vacation watches. A resident on Longcreek who works odd hours has been able to contact Security Patrol to escort her to her home.

### Social Activities Committee

Ferguson submitted a request from Patsy Gillham to set aside a particular day in October for a "community-wide" garage sale. The Board discussed and agreed that it would not be a good idea at this time to schedule such a sale "community-wide". It will not discourage residents from holding their own sales at other times throughout the year. At this time, the Board did not see any advantages to scheduling this event.

### Financial Report

Candy reported that, comparing figures with last year, there is nothing unusual in the financial report. Revenues are down approximately \$2,500 attributable to the security program.

A \$100,000 CD is maturing at Commonwealth Bank on Monday following this meeting. After discussion, and upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that the \$100,000 CD be withdrawn from Commonwealth Bank and rolled over to the Association's existing Money Market Account at Texas Commerce Bank and that James Kilpatrick or Rick Vance be authorized to transfer the CD.

### Resignation of Board Member

Candy Prater announced that, because of an impending career change and returning to school in September, she will be unable to continue to serve as a Board member after August, 1991. The Board accepted her resignation with regret.

There being no further business to come before the Meeting, upon motion duly made, seconded, and unanimously carried, the Meeting was adjourned at 9:30 p.m.

---

JOANNE FERGUSON,  
Secretary of the Meeting

APPROVED:

---

JIM KILPATRICK  
Chairman of the Meeting

FRONTLINE WHOLESale  
5501 PINEMONT STREET  
HOUSTON, TEXAS 77092  
Tel. (713) 688-2886

May 29, 1991

James M. York, Attorney  
10120 Northwest Freeway  
Suite 200  
Houston, Texas 77092

Dear Mr. York:

RE: 8043 Zimmerman

This is in response to your certified letter regarding the violation of the Inwood Deed Restrictions.

We have a car lot on Pinemont, and conduct business from that lot. We have never had, for sale, any number of cars even approaching sixteen, as you specified. On Zimmerman, we have two neighbors, who actively and frequently entertain in their homes, and many times the street is filled with the cars of their visitors. This may be verified.

We have four adult drivers in our family and have two collector cars parked in our driveway, near the garage, at all times. The FOR SALE signs you refer to, are on cars from the lot, that are being temporarily used by a family member. We don't sell cars from Zimmerman, nor do we interfere with the neighbors' rights.

There have been many incidents of robbery and burglary, malicious mischief and vandalism, on the Pinemont lot, which the local police have duly recorded. When there is a particularly valuable car to be protected, we have to bring it to the home, temporarily.

We have lived at this address, for almost ten years, having bought it from the Fords, to whom the complaint was addressed. WE enjoy the neighborhood and would do nothing to offend nor disrupt the friendly relationships we have with our neighbors.

Sincerely,

  
Ryan Stone



MEMORANDUM

TO : IFCIA Board of Directors  
FROM : Rick Vance  
DATE : June 7, 1991  
SUBJECT : Pool Activity Report  
May, 1991

Since our last board meeting:

- The pool repair work was satisfactorily completed. The final payment was mailed to Toucan Pool Management.
- The pool area landscape was trimmed, the beds were mulched and the mulberry tree was cut down.
- Two (2) sets of tables and chairs, four (4) picnic tables, two (2) umbrellas with bases, a check-in/registration folding table and miscellaneous supplies (trash cans, hose nozzle, soft drinks, etc.) were purchased for an approximate total cost of \$1,000.
- The pool officially opened for the three day Memorial Day weekend with a large turnout. At least 150 resident families signed up on those 3 days. It is estimated that over 250 have signed up to date.
- Due to rotted wood, the electrical connection from the utility power lines to the pump house was broken. Service remained operable with the lines laying on the fence. The lines were raised off of the wire fence for the weekend. Repairs were made during the off week after the Memorial Day weekend.
- During that week, the pump began to single phase and the main disconnect did not function. Power was disconnected via removing the meter. Upon investigation, the main disconnect box was severely deteriorated and not operations. It was replaced.
- The ballast in the women's restroom shorted out. Repairs were made.

Board of Directors  
June 7, 1991  
Page Two

All in all, the residents are very happy with the work done and have expressed their compliments to the guards. Some problems have been encountered at start-up. However, I did not expect all to run perfectly. On-going areas of attention will be new signs and further landscape additions (crepe myrtles, ask Rita) and will be coordinated with Rita Rogers.

Respectfully submitted,

Richard Vance  
Secretary

PHONE CALLS TAKEN ON 447-1427

DATE: 5-13-91

Susan Braesher-7422 Tall Pines 931-8176 resents receiving letter concerning her failure to maintain her yard. (Jeanne Bruner)

Steve Polegy-6003 Victory Drive 448-3468 got letter and wants to talk to someone about it (Jeanne Bruner)

Coleen Green-6011 Black Maple 968-2714 or 448-4269 got letter wants to work with committee on her problems (Jeanne Bruner)

Calhoun-6011 Gum Grove wants to speak with someone (Jeanne Bruner)

DATE: 5-15-91

Pam Harris-Council Grove 448-1106 problem with the mobile home in view and also taxi cab on Blackjack. Very upset about house on Brushwood (construction)

Lisa Launch-Council Grove 847-9222 problem with the mobile home on Council Grove and the home on Brushwood Wants to know what the Deed Restriction committee plans to do about it.

DATE: 5-22-91

Lisa Lauch-called again about house on Brushwood-stated that it is a boarding house with all of 10 men living in it.

Sarah Mayo-5825 Green Terrace wants to mail in her maintenance fee so her kids can go swimming

Man came by house and dropped off two years worth of maintenance fees so that his kids could go swimming. Fees given to Rick Vance.

DATE: 5-24-91

Sharon McCary-7726 Brushwood 999-4341 called about 7810 Brushwood, 8-10 people living in house at all times, trash in front yard and on side

Al Hakash-called 3 times about house at 7810 Brushwood, 650-8141, 931-8340, 6 cars parked at house, 10 men coming & going at all hours, shots fired from house danger to the neighborhood.



ITEM NO. :

DESCRIPTION :

SIZE :

CAPACITY :

H-3AV02 (MU-302)

MAKE-UP AIR HEATER

3.0 HP @ 1800 RPM

5500 CFM

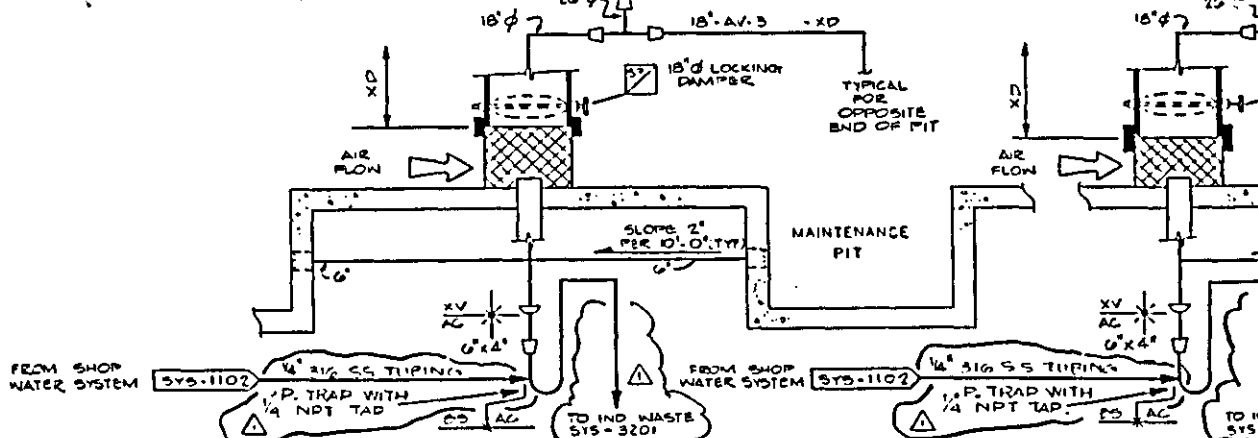
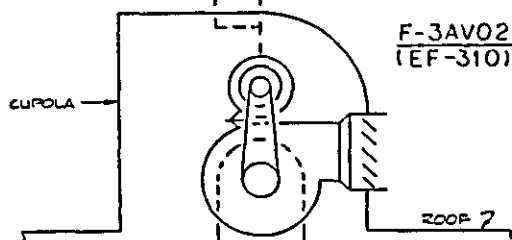
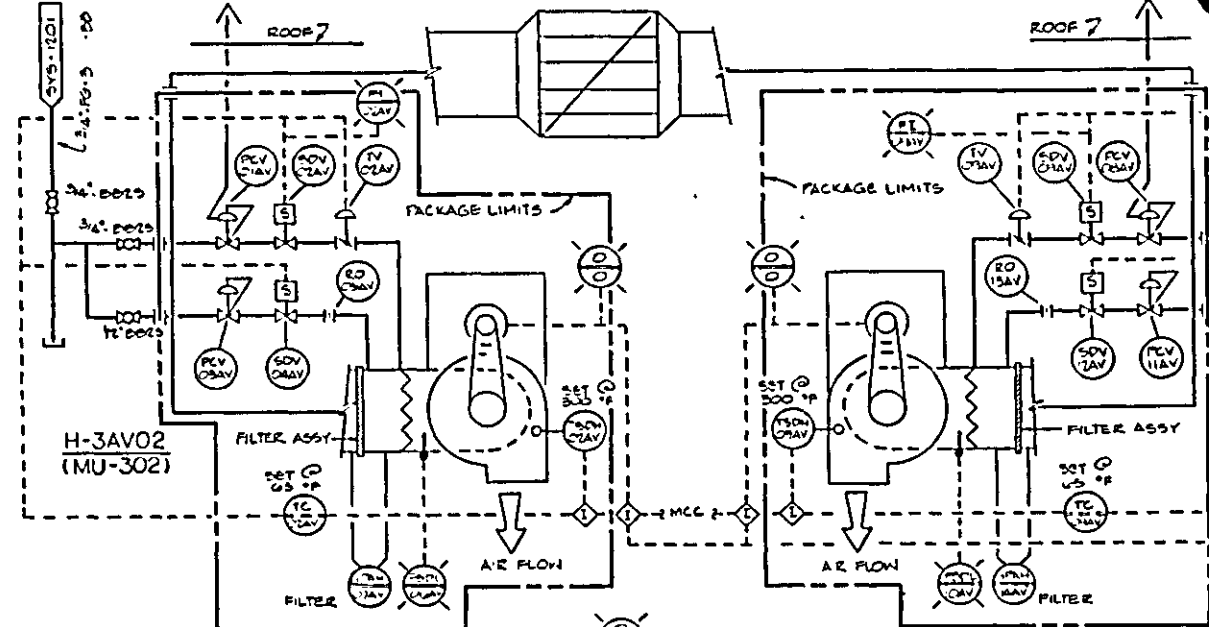
H-3AV03 (MU-303)

MAKE-UP AIR HEATER

3.0 HP @ 1800 RPM

5500 CFM

FROM FUEL GAS HEADER



ITEM NO. :

DESCRIPTION :

SIZE :

CAPACITY :

F-3AV02 (EF-310)

EXHAUST FAN

2HP @ 1120 RPM

4600 CFM

|    |      |                  |    |
|----|------|------------------|----|
| 1  | 0888 | GENERAL REVISION |    |
| 2  | 0999 | ISSUED FOR W.D.  |    |
| NO | DATE | REVISIONS        | BY |

**METRO**  
Metropolitan Trench Authority of Har

May 29, 1991

Allen Rubenstein-(h)445-1314 (w)267-5329 would like a copy of the deed restrictions for his section-5710 Council Grove-referred to Candy Prater

Charles Palsa-7531 Maple Tree 999-1563 is going to redo his kitchen. Wanted to know if he needed to submit plans. Asked him if he was going to change any outside area such as a window or a door location. He said no. He is going to replace cabinets, floor, appliances, & sink. He is not going to change the location only install new ones. I said that it was ok then, but that it would be greatly appreciated if the debris was kept to a minimum or at least picked up within a one weeks time. He stated that he had already contacted a man to haul off all of the trash from the remodel. Told him to have fun and good luck.

May 30, 1991

Debbie Fisher-654-0346 in section 1 wants to speak with someone concerning a problem-referred to Jeanne Brunner

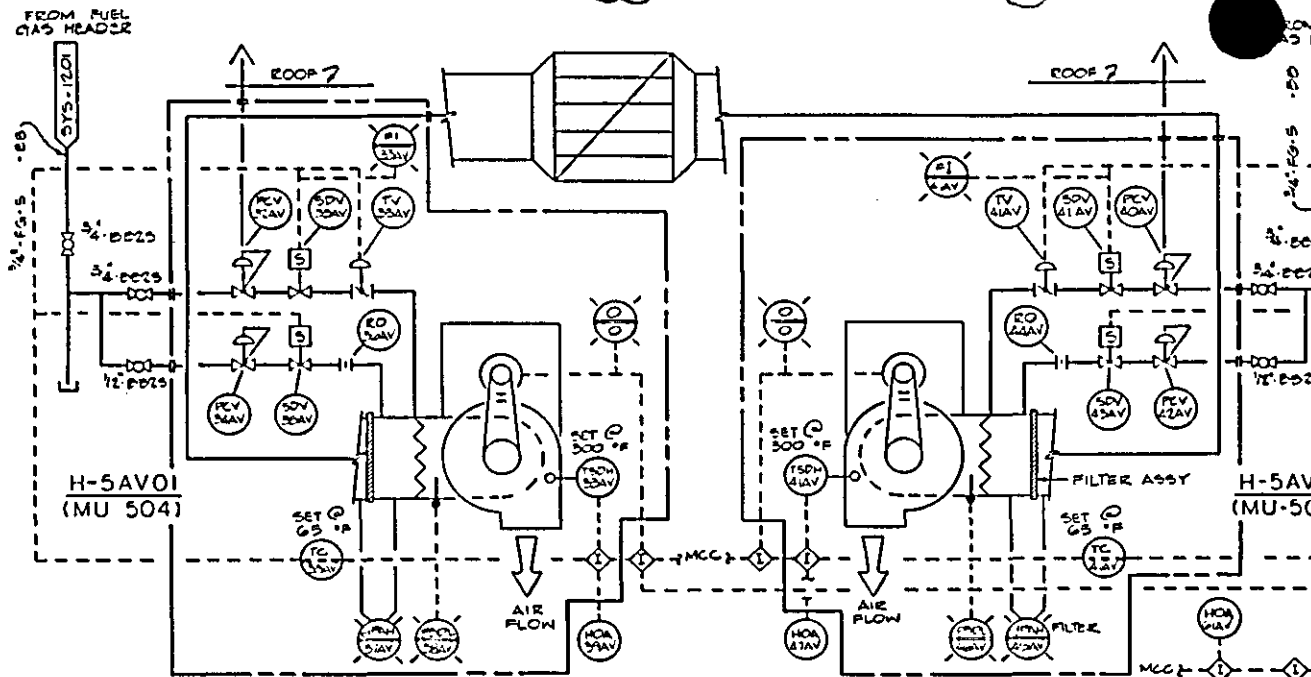
Nelda McQuary-445-4900 in section 15 wants to see about getting the RV on Council Grove moved as it is obnoxious to her-referred to Betsy Moreno

Anita Bower-688-8651 ext 216 reported two cars parked on the street on Turfwood which had flat tires-referred to Betsy Moreno in section 15. Spoke with Ms. Bower on 5-31-91. She stated that the cars had been moved as of 12 noon today. She wants to get involved with the IFCIA but not the deed restriction committee. I suggested that she contact Michele Adams of the CAC.

ITEM NO. :  
 DESCRIPTION :  
 SIZE :  
 CAPACITY :

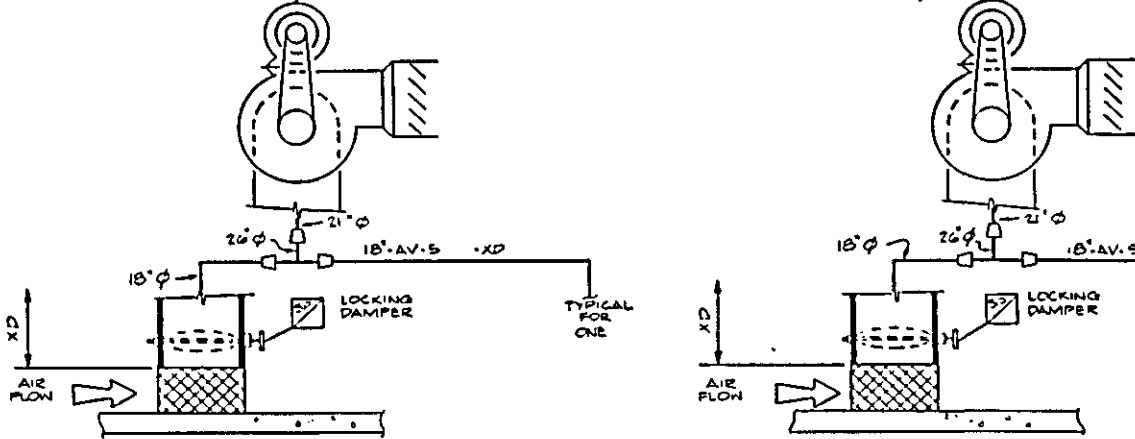
H-5AV01 (MU-504)  
 MAKE-UP AIR HEATER  
 3.0 HP @ 1800 RPM  
 6275 CFM

H-5AV02 (MU-503)  
 MAKE-UP AIR HEATER  
 3.0 HP @ 1800 RPM  
 6275 CFM



F-5AV01 (EF-511)

F-5AV02 (EF-510)



ITEM NO. : F-5AV01 (EF-511)  
 DESCRIPTION : EXHAUST FAN  
 SIZE : 2 HP @ 1375 RPM  
 CAPACITY : 4500 CFM

F-5AV02 (EF-510)  
 EXHAUST FAN  
 2 H.P. @ 1375 RPM  
 4500 CFM

| NO. | DATE | REVISIONS        | BY | CHK | APP |
|-----|------|------------------|----|-----|-----|
| 1   |      | GENERAL REVISION |    |     |     |
| 2   |      | REVISED FOR BID  |    |     |     |

**METRO**  
 Metropolitan Transit Authority of New York

Hotline calls for June

June 4, 1991

5407 Bent Bough- Ann Paige at 5410 Bent Bough called to about abandoned home 445-0987. Told her that we were handling the matter. (See memo to Kilpatrick)

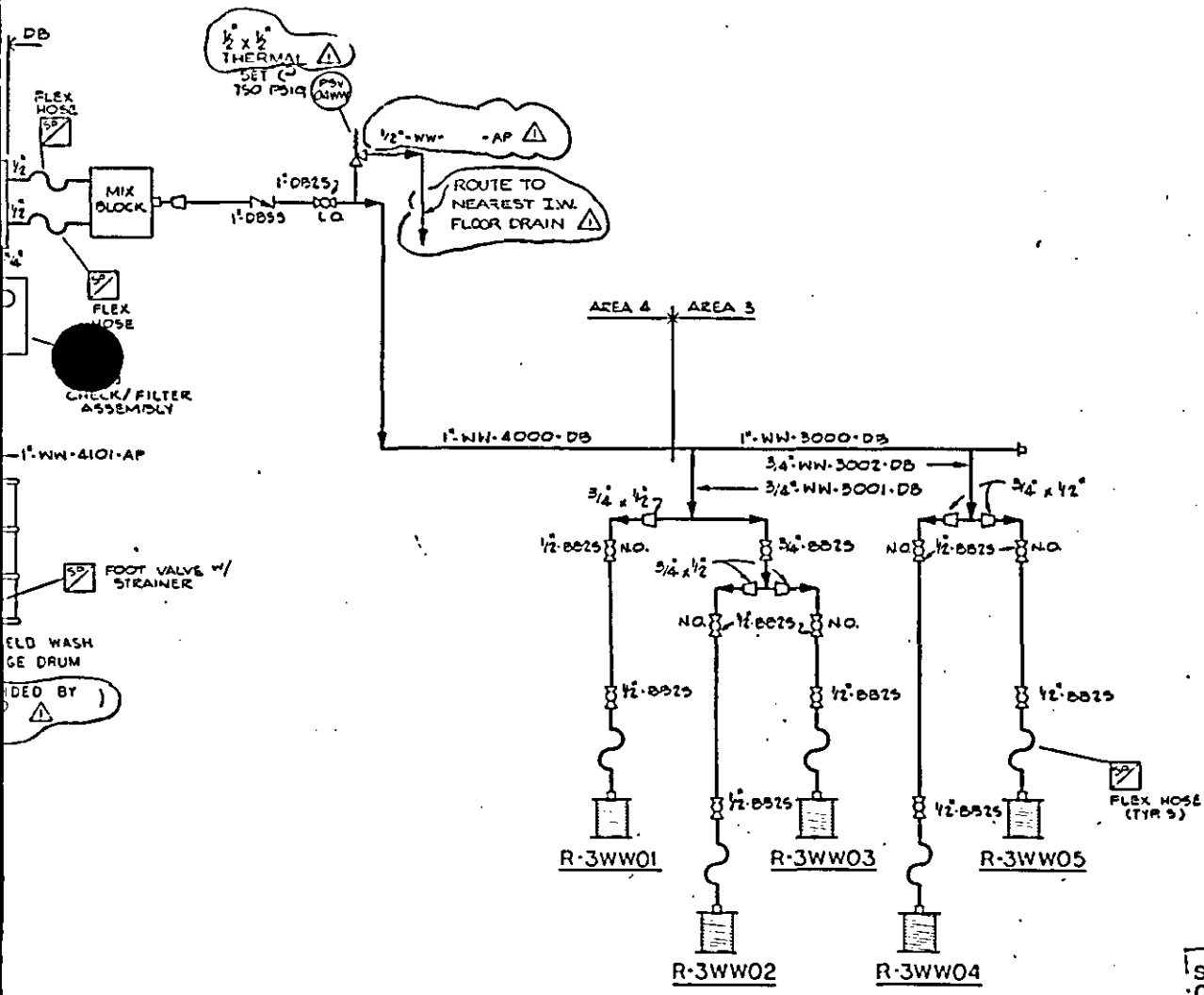
June 6, 1991

7210 Deep Forest-Dana Kinder called about the letter she received but she left no phone number. Referred to Jeanne Brunner

5922 Black Maple-Mike Bracell 445-7811 wanted <sup>to talk to someone on</sup> ~~copy of his~~ deed restrictions. Given to *Candy Jeanne*

June 7, 1991

7111 Deep Forest-Cindy Mangum called about letter she got but left no phone number. Referred to Jeanne



Q1 (# 8590)  
 WASHING PUMP  
 DOUBLE ACTING AIR MOTOR

R-3WW01 THRU R-3WW05 (# 8780)  
 WINDSHIELD WASHER DISPENSING REELS

SHEET NO. 545-080  
 ORIGINAL SCALE  
 CHECK GRAPHIC SCALE  
 FOR REDUCTION  
 0 1 2

|               |   |  |  |   |
|---------------|---|--|--|---|
| County, Texas | <p><b>ISSUED FOR CONSTRUCTION</b></p> <p>CARL T. LINCOLN P.E.<br/>                 METRO - Manager of Special Projects</p> <p>Revision No. _____ Date _____</p> |  | <p>DATE 30 OCT 87<br/>                 DATE 9-9-88<br/>                 DATE</p> | <p><b>WEST BUS MAINTENANCE FACILITY</b></p> <p><b>MECHANICAL P. &amp; I.D.</b><br/> <b>WINDSHIELD WASH FLUIDS</b><br/> <b>DISTRIBUTION SYSTEM</b></p> |
|---------------|---|--|--|---|

*Rick*

MICHAEL E. DWYER, P.C.  
CERTIFIED PUBLIC ACCOUNTANT  
5600 NORTHWEST CENTRAL DRIVE, SUITE 105  
HOUSTON, TEXAS 77092

Board of Directors  
Inwood Forest Community  
Improvement Association

The accompanying balance sheet of Inwood Forest Community Improvement Association as of May 31, 1991 and the related statement of income for the eleven months then ended have been compiled by me on the cash receipts and disbursements basis of accounting.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all of the information ordinarily included in financial statements. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial status. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The Association prepares its financial statements on the basis of cash receipts and disbursements; consequently, certain revenues are recognized when received rather than when earned, and certain expenses and purchases of assets are recognized when cash is disbursed rather than when the obligation is incurred. Accordingly, the accompanying financial statements are not intended to present financial position and results of operations in conformity with generally accepted accounting principles.

*Michael E. Dwyer, P.C.*

June 11, 1991

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
 BALANCE SHEET  
 AS OF 5/31/91

PAGE: 1

ASSETS  
 -----

|                              |         |         |
|------------------------------|---------|---------|
| CURRENT ASSETS               |         |         |
| CASH-T.C.B.-CHECKING         | 2,020   |         |
| PETTY CASH-T.C.B.-CKG        | 2,104   |         |
| CASH BOX-POOL                | 300     |         |
| CASH-SECURITY                | 11,625  |         |
| MONEY MKT-SAVINGS T.C.B.     | 11,882  |         |
| MONEY MKT-SPECIAL T.C.B.     | 4,228   |         |
| CERTIFICATE OF DEPOSIT       | 100,437 |         |
| TOTAL CURRENT ASSETS         |         | 132,596 |
| PROPERTY AND EQUIPMENT       |         |         |
| LAND                         | 5,259   |         |
| LAND IMPROVEMENT             | 6,724   |         |
| SWIMMING POOL                | 16,748  |         |
| POOL FENCE                   | 1,400   |         |
| BUILDING                     | 17,104  |         |
| PLAYGROUND EQUIPMENT         | 23,562  |         |
| MACHINERY AND EQUIPMENT      | 2,789   |         |
| SECURITY VEHICLE             | 10,000  |         |
| ACCUMULATED DEPRECIATION     | 42,502- |         |
| ACCUM.DEPRN-SECURITY         | 7,000-  |         |
| TOTAL PROPERTY AND EQUIPMENT |         | 34,083  |
| TOTAL ASSETS                 |         | 166,679 |

\*

LIABILITIES AND FUND BAL.  
 -----

|                                 |         |         |
|---------------------------------|---------|---------|
| UNEARNED SECURITY REVENUE       | 19,060  |         |
| FUND BALANCE                    |         |         |
| DEPRECIATION                    | 2,054-  |         |
| CONTRIBUTIONS                   | 125,977 |         |
| CURRENT YEAR INC (LOSS)         | 9,287   |         |
| BEGINNING FUND BALANCE          | 14,409  |         |
| TOTAL FUND BALANCE              |         | 147,619 |
| TOTAL LIABILITIES AND FUND BAL. |         | 166,679 |

\*

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
STATEMENT OF INCOME  
FOR THE 5 MONTHS ENDING 5/31/91

|                                      | ----- CURRENT ----- |               |                | ----- YEAR TO DATE ----- |                |                |
|--------------------------------------|---------------------|---------------|----------------|--------------------------|----------------|----------------|
|                                      | ACTUAL              | BUDGET        | BUDG-VAR       | ACTUAL                   | BUDGET         | BUDG-VAR       |
| <b>REVENUES</b>                      |                     |               |                |                          |                |                |
| MAINTENANCE-HOMEOWNERS               | 1,584               | 4,917         | 3,333-         | 56,864                   | 24,583         | 32,281         |
| MAINTENANCE-TOWNHOMES                |                     | 279           | 279-           | 3,348                    | 1,396          | 1,952          |
| TRANSFER FEES                        | 100                 | 125           | 25-            | 1,075                    | 625            | 450            |
| POOL RECEIPTS                        | 1,136               | 292           | 844            | 1,136                    | 1,458          | 322-           |
| SECURITY REVENUE                     | 8,141               |               | 8,141          | 39,130                   |                | 39,130         |
| RECOVERY OF LEGAL FEES               | 43                  | 167           | 124-           | 1,489                    | 833            | 656            |
| <b>* TOTAL REVENUES</b>              | <b>11,004</b>       | <b>5,779</b>  | <b>5,225</b>   | <b>103,042</b>           | <b>28,896</b>  | <b>74,146</b>  |
| <b>POOL EXPENSES</b>                 |                     |               |                |                          |                |                |
| POOL CONTRACT                        | 4,946               | 1,667         | 3,279-         | 12,906                   | 8,333          | 4,572-         |
| ELECTRICITY                          |                     | 292           | 292            | 1,046                    | 1,458          | 412            |
| TELEPHONE                            | 28                  | 29            | 1              | 142                      | 146            | 4              |
| WATER                                | 28                  | 375           | 347            | 581                      | 1,875          | 1,294          |
| GATE GUARD                           | 335                 | 313           | 23-            | 335                      | 1,563          | 1,228          |
| REPAIR & MAINTENANCE                 | 801                 | 2,500         | 1,699          | 25,188                   | 12,500         | 12,688-        |
| <b>* TOTAL POOL EXPENSES</b>         | <b>6,138</b>        | <b>5,175</b>  | <b>963-</b>    | <b>40,199</b>            | <b>25,875</b>  | <b>14,324-</b> |
| <b>OPERATING &amp; ADMIN</b>         |                     |               |                |                          |                |                |
| ESPLANADE MAINTENANCE                | 3,850               | 1,833         | 2,017-         | 9,131                    | 9,167          | 36             |
| MOSQUITO CONTROL                     | 630                 | 167           | 463-           | 630                      | 833            | 203            |
| LEGAL                                | 627                 | 1,000         | 373            | 2,426                    | 5,000          | 2,574          |
| ACCOUNTING                           | 750                 | 750           |                | 3,750                    | 3,750          |                |
| INSURANCE                            | 59                  | 542           | 482            | 167-                     | 2,708          | 2,875          |
| TAXES                                |                     | 67            | 67             |                          | 333            | 333            |
| STATIONARY-POSTAGE-ADMIN.            | 112                 | 333           | 221            | 1,529                    | 1,667          | 138            |
| SECURITY-ADMINISTRATIVE              | 154                 |               | 154-           | 2,070                    |                | 2,070-         |
| SECURITY OFFICERS                    | 5,543               |               | 5,543-         | 28,410                   |                | 28,410-        |
| SECURITY VEHICLE                     | 859                 |               | 859-           | 4,080                    |                | 4,080-         |
| SECURITY INSURANCE                   | 2,463               |               | 2,463-         | 3,845                    |                | 3,845-         |
| DEPRECIATION-VEHICLE                 | 333                 |               | 333-           | 1,667                    |                | 1,667-         |
| <b>* TOTAL OPERATING &amp; ADMIN</b> | <b>15,381</b>       | <b>4,692</b>  | <b>10,690-</b> | <b>57,370</b>            | <b>23,458</b>  | <b>33,912-</b> |
| <b>OTHER INCOME</b>                  |                     |               |                |                          |                |                |
| INTEREST INCOME                      | 768                 | 875           | 107-           | 3,814                    | 4,375          | 561-           |
| AWARDS DINNER EXPENSES               |                     | 167-          | 167            |                          | 833-           | 833            |
| <b>* TOTAL OTHER INCOME</b>          | <b>768</b>          | <b>708</b>    | <b>59</b>      | <b>3,814</b>             | <b>3,542</b>   | <b>272</b>     |
| <b>* NET INCOME (LOSS)</b>           | <b>9,748-</b>       | <b>3,379-</b> | <b>6,369-</b>  | <b>9,287</b>             | <b>16,896-</b> | <b>26,183</b>  |



INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
 STATEMENT OF INCOME  
 IFCIA EXCLUDING SECURITY  
 FOR THE 5 MONTHS ENDING 5/31/91

|                           | ---- CURRENT ---- | ACTUAL PERCENT | -- YEAR TO DATE -- | ACTUAL PERCENT |
|---------------------------|-------------------|----------------|--------------------|----------------|
|                           | =====             | =====          | =====              | =====          |
| REVENUES                  |                   |                |                    |                |
| MAINTENANCE-HOMEOWNERS    | 1,584             | 55.3           | 56,864             | 89.0           |
| MAINTENANCE-TOWNHOMES     |                   |                | 3,348              | 5.2            |
| TRANSFER FEES             | 100               | 3.5            | 1,075              | 1.7            |
| POOL RECEIPTS             | 1,136             | 39.7           | 1,136              | 1.8            |
| RECOVERY OF LEGAL FEES    | 43                | 1.5            | 1,489              | 2.3            |
|                           | -----             | -----          | -----              | -----          |
| * TOTAL REVENUES          | 2,863             | 100.0          | 63,912             | 100.0          |
| POOL EXPENSES             |                   |                |                    |                |
| POOL CONTRACT             | 4,946             | 172.7          | 12,906             | 20.2           |
| ELECTRICITY               |                   |                | 1,046              | 1.6            |
| TELEPHONE                 | 28                | 1.0            | 142                | 0.2            |
| WATER                     | 28                | 1.0            | 581                | 0.9            |
| GATE GUARD                | 335               | 11.7           | 335                | 0.5            |
| REPAIR & MAINTENANCE      | 801               | 28.0           | 25,188             | 39.4           |
|                           | -----             | -----          | -----              | -----          |
| * TOTAL POOL EXPENSES     | 6,138             | 214.4          | 40,199             | 62.9           |
| OPERATING & ADMIN         |                   |                |                    |                |
| ESPLANADE MAINTENANCE     | 3,850             | 134.5          | 9,131              | 14.3           |
| MOSQUITO CONTROL          | 630               | 22.0           | 630                | 1.0            |
| LEGAL                     | 627               | 21.9           | 2,426              | 3.8            |
| ACCOUNTING                | 750               | 26.2           | 3,750              | 5.9            |
| INSURANCE                 | 59                | 2.1            | 167-               | 0.3-           |
| STATIONARY-POSTAGE-ADMIN. | 112               | 3.9            | 1,529              | 2.4            |
|                           | -----             | -----          | -----              | -----          |
| * TOTAL OPERATING & ADMIN | 6,029             | 210.6          | 17,299             | 27.1           |
| OTHER INCOME              |                   |                |                    |                |
| INTEREST INCOME           | 768               | 26.8           | 3,814              | 6.0            |
|                           | -----             | -----          | -----              | -----          |
| * TOTAL OTHER INCOME      | 768               | 26.8           | 3,814              | 6.0            |
|                           | -----             | -----          | -----              | -----          |
| * NET INCOME (LOSS)       | 8,536-            | 298.2-         | 10,229             | 16.0           |
|                           | =====             | =====          | =====              | =====          |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
 STATEMENT OF INCOME  
 IFCIA SECURITY PATROL  
 FOR THE 5 MONTHS ENDING 5/31/91

|                           | ----- CURRENT ----- | ACTUAL PERCENT | -- YEAR TO DATE -- | ACTUAL PERCENT |
|---------------------------|---------------------|----------------|--------------------|----------------|
|                           | =====               |                | =====              |                |
| REVENUES                  |                     |                |                    |                |
| SECURITY REVENUE          | 8,141               | 100.0          | 39,130             | 100.0          |
|                           | -----               | -----          | -----              | -----          |
| * TOTAL REVENUES          | 8,141               | 100.0          | 39,130             | 100.0          |
| OPERATING & ADMIN         |                     |                |                    |                |
| SECURITY-ADMINISTRATIVE   | 154                 | 1.9            | 2,070              | 5.3            |
| SECURITY OFFICERS         | 5,543               | 68.1           | 28,410             | 72.6           |
| SECURITY VEHICLE          | 859                 | 10.6           | 4,080              | 10.4           |
| SECURITY INSURANCE        | 2,463               | 30.3           | 3,845              | 9.8            |
| DEPRECIATION-VEHICLE      | 333                 | 4.1            | 1,667              | 4.3            |
|                           | -----               | -----          | -----              | -----          |
| * TOTAL OPERATING & ADMIN | 9,353               | 114.9          | 40,071             | 102.4          |
|                           | -----               | -----          | -----              | -----          |
| * NET INCOME (LOSS)       | 1,212-              | 14.9-          | 941-               | 2.4-           |
|                           | =====               | =====          | =====              | =====          |

| BCH   | REF  | DATE    | EMPL | DESCRIPTION               | ACCOUNT        | AMOUNT      |
|-------|------|---------|------|---------------------------|----------------|-------------|
| 0- 0  | 999  | 5/31/91 | 0    | DEPOSIR-SECURITY          | 60702          | 7,808.00-   |
| 0- 0  | 999  | 5/31/91 | 0    | DEPOSIR-SECURITY          | 60702          | 93.00-      |
|       |      |         |      |                           |                | 7,901.00-*  |
| 0- 0  | 1170 | 5/31/91 | 2025 | BRUCE LAMORE              | 85202          | 90.00       |
| 0- 0  | 1171 | 5/31/91 | 2021 | CINDY HUTTO               | 85202          | 450.00      |
| 0- 0  | 1172 | 5/31/91 | 0    | HOUSTON GENERAL INSURANCE | 85402          | 618.39      |
| ----- |      |         |      |                           |                |             |
|       |      |         |      | 3 DEBIT TRANSACTIONS      |                | 1,158.39 *  |
|       |      |         |      | 2 CREDIT TRANSACTIONS     |                | 7,901.00-*  |
| ----- |      |         |      |                           |                |             |
|       |      |         |      | 5 TOTAL TRANSACTIONS:     | OUT OF BALANCE | 6,742.61-** |

| S    | REF  | DATE    | EMPL | DESCRIPTION             | ACCOUNT | AMOUNT     |
|------|------|---------|------|-------------------------|---------|------------|
| 2- 0 | 1154 | 5/31/91 | 0    | TEXAS COMMERCE BANK     | 85402   | 1,845.00   |
| 2- 0 | 1155 | 5/31/91 | 0    | IF SHELL                | 85302   | 344.66     |
| 2- 0 | 1156 | 5/31/91 | 0    | MICHAEL E DWYER,PC      | 85102   | 154.26     |
| 2- 0 | 1157 | 5/31/91 | 0    | GTE MOBILNET            | 85302   | 118.05     |
| 2- 0 | 1158 | 5/31/91 | 0    | J M AUTOMOTIVE          | 85302   | 396.42     |
| 2- 0 | 1159 | 5/31/91 | 0    | IFC -OPERATING ACCT.    | 101     | 600.00     |
| 2- 0 | 1160 | 5/31/91 | 2013 | FRANCIS ROSS            | 85202   | 600.00     |
| 2- 0 | 1161 | 5/31/91 | 2017 | DAVID DEVORA            | 85202   | 337.50     |
| 2- 0 | 1162 | 5/31/91 | 2014 | KARRY D VAN HUIS        | 85202   | 360.00     |
| 2- 0 | 1163 | 5/31/91 | 2002 | JOHNNIE C HAMILTON, JR. | 85202   | 870.00     |
| 2- 0 | 1164 | 5/31/91 | 2016 | JAMES WHEELER           | 85202   | 200.00     |
| 2- 0 | 1164 | 5/31/91 | 2016 | JAMES WHEELER           | 85202   | 70.00      |
|      |      |         |      |                         |         | 270.00 *   |
| 2- 0 | 1165 | 5/31/91 | 2009 | JAMES E BAKER           | 85202   | 525.00     |
| 2- 0 | 1166 | 5/31/91 | 2003 | RUSSELL F LILLEY        | 85202   | 720.00     |
| 2- 0 | 1167 | 5/31/91 | 2006 | LAURA B SMELLEY         | 85202   | 180.00     |
| 2- 0 | 1168 | 5/31/91 | 2008 | GREGORY W SHAULL        | 85202   | 360.00     |
| 2- 0 | 1169 | 5/31/91 | 2022 | BRUCE EVANS             | 85202   | 780.00     |
| 2- 0 | 1209 | 5/31/91 | 0    | XFER TO OPERATING       | 101     | 10,482.36  |
| 2- 0 | 1291 | 5/31/91 | 0    | JAMES M YORK            | 81501   | 627.29     |
| 2- 0 | 1292 | 5/31/91 | 0    | MICHAEL E DWYER, P.C.   | 82001   | 750.00     |
| 2- 0 | 1293 | 5/31/91 | 0    | TOUCAN POOL             | 70101   | 4,945.00   |
| 2- 0 | 1293 | 5/31/91 | 0    | TOUCAN POOL             | 70101   | 0.55       |
|      |      |         |      |                         |         | 4,945.55 * |
| 2- 0 | 1294 | 5/31/91 | 0    | HOUSTON WATER           | 72601   | 27.68      |
| 2- 0 | 1295 | 5/31/91 | 0    | TORY'S LANDSCAPE        | 80501   | 3,850.00   |
| 2- 0 | 1296 | 5/31/91 | 0    | VOID                    | 80501   | 0.00       |

| BCH  | REF  | DATE    | EMPL | DESCRIPTION               | ACCOUNT | AMOUNT      |
|--|------|---------|------|---------------------------|---------|-------------|
| 2- 0                                       | 1297 | 5/31/91 | 0    | S W BELL                  | 71101   | 28.38       |
| 2- 0                                       | 1298 | 5/31/91 | 0    | EXCALIBUR PEST CONTROL    | 81001   | 630.00      |
| 2- 0                                       | 1299 | 5/31/91 | 0    | GALLAGHER-BRANIFF INSURAN | 82501   | 59.30       |
| 2- 0                                       | 9994 | 5/31/91 | 0    | CASH TRANS - MNY MKT      | 111     | 8,575.22-   |
| 2- 0                                       | 9994 | 5/31/91 | 0    | C                         | 111     | 8,575.22-   |
| 2- 0                                       | 9994 | 5/31/91 | 0    | C                         | 111     | 8,575.22    |
|  |      |         |      |                           |         | 8,575.22-*  |
| 2- 0                                       | 9995 | 5/31/91 | 0    | INTEREST INCOME MNY MKT   | 91101   | 145.14-     |
| 2- 0                                       | 9996 | 5/31/91 | 0    | DEPOSIT-MAINTENANCE       | 60101   | 864.00-     |
| 2- 0                                       | 9996 | 5/31/91 | 0    | DEPOSIT-MAINTENANCE       | 60301   | 50.00-      |
|  |      |         |      |                           |         | 914.00-*    |
| 2- 0                                       | 9997 | 5/31/91 | 0    | DEPOSIT-MAINTENANCE       | 60101   | 720.00-     |
| 2- 0                                       | 9997 | 5/31/91 | 0    | DEPOSIT-MAINTENANCE       | 60801   | 43.00-      |
| 2- 0                                       | 9997 | 5/31/91 | 0    | DEPOSIT-MAINTENANCE       | 60301   | 50.00-      |
| 2- 0                                       | 9997 | 5/31/91 | 0    | DEPOSIT-MAINTENANCE       | 60501   | 35.00-      |
|  |      |         |      |                           |         | 848.00-*    |
| 2- 0                                       | 9998 | 5/31/91 | 0    | CKS FOR MONTH             | 101     | 10,918.20-  |
| 2- 0                                       | 9999 | 5/31/91 | 0    | SEC CKS FOR MONTH         | 109     | 1,718.28-   |
| -----                                      |      |         |      |                           |         |             |
| 29 DEBIT TRANSACTIONS                      |      |         |      |                           |         | 38,436.67 * |
| 11 CREDIT TRANSACTIONS                     |      |         |      |                           |         | 31,694.06-* |
| -----                                      |      |         |      |                           |         |             |
| 40 TOTAL TRANSACTIONS:      OUT OF BALANCE |      |         |      |                           |         | 6,742.61 ** |

| CH                     | REF | DATE    | EMPL | DESCRIPTION               | ACCOUNT | AMOUNT     |
|------------------------|-----|---------|------|---------------------------|---------|------------|
| 3- 0                   | 1   | 5/31/91 | 0    | CORRECT INT INC + BALANCE | 91101   | 35.13      |
| 3- 0                   | 1   | 5/31/91 | 0    | CORRECT INT INC + BALANCE | 112     | 35.13-     |
|                        |     |         |      |                           |         | 0.00 *     |
| 3- 0                   | 2   | 5/31/91 | 0    | SECURITY U/E REVENUE      | 60702   | 240.00-    |
| 3- 0                   | 2   | 5/31/91 | 0    | SECURITY U/E REVENUE      | 402     | 240.00     |
|                        |     |         |      |                           |         | 0.00 *     |
| 3- 0                   | 3   | 5/31/91 | 0    | DEPRECIATION              | 86902   | 333.33     |
| 3- 0                   | 3   | 5/31/91 | 0    | DEPRECIATION              | 292     | 333.33-    |
| 3- 0                   | 3   | 5/31/91 | 0    | DEPRECIATION              | 510     | 121.00     |
| 3- 0                   | 3   | 5/31/91 | 0    | DEPRECIATION              | 290     | 121.00-    |
|                        |     |         |      |                           |         | 0.00 *     |
| 3- 0                   | 683 | 5/31/91 | 0    | R ROGERS PRNT REIMBURSEME | 83501   | 73.90      |
| 3- 0                   | 684 | 5/31/91 | 0    | M ADAMS PRINTING REIMBERS | 83501   | 73.90-     |
| 3- 0                   | 684 | 5/31/91 | 0    | M ADAMS PRINTING REIMBERS | 83501   | 38.38      |
| 3- 0                   | 684 | 5/31/91 | 0    | M ADAMS PRINTING REIMBERS | 83501   | 73.90      |
|                        |     |         |      |                           |         | 38.38 *    |
| 3- 0                   | 685 | 5/31/91 | 2013 | FRANCIS ROSS              | 85202   | 600.00     |
| 3- 0                   | 685 | 5/31/91 | 0    | REVERSE CK 685 ENTERED 2X | 85202   | 600.00-    |
| 3- 0                   | 685 | 5/31/91 | 0    | REVERSE CK 685 ENTERED 2X | 102     | 600.00     |
|                        |     |         |      |                           |         | 600.00 *   |
| 3- 0                   | 686 | 5/31/91 | 0    | R VANCE-POOL CASHBOX      | 103     | 300.00     |
| 3- 0                   | 687 | 5/31/91 | 0    | R VANCE-FURN+POOL SUPPLIE | 74001   | 801.47     |
| 3- 0                   | 688 | 5/31/91 | 0    | T FLYNN                   | 73101   | 200.00     |
| 3- 0                   | 689 | 5/31/91 | 0    | R INMAN                   | 73101   | 135.00     |
| 3- 0                   | 997 | 5/31/91 | 0    | PETTY CASH                | 102     | 390.21-    |
| 3- 0                   | 998 | 5/31/91 | 0    | POOL DEPOSIT              | 60501   | 1,101.00-  |
| 3- 0                   | 999 | 5/31/91 | 0    | INT INC C.D.              | 91101   | 657.54-    |
| -----                  |     |         |      |                           |         |            |
| 13 DEBIT TRANSACTIONS  |     |         |      |                           |         | 3,552.11 * |
| 9 CREDIT TRANSACTIONS  |     |         |      |                           |         | 3,552.11-* |
| -----                  |     |         |      |                           |         |            |
| 22 TOTAL TRANSACTIONS: |     |         |      |                           |         | IN BALANCE |

MINUTES OF REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF  
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

July 10, 1991

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A Regular Meeting of the Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (a Texas non-profit corporation) was held at 7:35 p.m. on Wednesday, July 10, 1991 at the Offices of Jim York, Attorney for the Association, 10120 Northwest Freeway, Suite 200, Houston, Texas.

Jim Kilpatrick acted as Chairman and called the Meeting to order. Joanne Ferguson acted as Secretary of the Meeting.

The following Directors were present:

Jim Kilpatrick  
Candy Prater  
Rita Rogers  
Joanne Ferguson

The following Director was absent:

Rick Vance

The following person was also present:

Jim York

The Chairman declared that a quorum of Directors was present and that the meeting would therefore proceed with the transaction of business.

Approval of Minutes

The Chairman distributed copies of the minutes of the last Regular Meeting. The minutes were read and, upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that the minutes of the last Regular Meeting of the Board of Directors of Inwood Forest Community Improvement Association dated June 12, 1991, be and they hereby are approved, with the following change to the bottom of Page 2 and top of Page 3:

"...York's interpretation and Kilpatrick's understanding from other research is that all residents of approving sections would have to pay, but residents of non-approving sections would not have to pay."

## Legal Matters

The Association's attorney, Jim York, was furnished with a list of letters to be sent, notably one to Jarvis at 5915 Victory regarding a plywood fence. He reported that:

- . three major problems in Sections 1 and 2 had been covered.
- . no liens are pending.
- . there is an IRS suit involving one of the homeowners. IFCIA is not formally a party to the suit because we haven't been served and the suit has been dismissed. IFCIA is not being pursued to pay these delinquent taxes.
- . he has written a demand letter on the alleged day care business of S. Hinsley.
- . he has written a reply letter to Stone regarding the IFCIA's monitoring of his residence to be certain he is not running an auto business out of his residence.
- . a demand letter is in process regarding a blue tarpaulin on the roof at 6034 Green Falls. York needs the resident's name.
- . Releases of Lien for three properties which have paid maintenance fees were executed.

The Board discussed the following matters with Mr. York:

- . the Jarvis residence at 5915 Victory.
- . S. Hinsley denies operating a day care business, says she is a renter not a homeowner, and that she is moving out in thirty days.
- . 5407 Bent Bough Lane front yard has been mowed and York will write to Heights Bank with regard to maintaining the property while the sale of the property is pending.
- . 7719 Antoine - Paul wants a letter from Mr. York sent and Jim Kilpatrick has instructed York to send letter as soon as possible.
- . 7939 Green Lawn - J. T. Jones' balcony needs repaired - Candy is writing to Jones. She has previously talked to Mrs. Jones three times and once to Mr. Jones...



- . 7927 Greenlawn - the resident doesn't mow the yard and there is a trailer in the front yard.
- . 8043 Zimmerman - we will continue to monitor the cars being parked at this residence.

Jim Kilpatrick reported that Mike Dwyer has sent past-due notices to homeowners delinquent in paying 1990 maintenance fees. It is time to start filing liens. He noted that 106 homes are delinquent at this time. Last year, 140 homes were delinquent. IFCIA's procedure for collecting these maintenance fees is as follows: Jim York will write demand letters to these delinquent homeowners giving them ten (10) days to pay maintenance fees. They will get no further notice. If a delinquent homeowner pays within the ten days, Mike Dwyer will credit their account. If a delinquent homeowner does not pay within the ten days, Jim York will prepare and file a lien.

Jim York left the meeting at 8:15 p.m.

#### Deed Restrictions Committee Report

- . 7726 Maple Tree has a cracked slab but is otherwise in perfect condition. The property sold for \$50,000 which out of line with current market. This type of transaction looks suspicious, and Section 15 needs watching.
- . 7643 Streamside has a house trailer attached to car. The Board approved sending a letter from Jim York.
- . Maple Tree near Victory has a swing set in the front yard. Since this is not a violation, no letter need be sent.
- . 7539 Maple Tree fire damage is being cleared. Joanne will send a note to residents thanking them for taking care of the problem so soon after the incident.

Jim Kilpatrick advised that we are in need of a new supply of IFCIA stationery. The Board decided to delete the names of Deed Restriction Committee members and keep the same logo on the stationery.

The Directors moved on to a discussion of the Architectural Control Committee ("ACC"). At a recent Deed Restrictions Committee ("DRC") meeting, Paul Meeting expressed his opinion that any individual member of the DRC could and should function as a member of the ACC. Candy stressed that we need to define "member of the Deed Restrictions Committee" carefully because the DRC is not consistent in its membership. Kilpatrick recommended that all DRC

members should function as liaisons to inform all residents of the ACC criteria and are responsible for reporting all violations to the ACC. He recommended that signature approval on any construction or remodeling be confined to the three-person ACC and that DRC members are specifically not given any authority to approve or reject construction/remodeling plans. The Board concurred with his recommendation. Candy stressed that we should always have something in writing from the homeowner (a drawing or description showing planned construction/remodeling, how many feet from property line, elevation, and any other pertinent facts) for our files.

Jim Kilpatrick cautioned that if a letter is sent from the ACC asking a resident to submit plans and the homeowner complies, there is a specified period of time within which the ACC must act (approving or rejecting). If the ACC fails to act within this time period, the construction/remodeling plans are automatically approved. Recently, a letter was sent to a homeowner on Maple Tree who had not submitted plans prior to construction. The ACC sent a letter notifying the homeowner that the plans were not approved. Jim suggested that form letters could be pre-printed to cover various situations regarding construction/remodeling.

The Board briefly discussed the recent high visibility of the DRC in Section 1 and 2. Jim Kilpatrick asked if there was some urgency to address violations in these Sections or if DRC members are focusing on minor violations that are not considered to be violations in other Sections? He made the observation that, to date, no complaints had been received about the "tone" of the letters going out in Sections 1 and 2. The Board agreed to monitor reaction to DRC letters sent in those Sections and to encourage DRC members in Sections 1 and 2 to continue to send letters, with the following restrictions:

- . letters noting violations should be sent more than 30 days apart. An appropriate time frame would be 45 to 60 days between first and second letters.
- . letters should not contain any mention of possible legal consequences. Comments concerning legal action should be confined to letters sent from our attorney or as publicized from time to time through our newsletter.
- . we should continue to send thank you notes whenever possible to those homeowners who comply promptly.

Jim Kilpatrick suggested that Board members should drive by residences which Jim York is going to write letters to or file liens on.

Candy reported that the house on Brushwood discussed at the June meeting is currently undergoing remodeling and the project is expected to run another 30 days.

#### Newsletter Committee

Jim Kilpatrick noted that after the September mailing, we will need to deposit more money at the post office for bulk mailing. Joanne Ferguson proposed that block captains be asked to hand deliver the newsletter, pointing out that this would save postage, enable us to do multiple-page newsletters, and eliminate labelling. The Board approved the use of block captains for delivering September and November, 1991 newsletters. Jim suggested that we leave postage to cover one mailing on deposit at the post office at all times.

#### Esplanades Committee Report

Rita reported that the esplanades were full of ruts because of cars pulling up onto the esplanades in the heavy rains we recently experienced. Troy smoothed out the ruts and submitted a bill for \$75.00.

#### Mosquito Control Committee

Rita reported that the summer program of mosquito control is going according to schedule.

#### Civic Awareness Committee Report

Rita Rogers reported that:

- . the Oaks of Inwood/Northwest Area phone-link is experiencing "technical difficulties" which will be rectified in time.
- . we need more specific information to put on the phone line concerning security so that we can share with area residents information about major problems affecting us. The major problems in IF are break-ins and auto thefts.
- . at Rita's urging, an article appeared on the Leader updating us on the status of the White Oak Bayou Flood Control Project and Rita was pleased with the article the reporter wrote.
- . Rita, Michelle, and Dorothy attended the Area Meeting on zoning. Dorothy will act as Area Coordinator.

- . we have been unable to get specific information in writing from the City concerning the widening of Antoine to six lanes. Northwest Coalition is supposed to be following up on this plan.

#### Pool/Park Committee

Kilpatrick reported that:

- . the City of Houston has asked us to install a self-closing gate at the pool entry and that it will be installed later in the week. The bid is \$250.00.
- . we are also required to put depth markers on top of the pool as well as on side of the pool.
- . there was a necessary \$641 electrical repair to the weatherhead.
- . some people were talked to about "language on volleyball field".
- . the City has not picked up trash bags in 10 days because of holidays; however, the bags were picked up prior to tonight's meeting.

#### Security Patrol Committee Report

Jim Kilpatrick reported that:

- . we have replaced the cellular phone and bought new tires for the Security Patrol car.
- . he has reviewed the Incident Reports for the month of June, 1991, and noted that our Security Patrol has escorted suspicious persons out of the neighborhood on several occasions.
- . he has talked at length with Lt. Frank Ross. It has been decided to keep the Patrol car running until it dies.
- . the file cabinet and the in-out box will be installed soon at the Security Patrol garage.
- . the July newsletter ran an article urging both members and non-members of the Security Patrol Program to notify our Security Patrol officers of suspicious persons, vehicles, etc. by using the Security Mail Drop.
- . he has received phone calls from new residents are wanting to join the Security Patrol Program.

- . Most GM models, particularly Suburbans, Mustangs, Olds Cutlass, and Buick Regals continue to be the cars most often targeted by thieves.
- . Michelle had mentioned that there was no Houston police officer assigned to cover our area on Monday and Tuesday. Lt. Ross said he would check into this rumor.
- . recently, a call came over police radio and no HPD officer was available to respond. Our Security Patrol officer who was on duty at the time responded.

Joanne Ferguson presented the following statistics covering Inwood Forest from the May, 1991 HPD Crime Report: 1 robbery, 7 burglaries, and 6 auto thefts.

#### Financial Report

Candy Prater reported that:

- . the water bill is comparable to the water bill from last August.
- . we have not received a bill from Excalibur for mosquito control.
- . Security Patrol Program revenues had been running approximately \$8,000 at this same time last year. Revenues this year are only \$6,000. She explained that Mike Dwyer has a sophisticated process for recognizing revenue. Prior to this time, he has handled it by one accounting method; he is now using a different, more conservative method. Essentially, the difference is that he is now not recognizing revenue on Program participants who are \$60 behind. Under the current method, he now only recognizes those participants who are \$30 behind. Therefore, there is a catch-up adjustment period which should be carefully monitored for the next few months.
- . Candy will talk to Dwyer about the "Cash-Security" entry on Page 1 of the Balance Sheet. She notes a \$7,000 decline from last month and questions whether this is a "red flag" or just a problem with billing cycles.
- . Candy confirmed that expenses average \$8,000/month.

#### Replacement of Board Member

The Board briefly discussed some persons who might be interested in replacing Candy Prater who gave notice of her resignation as a Board member at the June, 1991 meeting. It was

noted that Michelle Adams recently had been cited by the Deed Restrictions Committee for having non-working vehicles in her driveway. One of the cars has already been removed and removal of the other vehicle is pending. The Board also noted that Dorothy Miller has recently taken on other time-consuming tasks such as volunteering to act as coordinator for area zoning. The Board decided to consider candidates at a later meeting.

There being no further business to come before the Meeting, upon motion duly made, seconded, and unanimously carried, the Meeting was adjourned at \_\_\_\_ p.m.

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JOANNE FERGUSON,  
Secretary of the Meeting

APPROVED:

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JIM KILPATRICK  
Chairman of the Meeting

MICHAEL E. DWYER, P.C.  
CERTIFIED PUBLIC ACCOUNTANT  
5600 Northwest Central Drive, Suite 105  
Houston, Texas 77092

Board of Directors  
Inwood Forest Community  
Improvement Association

The accompanying balance sheet of Inwood Forest Community Improvement Association as of June 30, 1991 and the related statement of income for the six months then ended have been compiled by me on the cash receipts and disbursements basis of accounting.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all of the information ordinarily included in financial statements. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial status. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The Association prepares its financial statements on the basis of cash receipts and disbursements; consequently, certain revenues are recognized when received rather than when earned, and certain expenses and purchases of assets are recognized when cash is disbursed rather than when the obligation is incurred. Accordingly, the accompanying financial statements are not intended to present financial position and results of operations in conformity with generally accepted accounting principles.

*Michael E. Dwyer, P.C.*

July 10, 1991

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
 BALANCE SHEET  
 AS OF 6/30/91

ASSETS  
 -----

|                              |         |         |         |
|------------------------------|---------|---------|---------|
| CURRENT ASSETS               |         |         |         |
| CASH-T.C.B.-CHECKING         | 2,020   |         |         |
| PETTY CASH-T.C.B.-CKG        | 3,267   |         |         |
| CASH BOX-POOL                | 700     |         |         |
| CASH-SECURITY                | 4,875   |         |         |
| MONEY MKT-SAVINGS T.C.B.     | 103,320 |         |         |
| MONEY MKT-SPECIAL T.C.B.     | 4,245   |         |         |
| TOTAL CURRENT ASSETS         |         | 118,029 |         |
| PROPERTY AND EQUIPMENT       |         |         |         |
| LAND                         | 5,259   |         |         |
| LAND IMPROVEMENT             | 6,724   |         |         |
| SWIMMING POOL                | 16,748  |         |         |
| POOL FENCE                   | 1,400   |         |         |
| BUILDING                     | 17,104  |         |         |
| PLAYGROUND EQUIPMENT         | 23,562  |         |         |
| MACHINERY AND EQUIPMENT      | 2,789   |         |         |
| SECURITY VEHICLE             | 10,000  |         |         |
| ACCUMULATED DEPRECIATION     | 42,623- |         |         |
| ACCUM.DEPRN-SECURITY         | 7,333-  |         |         |
| TOTAL PROPERTY AND EQUIPMENT |         | 33,629  |         |
| TOTAL ASSETS                 |         |         | 151,657 |

*7000 Decline  
 Decline soon  
 just wrote -  
 is the a  
 just a  
 been there months  
 just wrote because  
 help in cycles that  
 we are normal*

LIABILITIES AND FUND BAL.  
 -----

|                                 |         |         |         |
|---------------------------------|---------|---------|---------|
| UNEARNED SECURITY REVENUE       | 14,440  |         |         |
| FUND BALANCE                    |         |         |         |
| DEPRECIATION                    | 2,175-  |         |         |
| CONTRIBUTIONS                   | 125,977 |         |         |
| CURRENT YEAR INC (LOSS)         | 994-    |         |         |
| BEGINNING FUND BALANCE          | 14,409  |         |         |
| TOTAL FUND BALANCE              |         | 137,217 |         |
| TOTAL LIABILITIES AND FUND BAL. |         |         | 151,657 |



INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
 STATEMENT OF INCOME  
 FOR THE 6 MONTHS ENDING 6/30/91

|                              | ----- CURRENT ----- |         | -- YEAR TO DATE -- |         |
|------------------------------|---------------------|---------|--------------------|---------|
|                              | ACTUAL              | PERCENT | ACTUAL             | PERCENT |
|                              | =====               | =====   | =====              | =====   |
| <b>REVENUES</b>              |                     |         |                    |         |
| MAINTENANCE-HOMEOWNERS       | 1,597               | 16.4    | 58,461             | 51.8    |
| MAINTENANCE-TOWNHOMES        |                     |         | 3,348              | 3.0     |
| TRANSFER FEES                | 300                 | 3.1     | 1,375              | 1.2     |
| POOL RECEIPTS                | 1,437               | 14.8    | 2,573              | 2.3     |
| SECURITY REVENUE             | 6,158               | 63.4    | 45,288             | 40.2    |
| RECOVERY OF LEGAL FEES       | 218                 | 2.2     | 1,707              | 1.5     |
|                              | -----               | -----   | -----              | -----   |
| * TOTAL REVENUES             | 9,710               | 100.0   | 112,752            | 100.0   |
| <b>POOL EXPENSES</b>         |                     |         |                    |         |
| POOL CONTRACT                | 5,448               | 56.1    | 18,354             | 16.3    |
| ELECTRICITY                  | 321                 | 3.3     | 1,367              | 1.2     |
| TELEPHONE                    | 28                  | 0.3     | 170                | 0.2     |
| WATER                        | 1,344               | 13.8    | 1,922              | 1.7     |
| GATE GUARD                   | 966                 | 10.0    | 1,301              | 1.2     |
| REPAIR & MAINTENANCE         |                     |         | 25,188             | 22.3    |
|                              | -----               | -----   | -----              | -----   |
| * TOTAL POOL EXPENSES        | 8,107               | 83.5    | 48,306             | 42.8    |
| <b>OPERATING &amp; ADMIN</b> |                     |         |                    |         |
| ESPLANADE MAINTENANCE        | 2,632               | 27.1    | 11,763             | 10.4    |
| MOSQUITO CONTROL             |                     |         | 630                | 0.5     |
| LEGAL                        | 415                 | 4.3     | 2,841              | 2.5     |
| ACCOUNTING                   | 750                 | 7.7     | 4,500              | 4.0     |
| INSURANCE                    |                     |         | 167-               | 0.1-    |
| STATIONARY-POSTAGE-ADMIN.    | 360                 | 3.7     | 1,889              | 1.7     |
| SECURITY-ADMINISTRATIVE      | 600                 | 6.2     | 2,670              | 2.4     |
| SECURITY OFFICERS            | 5,888               | 60.6    | 34,298             | 30.4    |
| SECURITY VEHICLE             | 1,101               | 11.3    | 5,181              | 4.6     |
| SECURITY INSURANCE           | 699                 | 7.2     | 4,544              | 4.0     |
| DEPRECIATION-VEHICLE         | 333                 | 3.4     | 2,000              | 1.8     |
|                              | -----               | -----   | -----              | -----   |
| * TOTAL OPERATING & ADMIN    | 12,778              | 131.6   | 70,148             | 62.2    |
| <b>OTHER INCOME</b>          |                     |         |                    |         |
| INTEREST INCOME              | 894                 | 9.2     | 4,708              | 4.2     |
|                              | -----               | -----   | -----              | -----   |
| * TOTAL OTHER INCOME         | 894                 | 9.2     | 4,708              | 4.2     |
|                              | -----               | -----   | -----              | -----   |
| * NET INCOME (LOSS)          | 10,281-             | 105.9-  | 994-               | 0.9-    |
|                              | =====               | =====   | =====              | =====   |

WOOD FOREST COMMUNITY IMPROVEMENT ASSN  
STATEMENT OF INCOME  
FOR THE 6 MONTHS ENDING 6/30/91

|                                      | CURRENT        |               |               | YEAR TO DATE   |                |                |
|--------------------------------------|----------------|---------------|---------------|----------------|----------------|----------------|
|                                      | ACTUAL         | BUDGET        | BUDG-VAR      | ACTUAL         | BUDGET         | BUDG-VAR       |
| <b>REVENUES</b>                      |                |               |               |                |                |                |
| MAINTENANCE-HOMEOWNERS               | 1,597          | 4,917         | 3,320-        | 58,461         | 29,500         | 28,961         |
| MAINTENANCE-TOWNHOMES                |                | 279           | 279-          | 3,348          | 1,675          | 1,673          |
| TRANSFER FEES                        | 300            | 125           | 175           | 1,375          | 750            | 625            |
| POOL RECEIPTS                        | 1,437          | 292           | 1,145         | 2,573          | 1,750          | 823            |
| SECURITY REVENUE                     | 6,158          |               | 6,158         | 45,288         |                | 45,288         |
| RECOVERY OF LEGAL FEES               | 218            | 167           | 51            | 1,707          | 1,000          | 707            |
| <b>* TOTAL REVENUES</b>              | <b>9,710</b>   | <b>5,779</b>  | <b>3,931</b>  | <b>112,752</b> | <b>34,675</b>  | <b>78,077</b>  |
| <b>POOL EXPENSES</b>                 |                |               |               |                |                |                |
| POOL CONTRACT                        | 5,448          | 1,667         | 3,781-        | 18,354         | 10,000         | 8,354-         |
| ELECTRICITY                          | 321            | 292           | 29-           | 1,367          | 1,750          | 393            |
| TELEPHONE                            | 28             | 29            | 1             | 170            | 175            | 5              |
| WATER                                | 1,344          | 375           | 969-          | 1,925          | 2,250          | 325            |
| GATE GUARD                           | 966            | 313           | 654-          | 1,301          | 1,875          | 574            |
| REPAIR & MAINTENANCE                 |                | 2,500         | 2,500         | 25,189         | 15,000         | 10,189-        |
| <b>* TOTAL POOL EXPENSES</b>         | <b>8,107</b>   | <b>5,175</b>  | <b>2,932-</b> | <b>48,306</b>  | <b>31,050</b>  | <b>17,256-</b> |
| <b>OPERATING &amp; ADMIN</b>         |                |               |               |                |                |                |
| ESPLANADE MAINTENANCE                | 2,632          | 1,833         | 799-          | 11,763         | 11,000         | 763-           |
| MOSQUITO CONTROL                     |                | 167           | 167           | 630            | 1,000          | 370            |
| LEGAL                                | 415            | 1,000         | 585           | 2,841          | 6,000          | 3,159          |
| ACCOUNTING                           | 750            | 750           |               | 4,500          | 4,500          |                |
| INSURANCE                            |                | 542           | 542           | 167-           | 3,250          | 3,417          |
| TAXES                                |                | 67            | 67            |                | 400            | 400            |
| STATIONARY-POSTAGE-ADMIN.            | 360            | 333           | 27-           | 1,889          | 2,000          | 111            |
| SECURITY-ADMINISTRATIVE              | 600            |               | 600-          | 2,670          |                | 2,670-         |
| SECURITY OFFICERS                    | 5,889          |               | 5,889-        | 34,299         |                | 34,298-        |
| SECURITY VEHICLE                     | 1,101          |               | 1,101-        | 5,181          |                | 5,181-         |
| SECURITY INSURANCE                   | 699            |               | 699-          | 4,544          |                | 4,544-         |
| DEPRECIATION-VEHICLE                 | 333            |               | 333-          | 2,000          |                | 2,000-         |
| <b>* TOTAL OPERATING &amp; ADMIN</b> | <b>12,778</b>  | <b>4,692</b>  | <b>8,086-</b> | <b>70,148</b>  | <b>28,150</b>  | <b>41,998-</b> |
| <b>OTHER INCOME</b>                  |                |               |               |                |                |                |
| INTEREST INCOME                      | 894            | 875           | 19            | 4,708          | 5,250          | 542-           |
| AWARDS DINNER EXPENSES               |                | 167-          | 167           |                | 1,000-         | 1,000          |
| <b>* TOTAL OTHER INCOME</b>          | <b>894</b>     | <b>708</b>    | <b>186</b>    | <b>4,708</b>   | <b>4,250</b>   | <b>458</b>     |
| <b>* NET INCOME (LOSS)</b>           | <b>10,281-</b> | <b>3,379-</b> | <b>6,902-</b> | <b>994-</b>    | <b>20,275-</b> | <b>19,281</b>  |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
 STATEMENT OF INCOME  
 IFCIA EXCLUDING SECURITY  
 FOR THE 6 MONTHS ENDING 6/30/91

|                              | ----   | CURRENT | ----    | --     | YEAR TO DATE | --      |
|------------------------------|--------|---------|---------|--------|--------------|---------|
|                              |        | ACTUAL  | PERCENT |        | ACTUAL       | PERCENT |
|                              |        | =====   | =====   |        | =====        | =====   |
| <b>REVENUES</b>              |        |         |         |        |              |         |
| MAINTENANCE-HOMEOWNERS       | 1,597  | 45.0    |         | 58,461 | 86.7         |         |
| MAINTENANCE-TOWNHOMES        |        |         |         | 3,348  | 5.0          |         |
| TRANSFER FEES                | 300    | 8.4     |         | 1,375  | 2.0          |         |
| POOL RECEIPTS                | 1,437  | 40.5    |         | 2,573  | 3.8          |         |
| RECOVERY OF LEGAL FEES       | 218    | 6.1     |         | 1,707  | 2.5          |         |
|                              | -----  | -----   |         | -----  | -----        |         |
| * TOTAL REVENUES             | 3,552  | 100.0   |         | 67,464 | 100.0        |         |
| <b>POOL EXPENSES</b>         |        |         |         |        |              |         |
| POOL CONTRACT                | 5,448  | 153.4   |         | 18,354 | 27.2         |         |
| ELECTRICITY                  | 321    | 9.0     |         | 1,367  | 2.0          |         |
| TELEPHONE                    | 28     | 0.8     |         | 170    | 0.3          |         |
| WATER                        | 1,344  | 37.8    |         | 1,925  | 2.9          |         |
| GATE GUARD                   | 966    | 27.2    |         | 1,301  | 1.9          |         |
| REPAIR & MAINTENANCE         |        |         |         | 25,188 | 37.3         |         |
|                              | -----  | -----   |         | -----  | -----        |         |
| * TOTAL POOL EXPENSES        | 8,107  | 228.2   |         | 48,306 | 71.6         |         |
| <b>OPERATING &amp; ADMIN</b> |        |         |         |        |              |         |
| ESPLANADE MAINTENANCE        | 2,632  | 74.1    |         | 11,763 | 17.4         |         |
| MOSQUITO CONTROL             |        |         |         | 630    | 0.9          |         |
| LEGAL                        | 415    | 11.7    |         | 2,841  | 4.2          |         |
| ACCOUNTING                   | 750    | 21.1    |         | 4,500  | 6.7          |         |
| INSURANCE                    |        |         |         | 167-   | 0.2-         |         |
| STATIONARY-POSTAGE-ADMIN.    | 360    | 10.1    |         | 1,889  | 2.8          |         |
|                              | -----  | -----   |         | -----  | -----        |         |
| * TOTAL OPERATING & ADMIN    | 4,157  | 117.0   |         | 21,456 | 31.8         |         |
| <b>OTHER INCOME</b>          |        |         |         |        |              |         |
| INTEREST INCOME              | 894    | 25.2    |         | 4,708  | 7.0          |         |
|                              | -----  | -----   |         | -----  | -----        |         |
| * TOTAL OTHER INCOME         | 894    | 25.2    |         | 4,708  | 7.0          |         |
|                              | -----  | -----   |         | -----  | -----        |         |
| * NET INCOME (LOSS)          | 7,818- | 220.1-  |         | 2,411  | 3.6          |         |
|                              | =====  | =====   |         | =====  | =====        |         |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
 STATEMENT OF INCOME  
 IFCIA SECURITY PATROL  
 FOR THE 6 MONTHS ENDING 6/30/91

|                           | ----- CURRENT ----- | ACTUAL PERCENT | -- YEAR TO DATE -- | ACTUAL PERCENT |
|---------------------------|---------------------|----------------|--------------------|----------------|
|                           | =====               | =====          | =====              | =====          |
| REVENUES                  |                     |                |                    |                |
| SECURITY REVENUE          | 6,158               | 100.0          | 45,288             | 100.0          |
|                           | -----               | -----          | -----              | -----          |
| * TOTAL REVENUES          | 6,158               | 100.0          | 45,288             | 100.0          |
| OPERATING & ADMIN         |                     |                |                    |                |
| SECURITY-ADMINISTRATIVE   | 600                 | 9.7            | 2,670              | 5.9            |
| SECURITY OFFICERS         | 5,888               | 95.6           | 34,298             | 75.7           |
| SECURITY VEHICLE          | 1,101               | 17.9           | 5,181              | 11.4           |
| SECURITY INSURANCE        | 699                 | 11.4           | 4,544              | 10.0           |
| DEPRECIATION-VEHICLE      | 333                 | 5.4            | 2,000              | 4.4            |
|                           | -----               | -----          | -----              | -----          |
| * TOTAL OPERATING & ADMIN | 8,621               | 140.0          | 48,692             | 107.5          |
|                           | -----               | -----          | -----              | -----          |
| * NET INCOME (LOSS)       | 2,463-              | 40.0-          | 3,404-             | 7.5-           |
|                           | =====               | =====          | =====              | =====          |



| H    | REF  | DATE    | EMPL | DESCRIPTION               | ACCOUNT | AMOUNT    |
|------|------|---------|------|---------------------------|---------|-----------|
| 0- 0 | 700  | 6/30/91 | 0    | T FLYNN                   | 73101   | 175.00    |
| 0- 0 | 999  | 6/30/91 | 0    | CASH TRANS PETTY CASH     | 102     | 2,263.84  |
| 0- 0 | 1173 | 6/30/91 | 0    | R TRIPPEL-REFUND OVERPMT  | 60702   | 93.00     |
| 0- 0 | 1174 | 6/30/91 | 0    | GTE                       | 85302   | 130.24    |
| 0- 0 | 1175 | 6/30/91 | 0    | IF SHELL                  | 85302   | 371.27    |
| 0- 0 | 1176 | 6/30/91 | 0    | GTE                       | 85302   | 268.13    |
| 0- 0 | 1177 | 6/30/91 | 0    | JM AUTOMOTIVE             | 85302   | 21.45     |
| 0- 0 | 1178 | 6/30/91 | 0    | HOUSTON GENERAL INSURANCE | 85402   | 699.00    |
| 0- 0 | 1179 | 6/30/91 | 2013 | FRANCIS ROSS              | 85202   | 600.00    |
| 0- 0 | 1179 | 6/30/91 | 0    | F ROSS/REIMBURSEMENT      | 85302   | 310.00    |
|      |      |         |      |                           |         | 910.00 *  |
| 0- 0 | 1180 | 6/30/91 | 2017 | DAVID DEVORA              | 85302   | 180.00    |
| 0- 0 | 1180 | 6/30/91 | 2017 | DAVID DEVORA              | 85302   | 180.00-   |
| 0- 0 | 1180 | 6/30/91 | 2017 | DAVID DEVORA              | 85202   | 180.00    |
|      |      |         |      |                           |         | 180.00 *  |
| 0- 0 | 1182 | 6/30/91 | 2002 | JOHNNIE C HAMILTON, JR.   | 85202   | 690.00    |
| 0- 0 | 1183 | 6/30/91 | 2016 | JAMES WHEELER             | 85202   | 270.00    |
| 0- 0 | 1184 | 6/30/91 | 2009 | JAMES E BAKER             | 85202   | 810.00    |
| 0- 0 | 1185 | 6/30/91 | 2003 | RUSSELL F LILLEY          | 85202   | 795.00    |
| 0- 0 | 1186 | 6/30/91 | 2006 | LAURA B SMELLEY           | 85202   | 540.00    |
| 0- 0 | 1187 | 6/30/91 | 2008 | GREGORY W SHAULL          | 85202   | 540.00    |
| 0- 0 | 1188 | 6/30/91 | 2022 | BRUCE EVANS               | 85202   | 517.50    |
| 0- 0 | 1189 | 6/30/91 | 2021 | CINDY HUTTO               | 85202   | 315.00    |
| 0- 0 | 1190 | 6/30/91 | 2025 | BRUCE LAMORE              | 85202   | 270.00    |
| 0- 0 | 1191 | 6/30/91 | 0    | MICHAEL E DWYER, PC       | 85402   | 600.00    |
| 0- 0 | 1191 | 6/30/91 | 0    | MICHAEL E DWYER, PC       | 85402   | 600.00-   |
| 0- 0 | 1191 | 6/30/91 | 0    | MICHAEL E DWYER, PC       | 85102   | 600.00    |
|      |      |         |      |                           |         | 600.00 *  |
| 0- 0 | 1210 | 6/30/91 | 0    | XFER TO OPERATING         | 101     | 10,986.14 |



| H | REF | DATE | EMPL | DESCRIPTION            | ACCOUNT    | AMOUNT       |
|---|-----|------|------|------------------------|------------|--------------|
|   |     |      |      | 52 DEBIT TRANSACTIONS  |            | 132,791.10 * |
|   |     |      |      | 30 CREDIT TRANSACTIONS |            | 132,791.10-* |
|   |     |      |      | 82 TOTAL TRANSACTIONS: | IN BALANCE |              |



## MINUTES

### IFCIA BOARD OF DIRECTORS MEETING

AUGUST 14, 1991

The meeting was called to order at 7:36 p.m. All members were present.

#### Legal

Jim York reported:

- Sent a demand letter to Jarvis at 5915 Victory Re: Yard. Response included comments that there was no problem and he would paint. Deed Restrictions Committee will review.
- Don Forrester of 5918 Black Maple responded to our demand letter that all violations would be corrected.
- Sent a letter on 7/25 to J. T. Jones at 7931 Green Lawn Re: Balcony. No reply to date.
- Sent a letter to J. C. Meyer at 6023 Green Falls Re: Blue Tarp. No reply to date.
- Sent a letter on 7/25 to First Heights Savings, 5707 Bent Bough Re: Yard Problem. No reply.
- Board unanimously approved suit of Yu Kim Chin at 7719 Antoine Re: Corner foundation/patio cover on property line.
- 7222 Leaning Oak - Child care business - will monitor.
- Letters sent on overdue maintenance fees. Eight paid to date.
- Candy requested Jim York to send letters to 7927 Green Lawn Re: Trailer and 7718 Brushwood Re: Unfinished construction. Dorothy Miller to send Jim York details.
- Rita was contacted by the manager of some strip centers in the area and he inquired if a planned sign would violate deed restrictions. Letter to come--not yet received.

Minutes of the last meeting were presented and approved.

Patsy Gilham suggests a neighborhood garage sale two times per year (fall and spring). Subject discussed and tabled.

Newsletter

Tony Vallone to use a new newsletter heading.

Esplanades

Rita reports all is proceeding O.K.

Monsanto

Rita reports spraying being done.

Civic Awareness

Michelle Adams reports next committee meeting is in September with a security oriented meeting in November. March 1992 will be a drugs topic meeting.

Pool

Rick Vance reports:

- A teenager was injured playing around after volleyball--no further developments.
- The pump motor and impeller required replacement for \$1,281.
- The gates are now self closing and signs are up.
- Men's room faucet fixed.

Security

Jim Kilpatrick reports:

- Crime is up.
- Crime victims dropped off in our subdivision.
- Patrol officers are active.

Meeting adjourned at 9:37 p.m.

Respectfully submitted,

Rick Vance  
Secretary

MICHAEL E. DWYER, P.C.  
CERTIFIED PUBLIC ACCOUNTANT  
5600 Northwest Central Drive, Suite 105  
Houston, Texas 77092

Board of Directors  
Inwood Forest Community  
Improvement Association

The accompanying balance sheet of Inwood Forest Community Improvement Association as of July 31, 1991 and the related statement of income for the seven months then ended have been compiled by me on the cash receipts and disbursements basis of accounting. A compilation is limited to presenting in the form of financial statements information that is the representation of management. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all of the information ordinarily included in financial statements. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial status. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The Association prepares its financial statements on the basis of cash receipts and disbursements; consequently, certain revenues are recognized when received rather than when earned, and certain expenses and purchases of assets are recognized when cash is disbursed rather than when the obligation is incurred. Accordingly, the accompanying financial statements are not intended to present financial position and results of operations in conformity with generally accepted accounting principles.

*Michael E. Dwyer, P.C.*

August 13, 1991

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
BALANCE SHEET  
AS OF 7/31/91

PAGE: 1

ASSETS  
-----

|                              |         |         |
|------------------------------|---------|---------|
| CURRENT ASSETS               |         |         |
| CASH-T.C.B.-CHECKING         | 2,020   |         |
| PETTY CASH-T.C.B.-CKG        | 1,384   |         |
| CASH BOX-POOL                | 300     |         |
| CASH-SECURITY                | 3,755   |         |
| MONEY MKT-SAVINGS T.C.B.     | 94,458  |         |
| MONEY MKT-SPECIAL T.C.B.     | 4,263   |         |
| TOTAL CURRENT ASSETS         |         | 106,180 |
| PROPERTY AND EQUIPMENT       |         |         |
| LAND                         | 5,259   |         |
| LAND IMPROVEMENT             | 6,724   |         |
| SWIMMING POOL                | 16,748  |         |
| POOL FENCE                   | 1,400   |         |
| BUILDING                     | 17,104  |         |
| PLAYGROUND EQUIPMENT         | 23,562  |         |
| MACHINERY AND EQUIPMENT      | 2,789   |         |
| SECURITY VEHICLE             | 10,000  |         |
| ACCUMULATED DEPRECIATION     | 42,844- |         |
| ACCUM.DEPRN-SECURITY         | 7,667-  |         |
| TOTAL PROPERTY AND EQUIPMENT |         | 33,075  |
| TOTAL ASSETS                 |         | 139,255 |

LIABILITIES AND FUND BAL.  
-----

|                                 |         |         |
|---------------------------------|---------|---------|
| UNEARNED SECURITY REVENUE       | 13,250  |         |
| FUND BALANCE                    |         |         |
| DEPRECIATION                    | 2,396-  |         |
| CONTRIBUTIONS                   | 125,977 |         |
| CURRENT YEAR INC (LOSS)         | 11,985- |         |
| BEGINNING FUND BALANCE          | 14,409  |         |
| TOTAL FUND BALANCE              |         | 126,005 |
| TOTAL LIABILITIES AND FUND BAL. |         | 139,255 |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
STATEMENT OF INCOME  
FOR THE 7 MONTHS ENDING 7/31/91

|                              | ----- CURRENT ----- | ACTUAL PERCENT | -- YEAR TO DATE -- | ACTUAL PERCENT |
|------------------------------|---------------------|----------------|--------------------|----------------|
|                              | =====               | =====          | =====              | =====          |
| <b>REVENUES</b>              |                     |                |                    |                |
| MAINTENANCE-HOMEOWNERS       | 453-                | 5.4-           | 58,008             | 47.9           |
| MAINTENANCE-TOWNHOMES        |                     |                | 3,348              | 2.8            |
| TRANSFER FEES                | 858                 | 10.2           | 2,233              | 1.8            |
| POOL RECEIPTS                | 395                 | 4.7            | 2,968              | 2.4            |
| SECURITY REVENUE             | 7,558               | 89.5           | 52,846             | 43.6           |
| RECOVERY OF LEGAL FEES       | 86                  | 1.0            | 1,793              | 1.5            |
|                              | -----               | -----          | -----              | -----          |
| * TOTAL REVENUES             | 8,444               | 100.0          | 121,196            | 100.0          |
| <b>POOL EXPENSES</b>         |                     |                |                    |                |
| POOL CONTRACT                | 1,138               | 13.5           | 19,492             | 16.1           |
| ELECTRICITY                  | 573                 | 6.8            | 1,940              | 1.6            |
| TELEPHONE                    | 28                  | 0.3            | 199                | 0.2            |
| WATER                        | 361                 | 4.3            | 2,286              | 1.9            |
| GATE GUARD                   | 1,503               | 17.8           | 2,804              | 2.3            |
| REPAIR & MAINTENANCE         | 735                 | 8.7            | 25,923             | 21.4           |
|                              | -----               | -----          | -----              | -----          |
| * TOTAL POOL EXPENSES        | 4,338               | 51.4           | 52,644             | 43.4           |
| <b>OPERATING &amp; ADMIN</b> |                     |                |                    |                |
| ESPLANADE MAINTENANCE        | 2,345               | 27.8           | 14,108             | 11.6           |
| MOSQUITO CONTROL             | 280                 | 3.3            | 910                | 0.8            |
| LEGAL                        | 3,956               | 46.9           | 6,797              | 5.6            |
| ACCOUNTING                   | 750                 | 8.9            | 5,250              | 4.3            |
| INSURANCE                    |                     |                | 167-               | 0.1-           |
| STATIONARY-POSTAGE-ADMIN.    | 408                 | 4.8            | 2,296              | 1.9            |
| SECURITY-ADMINISTRATIVE      | 134                 | 1.6            | 2,804              | 2.3            |
| SECURITY OFFICERS            | 6,124               | 72.5           | 40,421             | 33.4           |
| SECURITY VEHICLE             | 476                 | 5.6            | 5,657              | 4.7            |
| SECURITY INSURANCE           | 755                 | 8.9            | 5,299              | 4.4            |
| DEPRECIATION-VEHICLE         | 333                 | 3.9            | 2,333              | 1.9            |
|                              | -----               | -----          | -----              | -----          |
| * TOTAL OPERATING & ADMIN    | 15,561              | 184.3          | 85,709             | 70.7           |
| <b>OTHER INCOME</b>          |                     |                |                    |                |
| INTEREST INCOME              | 464                 | 5.5            | 5,172              | 4.3            |
|                              | -----               | -----          | -----              | -----          |
| * TOTAL OTHER INCOME         | 464                 | 5.5            | 5,172              | 4.3            |
|                              | -----               | -----          | -----              | -----          |
| * NET INCOME (LOSS)          | 10,991-             | 130.2-         | 11,985-            | 9.9-           |
|                              | =====               | =====          | =====              | =====          |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
STATEMENT OF INCOME  
FOR THE 7 MONTHS ENDING 7/31/91

|                                      | CURRENT        |               |                | YEAR TO DATE   |                |                |
|--------------------------------------|----------------|---------------|----------------|----------------|----------------|----------------|
|                                      | ACTUAL         | BUDGET        | BUDG-VAR       | ACTUAL         | BUDGET         | BUDG-VAR       |
| <b>REVENUES</b>                      |                |               |                |                |                |                |
| MAINTENANCE-HOMEOWNERS               | 453-           | 4,917         | 5,370-         | 58,008         | 34,417         | 23,591         |
| MAINTENANCE-TOWNHOMES                |                | 279           | 279-           | 3,348          | 1,954          | 1,394          |
| TRANSFER FEES                        | 858            | 125           | 733            | 2,233          | 875            | 1,358          |
| POOL RECEIPTS                        | 395            | 292           | 103            | 2,968          | 2,042          | 926            |
| SECURITY REVENUE                     | 7,558          |               | 7,558          | 52,846         |                | 52,846         |
| RECOVERY OF LEGAL FEES               | 86             | 167           | 81-            | 1,793          | 1,167          | 626            |
| <b>* TOTAL REVENUES</b>              | <b>8,444</b>   | <b>5,779</b>  | <b>2,665</b>   | <b>121,196</b> | <b>40,454</b>  | <b>80,742</b>  |
| <b>POOL EXPENSES</b>                 |                |               |                |                |                |                |
| POOL CONTRACT                        | 1,138          | 1,667         | 529            | 19,492         | 11,667         | 7,825-         |
| ELECTRICITY                          | 573            | 292           | 281-           | 1,940          | 2,042          | 102            |
| TELEPHONE                            | 28             | 29            | 1              | 199            | 204            | 6              |
| WATER                                | 361            | 375           | 14             | 2,286          | 2,625          | 339            |
| GATE GUARD                           | 1,503          | 313           | 1,190-         | 2,804          | 2,188          | 616-           |
| REPAIR & MAINTENANCE                 | 735            | 2,500         | 1,765          | 25,923         | 17,500         | 8,423-         |
| <b>* TOTAL POOL EXPENSES</b>         | <b>4,338</b>   | <b>5,175</b>  | <b>837</b>     | <b>52,644</b>  | <b>36,225</b>  | <b>16,419-</b> |
| <b>OPERATING &amp; ADMIN</b>         |                |               |                |                |                |                |
| ESPLANADE MAINTENANCE                | 2,345          | 1,833         | 512-           | 14,108         | 12,833         | 1,275-         |
| MOSQUITO CONTROL                     | 280            | 167           | 113-           | 910            | 1,167          | 257            |
| LEGAL                                | 3,956          | 1,000         | 2,956-         | 6,797          | 7,000          | 203            |
| ACCOUNTING                           | 750            | 750           |                | 5,250          | 5,250          |                |
| INSURANCE                            |                | 542           | 542            | 167-           | 3,792          | 3,959          |
| TAXES                                |                | 67            | 67             |                | 467            | 467            |
| STATIONARY-POSTAGE-ADMIN.            | 408            | 333           | 74-            | 2,296          | 2,333          | 37             |
| SECURITY-ADMINISTRATIVE              | 134            |               | 134-           | 2,804          |                | 2,804-         |
| SECURITY OFFICERS                    | 6,124          |               | 6,124-         | 40,421         |                | 40,421-        |
| SECURITY VEHICLE                     | 476            |               | 476-           | 5,657          |                | 5,657-         |
| SECURITY INSURANCE                   | 755            |               | 755-           | 5,299          |                | 5,299-         |
| DEPRECIATION-VEHICLE                 | 333            |               | 333-           | 2,333          |                | 2,333-         |
| <b>* TOTAL OPERATING &amp; ADMIN</b> | <b>15,561</b>  | <b>4,692</b>  | <b>10,870-</b> | <b>85,709</b>  | <b>32,842</b>  | <b>52,868-</b> |
| <b>OTHER INCOME</b>                  |                |               |                |                |                |                |
| INTEREST INCOME                      | 464            | 875           | 411-           | 5,172          | 6,125          | 953-           |
| AWARDS DINNER EXPENSES               |                | 167-          | 167            |                | 1,167-         | 1,167          |
| <b>* TOTAL OTHER INCOME</b>          | <b>464</b>     | <b>708</b>    | <b>245-</b>    | <b>5,172</b>   | <b>4,958</b>   | <b>214</b>     |
| <b>* NET INCOME (LOSS)</b>           | <b>10,991-</b> | <b>3,379-</b> | <b>7,612-</b>  | <b>11,985-</b> | <b>23,654-</b> | <b>11,669</b>  |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
 STATEMENT OF INCOME  
 IFCIA EXCLUDING SECURITY  
 FOR THE 7 MONTHS ENDING 7/31/91

|                           | ----- CURRENT ----- | ACTUAL PERCENT | -- YEAR TO DATE -- | ACTUAL PERCENT |
|---------------------------|---------------------|----------------|--------------------|----------------|
|                           | =====               | =====          | =====              | =====          |
| REVENUES                  |                     |                |                    |                |
| MAINTENANCE-HOMEOWNERS    | 453-                | 51.1-          | 58,008             | 84.9           |
| MAINTENANCE-TOWNHOMES     |                     |                | 3,348              | 4.9            |
| TRANSFER FEES             | 858                 | 96.8           | 2,233              | 3.3            |
| POOL RECEIPTS             | 395                 | 44.6           | 2,968              | 4.3            |
| RECOVERY OF LEGAL FEES    | 86                  | 9.7            | 1,793              | 2.6            |
|                           | -----               | -----          | -----              | -----          |
| * TOTAL REVENUES          | 886                 | 100.0          | 68,350             | 100.0          |
| POOL EXPENSES             |                     |                |                    |                |
| POOL CONTRACT             | 1,138               | 128.4          | 19,492             | 28.5           |
| ELECTRICITY               | 573                 | 64.7           | 1,940              | 2.8            |
| TELEPHONE                 | 28                  | 3.2            | 199                | 0.3            |
| WATER                     | 361                 | 40.8           | 2,286              | 3.3            |
| GATE GUARD                | 1,503               | 169.6          | 2,804              | 4.1            |
| REPAIR & MAINTENANCE      | 735                 | 83.0           | 25,923             | 37.9           |
|                           | -----               | -----          | -----              | -----          |
| * TOTAL POOL EXPENSES     | 4,338               | 489.6          | 52,644             | 77.0           |
| OPERATING & ADMIN         |                     |                |                    |                |
| ESPLANADE MAINTENANCE     | 2,345               | 264.7          | 14,108             | 20.6           |
| MOSQUITO CONTROL          | 280                 | 31.6           | 910                | 1.3            |
| LEGAL                     | 3,956               | 446.5          | 6,797              | 9.9            |
| ACCOUNTING                | 750                 | 84.7           | 5,250              | 7.7            |
| INSURANCE                 |                     |                | 167-               | 0.2-           |
| STATIONARY-POSTAGE-ADMIN. | 408                 | 46.0           | 2,296              | 3.4            |
|                           | -----               | -----          | -----              | -----          |
| * TOTAL OPERATING & ADMIN | 7,739               | 873.5          | 29,195             | 42.7           |
| OTHER INCOME              |                     |                |                    |                |
| INTEREST INCOME           | 464                 | 52.3           | 5,172              | 7.6            |
|                           | -----               | -----          | -----              | -----          |
| * TOTAL OTHER INCOME      | 464                 | 52.3           | 5,172              | 7.6            |
|                           | -----               | -----          | -----              | -----          |
| * NET INCOME (LOSS)       | 10,727-             | 1210.8-        | 8,317-             | 12.2-          |
|                           | =====               | =====          | =====              | =====          |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN  
 STATEMENT OF INCOME  
 IFCIA SECURITY PATROL  
 FOR THE 7 MONTHS ENDING 7/31/91

|                           | ----- CURRENT ----- | ----- YEAR TO DATE ----- | ----- CURRENT ----- | ----- YEAR TO DATE ----- |
|---------------------------|---------------------|--------------------------|---------------------|--------------------------|
|                           | ACTUAL PERCENT      |                          | ACTUAL PERCENT      |                          |
|                           | =====               |                          | =====               |                          |
| REVENUES                  |                     |                          |                     |                          |
| SECURITY REVENUE          | 7,558               | 100.0                    | 52,846              | 100.0                    |
|                           | -----               | -----                    | -----               | -----                    |
| * TOTAL REVENUES          | 7,558               | 100.0                    | 52,846              | 100.0                    |
| OPERATING & ADMIN         |                     |                          |                     |                          |
| SECURITY-ADMINISTRATIVE   | 134                 | 1.8                      | 2,804               | 5.3                      |
| SECURITY OFFICERS         | 6,124               | 81.0                     | 40,421              | 76.5                     |
| SECURITY VEHICLE          | 476                 | 6.3                      | 5,657               | 10.7                     |
| SECURITY INSURANCE        | 755                 | 10.0                     | 5,299               | 10.0                     |
| DEPRECIATION-VEHICLE      | 333                 | 4.4                      | 2,333               | 4.4                      |
|                           | -----               | -----                    | -----               | -----                    |
| * TOTAL OPERATING & ADMIN | 7,822               | 103.5                    | 56,514              | 106.9                    |
|                           | -----               | -----                    | -----               | -----                    |
| * NET INCOME (LOSS)       | 264-                | 3.5-                     | 3,668-              | 6.9-                     |
|                           | =====               | =====                    | =====               | =====                    |



| CH   | REF  | DATE    | EMPL | DESCRIPTION            | ACCOUNT | AMOUNT    |
|------|------|---------|------|------------------------|---------|-----------|
| 0- 0 | 1    | 7/31/91 | 0    | DEPRECIATION           | 86902   | 333.33    |
| 0- 0 | 1    | 7/31/91 | 0    | DEPRECIATION           | 292     | 333.33-   |
| 0- 0 | 1    | 7/31/91 | 0    | DEPRECIATION           | 510     | 221.00    |
| 0- 0 | 1    | 7/31/91 | 0    | DEPRECIATION           | 290     | 221.00-   |
|      |      |         |      |                        |         | 0.00 +    |
| 0- 0 | 2    | 7/31/91 | 0    | INT INCOME-SAVINGS     | 112     | 18.03     |
| 0- 0 | 2    | 7/31/91 | 0    | INT INCOME-SAVINGS     | 91101   | 18.03-    |
|      |      |         |      |                        |         | 0.00 +    |
| 0- 0 | 3    | 7/31/91 | 0    | SECURITY REVENUE       | 402     | 1,190.00  |
| 0- 0 | 3    | 7/31/91 | 0    | SECURITY REVENUE       | 60702   | 1,190.00- |
|      |      |         |      |                        |         | 0.00 +    |
| 0- 0 | 4    | 7/31/91 | 0    | POOL REVENUE           | 60501   | 395.00-   |
| 0- 0 | 4    | 7/31/91 | 0    | POOL REVENUE           | 102     | 1,883.33- |
|      |      |         |      |                        |         | 2,278.33- |
| 0- 0 | 5    | 7/31/91 | 0    | DEBIT MEMO CHECK ORDER | 83501   | 10.83     |
| 0- 0 | 701  | 7/31/91 | 0    | T FLYNN                | 73101   | 85.00     |
| 0- 0 | 702  | 7/31/91 | 0    | R INMAN                | 73101   | 210.00    |
| 0- 0 | 703  | 7/31/91 | 0    | R INMAN                | 73101   | 192.50    |
| 0- 0 | 704  | 7/31/91 | 0    | T FLYNN                | 73101   | 107.50    |
| 0- 0 | 705  | 7/31/91 | 0    | C KILPATRICK-REIMB     | 83501   | 350.00    |
| 0- 0 | 706  | 7/31/91 | 0    | J FERGUSON             | 83501   | 30.00     |
| 0- 0 | 708  | 7/31/91 | 0    | R INMAN                | 73101   | 132.50    |
| 0- 0 | 709  | 7/31/91 | 0    | T FLYNN                | 73101   | 162.50    |
| 0- 0 | 710  | 7/31/91 | 0    | R INMAN                | 73101   | 157.50    |
| 0- 0 | 711  | 7/31/91 | 0    | T FLYNN                | 73101   | 142.50    |
| 0- 0 | 712  | 7/31/91 | 0    | ROYAL SIGNS            | 74001   | 385.00    |
| 0- 0 | 713  | 7/31/91 | 0    | T FLYNN                | 73101   | 127.50    |
| 0- 0 | 714  | 7/31/91 | 0    | R INMAN                | 73101   | 185.00    |
| 0- 0 | 1192 | 7/31/91 | 0    | VOID CHECK             | 85102   | 0.00      |
| 0- 0 | 1193 | 7/31/91 | 0    | MICHAEL E DWYER, P.C.  | 85102   | 133.92    |

| CH   | REF  | DATE    | EMPL | DESCRIPTION               | ACCOUNT | AMOUNT   |
|------|------|---------|------|---------------------------|---------|----------|
| 0- 0 | 1194 | 7/31/91 | 0    | J M AUTOMOTIVE            | 85302   | 59.45    |
| 0- 0 | 1195 | 7/31/91 | 0    | INWOOD SHELL              | 85302   | 263.14   |
| 0- 0 | 1196 | 7/31/91 | 0    | GTE MOBILNET              | 85302   | 153.35   |
| 0- 0 | 1197 | 7/31/91 | 2013 | FRANCIS ROSS              | 85202   | 600.00   |
| 0- 0 | 1198 | 7/31/91 | 2017 | DAVID DEVORA              | 85202   | 360.00   |
| 0- 0 | 1199 | 7/31/91 | 2014 | KARRY D VAN HUIS          | 85202   | 360.00   |
| 0- 0 | 1200 | 7/31/91 | 2002 | JOHNNIE C HAMILTON, JR.   | 85202   | 795.00   |
| 0- 0 | 1201 | 7/31/91 | 2016 | JAMES WHEELER             | 85202   | 450.00   |
| 0- 0 | 1202 | 7/31/91 | 2009 | JAMES E BAKER             | 85202   | 787.50   |
| 0- 0 | 1203 | 7/31/91 | 2003 | RUSSELL F LILLEY          | 85202   | 795.00   |
| 0- 0 | 1204 | 7/31/91 | 2006 | LAURA B SMELLEY           | 85202   | 360.00   |
| 0- 0 | 1205 | 7/31/91 | 2008 | GREGORY W SHAULL          | 85202   | 720.00   |
| 0- 0 | 1206 | 7/31/91 | 2022 | BRUCE EVANS               | 85202   | 356.25   |
| 0- 0 | 1207 | 7/31/91 | 2025 | BRUCE LAMORE              | 85202   | 90.00    |
| 0- 0 | 1208 | 7/31/91 | 2021 | CINDY HUTTO               | 85202   | 450.00   |
| 0- 0 | 1209 | 7/31/91 | 0    | HOUSTON GENERAL INSURANCE | 85402   | 755.05   |
| 0- 0 | 1211 | 7/31/91 | 0    | XFER TO OPERATING         | 101     | 9,798.77 |
| 0- 0 | 1309 | 7/10/91 | 0    | H. L. & P.                | 70601   | 264.72   |
| 0- 0 | 1310 | 7/10/91 | 0    | VOID                      | 70601   | 0.00     |
| 0- 0 | 1311 | 7/31/91 | 0    | PRIME FENCE CO.           | 74001   | 350.00   |
| 0- 0 | 1312 | 7/31/91 | 0    | MICHAEL E DWYER, P.C.     | 82001   | 750.00   |
| 0- 0 | 1313 | 7/31/91 | 0    | JM TORK                   | 81501   | 3,956.42 |
| 0- 0 | 1314 | 7/31/91 | 0    | TOUCAN POOL               | 70101   | 1,138.00 |
| 0- 0 | 1315 | 7/31/91 | 0    | HOUSTON WATER DEPT.       | 72601   | 361.13   |
| 0- 0 | 1316 | 7/31/91 | 0    | TROY'S LANDSCAPE          | 80501   | 2,345.00 |

| CH   | REF  | DATE    | EMPL | DESCRIPTION               | ACCOUNT | AMOUNT     |
|------|------|---------|------|---------------------------|---------|------------|
| 0- 0 | 1317 | 7/31/91 | 0    | S W BELL                  | 71101   | 28.38      |
| 0- 0 | 1318 | 7/31/91 | 0    | H. L. & P.                | 70601   | 308.19     |
| 0- 0 | 1319 | 7/31/91 | 0    | EXCALIBUR PEST CONTROL    | 81001   | 280.00     |
| 0- 0 | 9993 | 7/31/91 | 0    | SECURITY DEPOSIT          | 60702   | 4,766.00-  |
| 0- 0 | 9993 | 7/31/91 | 0    | SECURITY DEPOSIT          | 60702   | 1,602.00-  |
| 0- 0 | 9993 | 7/31/91 | 0    | CASH TRANS-SECURITY       | 109     | 1,120.66-  |
|      |      |         |      |                           |         | 7,488.66-* |
| 0- 0 | 9994 | 7/31/91 | 0    | CASH TRANS-MONEY MARKET   | 111     | 3,862.07-  |
| 0- 0 | 9995 | 7/31/91 | 0    | REVERSE 6/91 DEPOSIT      | 60101   | 864.00     |
| 0- 0 | 9995 | 7/31/91 | 0    | REVERSE 6/91 DEPOSIT      | 60301   | 50.00      |
| 0- 0 | 9995 | 7/31/91 | 0    | REVERSE 6/91 DEPOSIT      | 60101   | 253.00     |
|      |      |         |      |                           |         | 1,167.00 * |
| 0- 0 | 9996 | 7/31/91 | 0    | INTEREST INCOME-MNY MKT   | 91101   | 445.70-    |
| 0- 0 | 9997 | 7/31/91 | 0    | MAINTENANCE DEPOSIT       | 60101   | 432.00-    |
| 0- 0 | 9997 | 7/31/91 | 0    | MAINTENANCE DEPOSIT       | 60301   | 250.00-    |
| 0- 0 | 9997 | 7/31/91 | 0    | MAINTENANCE DEPOSIT       | 60301   | 233.00-    |
|      |      |         |      |                           |         | 915.00-*   |
| 0- 0 | 9998 | 7/28/91 | 0    | MAINTENANCE DEPOSIT       | 60101   | 232.00-    |
| 0- 0 | 9998 | 7/28/91 | 0    | MAINTENANCE DEPOSIT       | 60301   | 425.00-    |
| 0- 0 | 9998 | 7/28/91 | 0    | MAINTENANCE DEPOSIT       | 60801   | 86.00-     |
|      |      |         |      |                           |         | 743.00-*   |
| 0- 0 | 9999 | 7/31/91 | 0    | CASH TRANS FOR MONTH-OPER | 101     | 9,798.77-  |
| 0- 0 | 9999 | 7/31/91 | 0    | SVC CHARGE-OPERATING      | 83501   | 16.93      |
|      |      |         |      |                           |         | 9,781.84-* |

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 52 DEBIT TRANSACTIONS 32,293.89 \*  
 18 CREDIT TRANSACTIONS 32,293.89-\*

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 70 TOTAL TRANSACTIONS: IN BALANCE