

# WESTBANK HOMEOWNERS ASSOCIATION, INC.

Monthly Meeting of the Board of Directors

April 18, 2011

1. Establish a Quorum

Agenda will be suspended for a presentation by personnel with MUD#6,  
and Southwest Water Company, Carriage Lane's Water Company.

2. Approval of Minutes
3. Treasurer's Report
4. Security Report
5. Community Awareness Report
6. Old Business
7. New Business
8. Homeowner Input
9. Adjournment of Meeting

**WESTBANK HOMEOWNERS ASSOCIATION, INC.**  
**MEETING OF THE BOARD OF DIRECTORS**  
**March 21, 2011**

**STATE OF TEXAS           §**

**MINUTES**

**COUNTY OF HARRIS       §**

The Westbank Homeowners Association's Meeting of the Board of Directors was held on March 21, 2011 at the Association clubhouse, 8303 West Road. Mrs. Paulann Alleman called the meeting to order at 7:30 p.m. after establishing that a quorum of the Directors was present. Other Board Members present at the meeting were Mark Cisneros, Virginia Hurlbut and Shiver Nolan. Also present were Tom Garth and Kathy Okulewicz representing Synergy Management Services, and Deputy Bilinovich of the Harris County Sheriff's Department.

**MINUTES – Ms. Nolan made a motion to approve the Minutes of the January 17, 2011 Monthly Meeting as written. The motion was seconded by Ms. Hurlbut and approved with all in favor.**

**TREASURER'S REPORT** – Mr. Garth reviewed the Profit & Loss, Budget vs. Actual figures for January and February 2011. Mr. Garth advised that the Association did much better than budgeted for both January and February, and he provided some details of the larger expenses for those months. He outlined the pool repairs which were scheduled to be completed prior to start of swim season.

Mr. Garth advised the present loan balances. He reviewed the compared the collected rates from the same periods in 2009, 2010 and 2011 and noted that the 2011 figures were well ahead of the previous years' and the bank balance also exceeded the numbers from the same period in previous years.

**Ms. Hurlbut made a motion to approve the Treasurer's Reports for January and February 2011 as given. Ms. Nolan seconded, and the motion was approved with all in favor.**

**NEIGHBORHOOD WATCH REPORT** – Mrs. Alleman reviewed the Neighborhood Watch Report statistics for February 2011 and provided details on many of these calls. She advised that the vehicles which had been burglarized had all been left unlocked. It has been noted that kids are walking through the neighborhood checking the doors on vehicles and when they come across a door they can open they enter to see what they can find.

Deputy Bilinovich gave an update on the recent burglaries to residences. She advised that 3 arrests had been made so far. The deputy explained how some officers process the crime scenes, and she also explained the process of following up with pawn shops to try to locate stolen property. Deputy Bilinovich recommended residents to keep their houses lit up at night.

Deputy Bilinovich advised that men have been stealing metal plates off the railroad tracks and she requested that if anyone sees anything suspicious that they please call the police. She also advised that she cites any youths seen after midnight, whether they are walking or driving.

**COMMUNITY AWARENESS** - Mr. Druffel addressed the Board and asked if the community could have Easter Egg hunt again this year. The specifics of the event were discussed. **Ms. Nolan made the motion to approve reimbursement for Easter Egg Hunt expenses up to \$350.00, subject to presentation of the receipts. The motion was seconded by Mr. Phillips and approved by all.**

**NEW BUSINESS / HOMEOWNER INPUT** - There was a discussion on possible deed restriction violations, especially box trucks parked in driveways. The updated deed restriction booklet addresses this and other issues. Mr. Garth gave a brief outline of what is in the updated booklets.

Mrs. Alleman advised that board members of the M.U.D. Water Board would be at the next homeowners' meeting, together with an engineer from the Board. They will explain the water bill and why there will be a rate increase. She briefly explained what is going to be done. Mrs. Alleman requested that residents ask their neighbors to also come to the next meeting and hear the MUD Board. The water board has a regular monthly meeting but there is no room at their meeting location for more than just a few people so it is easier for them to come to the clubhouse.

**There being no further business, Ms. Nolan moved that the Meeting be adjourned. The motion was seconded by Mr. Cisneros and passed with all in favor. The Meeting was adjourned at 8:50 p.m.**

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Secretary

**WESTBANK HOMEOWNERS ASSOCIATION**  
**Executive Session**  
**March 21, 2011**

Following the regular monthly meeting, the Board of Directors held a brief Executive Session, which was called to order at 9:00 p.m.

There was a brief discussion on the proposal from the new pool management company, Quality Aquatics. Ms. Nolan commented that the proposal usually included standard rules and she normally saw “no alcohol” stated in the rules. Mr. Garth noted that the proposal does require paying for a guard if alcohol is present, and that usually ends the issue.

Mr. Garth noted that the proposal offers a \$2600 discount from last year’s costs. Further, David Alleman said this company was the best the community has had.

(9:20 PM)

# Westbank Homeowners Association, Inc.

## Profit & Loss Budget vs. Actual

March, 2011 & Y.T.D.

	TOTAL							
	Mar 11	Budget	\$ Over Budget	% of Income	Jan - Mar 11	Budget	\$ Over Budget	% of Income
<b>Income</b>								
<b>2011 MFEE INCOME</b>	28,566.00	28,566.00	0.00	0.0%	86,577.00	86,577.00	0.00	0.0%
<b>OTHER INCOME</b>								
<b>Deed Restriction Fines</b>	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
<b>Service Fee - 3 Payment Option</b>	144.00	100.00	44.00	0.11%	304.00	275.00	29.00	0.02%
<b>MUD Cont. Deputy Income</b>	11,991.00	11,991.00	0.00	0.0%	35,973.00	35,973.00	0.00	0.0%
<b>Interest on Money Market</b>	58.52	41.00	17.52	0.04%	154.32	123.00	31.32	0.03%
<b>Pool Guest Fees</b>	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
<b>Coke Machine</b>	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
<b>Mgmt Collection Fees</b>	40.00	0.00	40.00	100.0%	205.00	0.00	205.00	100.0%
<b>Atty Collection Fees</b>	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
<b>Mgmt Deed Rstn Fees</b>	0.00				40.00			
<b>Atty Deed Rstn Fees</b>	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
<b>Penalty &amp; Int Income</b>	8.84	540.00	-531.16	-1.3%	19.77	1,620.00	-1,600.23	-1.3%
<b>Mowing Income</b>	0.00	0.00	0.00	0.0%	200.00	0.00	200.00	100.0%
<b>Clubhouse Rental</b>	0.00	166.00	-166.00	-0.41%	100.00	498.00	-398.00	-0.32%
<b>Total OTHER INCOME</b>	<u>12,242.36</u>	<u>12,838.00</u>	<u>-595.64</u>	<u>-1.46%</u>	<u>36,996.09</u>	<u>38,489.00</u>	<u>-1,492.91</u>	<u>-1.21%</u>
<b>Total Income</b>	40,808.36	41,404.00	-595.64	-1.46%	123,573.09	125,066.00	-1,492.91	-1.21%
<b>Expense</b>								
<b>ADMINISTRATIVE EXPENSE</b>								
<b>Coke Machine</b>	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
<b>Sterling OLD Loan Interest</b>	483.00	483.00	0.00	0.0%	1,733.00	1,449.00	284.00	0.23%
<b>Sterling NEW Loan Interest</b>	458.00	458.00	0.00	0.0%	1,542.00	1,374.00	168.00	0.14%
<b>Annual Meeting</b>	0.00	0.00	0.00	0.0%	0.00	100.00	-100.00	-0.08%
<b>Bad Debt</b>	2,663.08	1,666.00	997.08	2.44%	4,316.76	4,998.00	-681.24	-0.55%
<b>Bank Service Charge</b>	109.64	42.00	67.64	0.17%	334.25	126.00	208.25	0.17%
<b>Board Meeting Expense</b>	0.00	0.00	0.00	0.0%	0.00	100.00	-100.00	-0.08%
<b>Postage</b>	258.97	583.00	-324.03	-0.79%	1,788.17	1,749.00	39.17	0.03%
<b>Donations</b>	0.00	0.00	0.00	0.0%	0.00	250.00	-250.00	-0.2%
<b>Newsletter Expense</b>	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
<b>Office Supplies</b>	0.00	8.00	-8.00	-0.02%	92.19	24.00	68.19	0.06%
<b>Translations-English to Spanish</b>	0.00				77.76			
<b>Total ADMINISTRATIVE EXPENSE</b>	<u>3,972.69</u>	<u>3,240.00</u>	<u>732.69</u>	<u>1.8%</u>	<u>9,884.13</u>	<u>10,170.00</u>	<u>-285.87</u>	<u>-0.23%</u>
<b>Community Improvements</b>								
<b>Events, Projects &amp; Improvements</b>	762.69	1,666.00	-903.31	-2.21%	2,230.97	4,998.00	-2,767.03	-2.24%
<b>Total Community Improvements</b>	<u>762.69</u>	<u>1,666.00</u>	<u>-903.31</u>	<u>-2.21%</u>	<u>2,230.97</u>	<u>4,998.00</u>	<u>-2,767.03</u>	<u>-2.24%</u>

# Westbank Homeowners Association, Inc.

## Profit & Loss Budget vs. Actual

March, 2011 & Y.T.D.

	TOTAL							
	Mar 11	Budget	\$ Over Budget	% of Income	Jan - Mar 11	Budget	\$ Over Budget	% of Income
<b>CONTRACT SERVICES</b>								
Exterminating	0.00	0.00	0.00	0.0%	193.76	100.00	93.76	0.08%
Patrol Services	15,988.00	15,988.00	0.00	0.0%	47,964.00	47,964.00	0.00	0.0%
Patrol Services - Overtime	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Patrol Services - Equipment	0.00	0.00	0.00	0.0%	0.00	250.00	-250.00	-0.2%
Pool Contract Management	1,280.00	668.00	612.00	1.5%	2,560.00	2,004.00	556.00	0.45%
Association Management	3,740.00	3,570.00	170.00	0.42%	10,880.00	10,710.00	170.00	0.14%
Mosquito Fogging	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
<b>Total CONTRACT SERVICES</b>	<b>21,008.00</b>	<b>20,226.00</b>	<b>782.00</b>	<b>1.92%</b>	<b>61,597.76</b>	<b>61,028.00</b>	<b>569.76</b>	<b>0.46%</b>
<b>DEED RESTRICTION ENFORCEMENT</b>								
Force Mows	0.00	0.00	0.00	0.0%	200.00	0.00	200.00	100.0%
<b>Total DEED RESTRICTION ENFORCEMEN</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>	<b>200.00</b>	<b>0.00</b>	<b>200.00</b>	<b>100.0%</b>
<b>MAINTENANCE EXPENSE</b>								
<b>Groundskeeping Mgmt</b>								
Landscaping Contract	2,100.00	2,200.00	-100.00	-0.25%	6,300.00	6,600.00	-300.00	-0.24%
Misc. Grounds Maintenance	479.51	208.00	271.51	0.67%	728.42	624.00	104.42	0.09%
Shrubbery	0.00	83.00	-83.00	-0.2%	0.00	249.00	-249.00	-0.2%
<b>Total Groundskeeping Mgmt</b>	<b>2,579.51</b>	<b>2,491.00</b>	<b>88.51</b>	<b>0.22%</b>	<b>7,028.42</b>	<b>7,473.00</b>	<b>-444.58</b>	<b>-0.36%</b>
Curb Numbering	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Tennis Court	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Sprinkler System	689.00	292.00	397.00	0.97%	1,069.00	876.00	193.00	0.16%
Recreation Center	0.00	208.00	-208.00	-0.51%	0.00	624.00	-624.00	-0.51%
Clubhouse	0.00	125.00	-125.00	-0.31%	59.22	375.00	-315.78	-0.26%
<b>Total MAINTENANCE EXPENSE</b>	<b>3,268.51</b>	<b>3,116.00</b>	<b>152.51</b>	<b>0.37%</b>	<b>8,156.64</b>	<b>9,348.00</b>	<b>-1,191.36</b>	<b>-0.96%</b>
<b>POOL EXPENSES</b>								
Pool Pump Repair	0.00	208.00	-208.00	-0.51%	0.00	624.00	-624.00	-0.51%
Pool Repairs	0.00	167.00	-167.00	-0.41%	6,800.00	6,416.00	384.00	0.31%
Swimming Identification	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Pool Expenses	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Pool Chemicals	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Pool Supplies/Equipment	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
<b>Total POOL EXPENSES</b>	<b>0.00</b>	<b>375.00</b>	<b>-375.00</b>	<b>-0.92%</b>	<b>6,800.00</b>	<b>7,040.00</b>	<b>-240.00</b>	<b>-0.19%</b>
<b>PROFESSIONAL EXPENSES</b>								
<b>Attorney Collection Fees</b>								
Court Costs	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%

# Westbank Homeowners Association, Inc.

## Profit & Loss Budget vs. Actual

March, 2011 & Y.T.D.

					TOTAL			
	Mar 11	Budget	\$ Over Budget	% of Income	Jan - Mar 11	Budget	\$ Over Budget	% of Income
<b>Title Searches</b>	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
<b>Atty Deed Restriction Fee</b>	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
<b>Corporate Legal Fees</b>	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
<b>Atty Collection Fee</b>	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
<b>Total Attorney Collection Fees</b>	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
<b>Management Collection Fees</b>								
<b>3 Payment Option Service Fees</b>	128.00	100.00	28.00	0.07%	288.00	275.00	13.00	0.01%
<b>Forced Mow Admin Trip Chgs</b>	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
<b>NSF Check Service Fees</b>	0.00	0.00	0.00	0.0%	0.00	150.00	-150.00	-0.12%
<b>Collection Fees</b>	175.00	0.00	175.00	100.0%	525.00	0.00	525.00	100.0%
<b>Total Management Collection Fees</b>	303.00	100.00	203.00	0.5%	813.00	425.00	388.00	0.31%
<b>Audit - Tax Preparation</b>	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
<b>Dues &amp; Subscriptions</b>	0.00	0.00	0.00	0.0%	75.00	350.00	-275.00	-0.22%
<b>Total PROFESSIONAL EXPENSES</b>	303.00	100.00	203.00	0.5%	888.00	775.00	113.00	0.09%
<b>TAX &amp; INSURANCE</b>								
<b>D &amp; O Insurance</b>	333.00	333.00	0.00	0.0%	999.00	999.00	0.00	0.0%
<b>TCPP &amp; Umbrella Insurance</b>	1,875.00	1,875.00	0.00	0.0%	5,625.00	5,625.00	0.00	0.0%
<b>Uninsured Auto Insurance</b>	20.00	20.00	0.00	0.0%	60.00	60.00	0.00	0.0%
<b>Fidelity Bond</b>	29.00	29.00	0.00	0.0%	87.00	87.00	0.00	0.0%
<b>Property Tax</b>	0.00	0.00	0.00	0.0%	0.00	30.00	-30.00	-0.02%
<b>Total TAX &amp; INSURANCE</b>	2,257.00	2,257.00	0.00	0.0%	6,771.00	6,801.00	-30.00	-0.02%
<b>UTILITIES</b>								
<b>Elec. Street Lights</b>	5,437.05	6,250.00	-812.95	-1.99%	15,601.70	18,750.00	-3,148.30	-2.55%
<b>Elec. Rec Center</b>	759.44	1,250.00	-490.56	-1.2%	3,165.34	3,750.00	-584.66	-0.47%
<b>Elec. Sprinklers</b>	15.12	25.00	-9.88	-0.02%	45.14	75.00	-29.86	-0.02%
<b>Water - Rec. Center/Pool</b>	89.25	415.00	-325.75	-0.8%	523.30	1,245.00	-721.70	-0.58%
<b>Water - Sprinkler</b>	136.05	625.00	-488.95	-1.2%	1,113.40	1,875.00	-761.60	-0.62%
<b>Telephone</b>	170.13	250.00	-79.87	-0.2%	509.30	750.00	-240.70	-0.2%
<b>Total UTILITIES</b>	6,607.04	8,815.00	-2,207.96	-5.41%	20,958.18	26,445.00	-5,486.82	-4.44%
<b>Total Expense</b>	38,178.93	39,795.00	-1,616.07	-3.96%	117,486.68	126,605.00	-9,118.32	-7.38%
<b>Net Income</b>	<b>2,629.43</b>	<b>1,609.00</b>	<b>1,020.43</b>	<b>2.5%</b>	<b>6,086.41</b>	<b>-1,539.00</b>	<b>7,625.41</b>	<b>6.17%</b>



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 04/14/11  
 Accrual Basis

**Westbank Homeowners Association, Inc.**  
**Balance Sheet**  
 As of March 31, 2011

	Mar 31, 11
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Sterling Sweep Account	
Operating Funds	320,584.96
Reserve Funds	15,000.00
<b>Total Sterling Sweep Account</b>	<b>335,584.96</b>
Sterling Operating	206.44
Southwest Bank of Texas	392.08
Petty Cash	250.00
<b>Total Checking/Savings</b>	<b>336,433.48</b>
Accounts Receivable	
Accounts Receivable	
A/R 1990's	9,185.54
A/R 2000	
A/R MAINTENANCE FEES 2000	282.99
Force mows 2000	210.00
Interest	79.98
Legal/Collection	1,426.69
PrePaid Legal	934.00
Returned Checks	259.39
Synergy Collection Fee	378.06
<b>Total A/R 2000</b>	<b>3,571.11</b>
Maintenance Fees 2001	
Force Mow 2001	395.00
Interest on Outstanding M. Fees	577.02
Maintenance Fees 2001 - Other	1,051.10
<b>Total Maintenance Fees 2001</b>	<b>2,023.12</b>
Maintenance Fees 2002	
2002 Attorney & Mgmt Col. Fees	1,085.00
Maintenance Fees 2002 - Other	654.17
<b>Total Maintenance Fees 2002</b>	<b>1,739.17</b>
Maintenance Fees 2003	
2003 Forecd Mows & Admin Chgs	5.00
2003 Penalty & Interest	50.00
Maintenance Fees 2003 - Other	1,652.82
<b>Total Maintenance Fees 2003</b>	<b>1,707.82</b>
Maintenance Fees 2004	
2004 Forced Mows	274.00
2004 Attorney Fees	1,997.32
2004 Synergy Collection Fees	419.20
Maintenance Fees 2004 - Other	2,479.74
<b>Total Maintenance Fees 2004</b>	<b>5,170.26</b>
Maintenance Fees 2005	
2005 NSF Checks	30.00
2005 Attorney Fees	1,062.67
2005 Synergy Collection Fees	1,262.10
Maintenance Fees 2005 - Other	1,935.51
<b>Total Maintenance Fees 2005</b>	<b>4,290.28</b>
Maintenance Fees 2006	
Force Mows	280.00
2006 NSF Checks	1,358.00
2006 Interest	130.00
2006 Attorney Fees	2,914.35
2006 Synergy Collection Fees	1,197.00
Maintenance Fees 2006 - Other	3,847.70
	<b>3,847.70</b>

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04/14/11  
Accrual Basis

**Westbank Homeowners Association, Inc.**  
**Balance Sheet**  
As of March 31, 2011

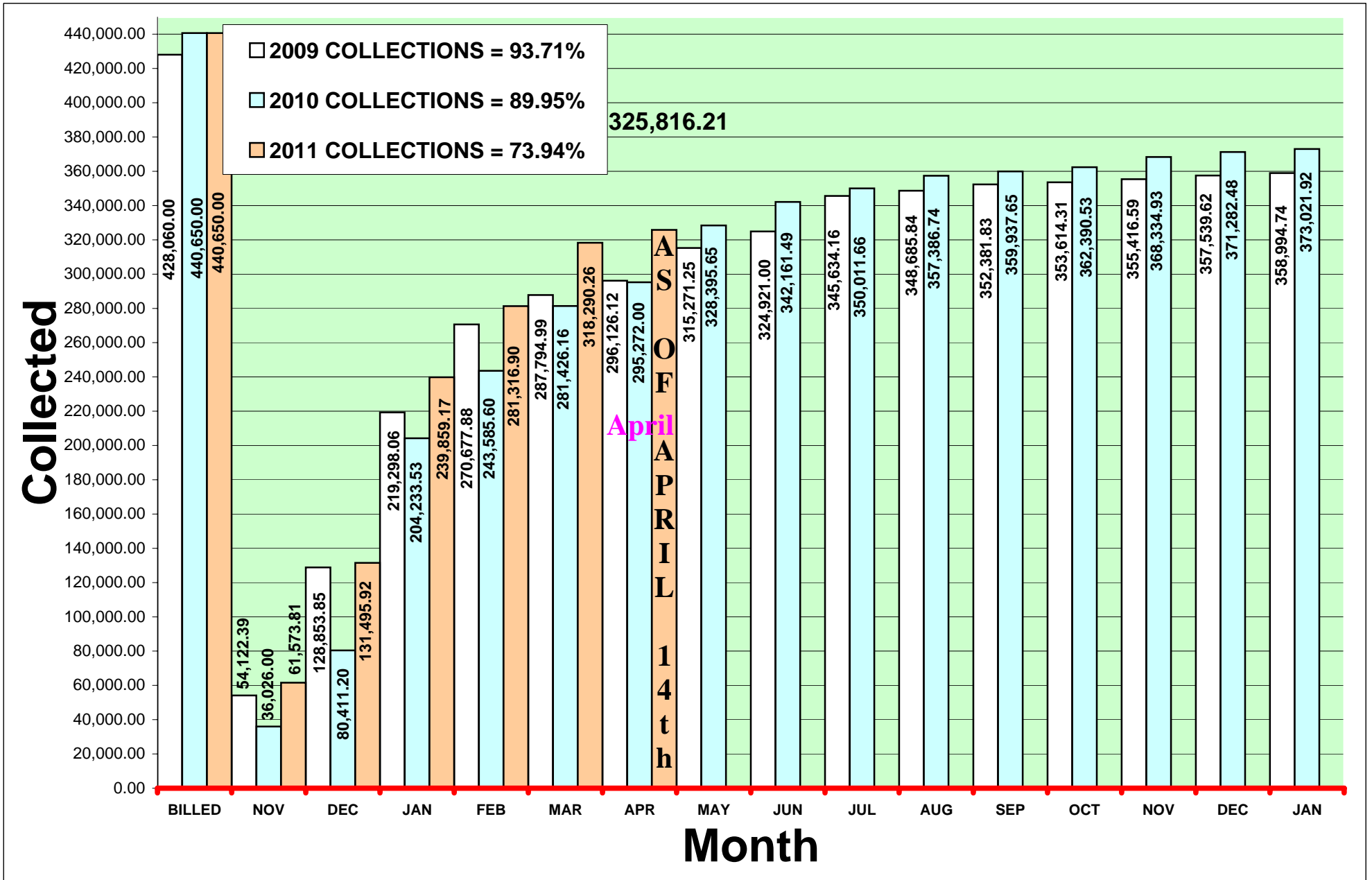
	<u>Mar 31, 11</u>
<b>Total Maintenance Fees 2006</b>	9,727.05
<b>Maintenance Fees 2007</b>	
2007 Attorney's Fees	3,304.76
2007 Collection Fees	1,875.00
2007 Transfer & Collection Fees	1,034.00
2007 Force Mows	1,362.65
Maintenance Fees 2007 - Other	8,991.82
<b>Total Maintenance Fees 2007</b>	16,568.23
<b>Maintenance Fees 2008</b>	
2008 Interest on Account	1,161.72
2008 Forced Mows	2,213.00
2008 Attorney's Fees	18,261.70
2008 NSF	423.24
2008 Synergy - 3 Payment Option	1,334.68
Maintenance Fees 2008 - Other	17,160.36
<b>Total Maintenance Fees 2008</b>	40,554.70
<b>Maintenance Fees 2009</b>	
2009 Interest on Account	1,274.05
2009 Force Mows	2,532.88
2009 - Synergy Collect & Other	240.00
Maintenance Fees 2009 - Other	26,284.14
<b>Total Maintenance Fees 2009</b>	30,331.07
<b>Maintenance Fees 2010</b>	
2010 - Synergy Collect & Other	14,654.67
2010 - Interest on Account	4,039.83
2010 - NSF Checks	480.00
2010 - Attorney's Fees	7,998.83
Maintenance Fees 2010 - Other	42,269.69
<b>Total Maintenance Fees 2010</b>	69,443.02
<b>Atty Collection Trust Accout</b>	-15,669.61
<b>Maintenance Fees 2011</b>	
2011 - Force Mows	135.00
Maintenance Fees 2011 - Other	122,359.74
<b>Total Maintenance Fees 2011</b>	122,494.74
<b>Total Accounts Receivable</b>	301,136.50
<b>Total Accounts Receivable</b>	301,136.50
<b>Other Current Assets</b>	
Undeposited Funds	-11,991.00
<b>Total Other Current Assets</b>	-11,991.00
<b>Total Current Assets</b>	625,578.98
<b>Fixed Assets</b>	
Accumulated Depreciation	-206,734.00
<b>Fixed Assets</b>	
Building Remodeling	
Appliances	2,280.00
Building Remodeling - Other	149,841.76
<b>Total Building Remodeling</b>	152,121.76
Building	2,172.32
Clubhouse Furniture	3,406.44
Fence	9,197.00
Gazebo	16,740.00
New Building	4,335.34
Pool Lights	11,546.51

2:19 PM  
04/14/11  
Accrual Basis

**Westbank Homeowners Association, Inc.**  
**Balance Sheet**  
As of March 31, 2011

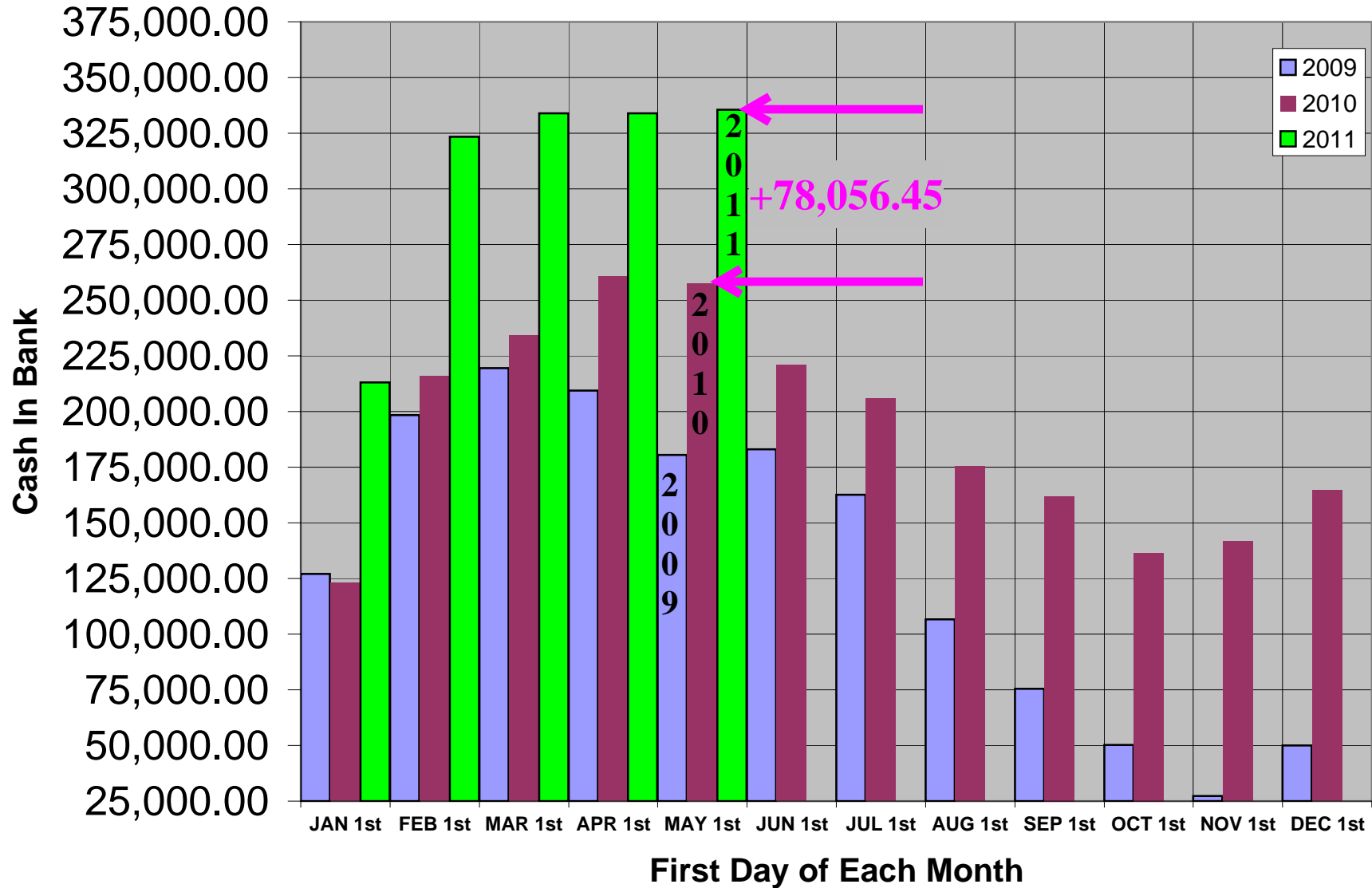
	<u>Mar 31, 11</u>
Pool Repairs	148,507.32
Pumphouse	4,350.00
Signs	1,633.05
Swimming Pool (New Pool)	293,359.20
<b>Total Fixed Assets</b>	<u>647,368.94</u>
<b>Total Fixed Assets</b>	440,634.94
<b>Other Assets</b>	
Other Assets	
Pre-Paid Insurance	-11,224.56
<b>Total Other Assets</b>	<u>-11,224.56</u>
<b>Total Other Assets</b>	-11,224.56
<b>TOTAL ASSETS</b>	<u><u>1,054,989.36</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	-26,597.39
<b>Total Accounts Payable</b>	<u>-26,597.39</u>
<b>Other Current Liabilities</b>	
Current liabilities	
Unearned Income from 2010 MFEES	12,590.00
Unearned Income from 2011 MFEES	354,073.00
<b>Total Current liabilities</b>	<u>366,663.00</u>
<b>Total Other Current Liabilities</b>	<u>366,663.00</u>
<b>Total Current Liabilities</b>	340,065.61
<b>Long Term Liabilities</b>	
Long Term Liabilities	
Sterling Bank 100K Loan 7-30-07	78,512.21
Sterling Bank-Loan 1	90,965.64
<b>Total Long Term Liabilities</b>	<u>169,477.85</u>
<b>Total Long Term Liabilities</b>	<u>169,477.85</u>
<b>Total Liabilities</b>	509,543.46
<b>Equity</b>	
Retained Earnings	539,359.49
Net Income	6,086.41
<b>Total Equity</b>	<u>545,445.90</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>1,054,989.36</u></u>

# 2011 vs 2010 vs 2009 Maintenance Fee Collections



# WESTBANK H.O.A., INC.

## Cash in Bank - 2009 - 2010 - 2011 Comparisons





# CERTIFICATE OF LIABILITY INSURANCE

OP ID: DC

DATE (MM/DD/YYYY)  
02/07/11

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> <b>Bollinger, Inc.</b> <b>101 JFK Parkway</b> <b>Short Hills, NJ 07078-5000</b> <b>Lori Windolf Crispo Ext. 8105</b>		<b>800-526-1379</b>  <b>973-921-2876</b>	<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext):</b> <b>E-MAIL ADDRESS:</b> <b>PRODUCER CUSTOMER ID #: NWAQUA1</b>	<b>FAX (A/C, No):</b>
<b>INSURED</b> <b>Northwest Aquatic League</b> <b>Linda Lowe</b> <b>17414 Rustic Canyon Trail</b> <b>Houston, TX 77090</b>		<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b> <b>38970</b>
		<b>INSURER A : Markel Insurance Company</b>		
		<b>INSURER B :</b>		
		<b>INSURER C :</b>		
		<b>INSURER D :</b>		
		<b>INSURER E :</b>		
		<b>INSURER F :</b>		

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<b>GENERAL LIABILITY</b>			3602AH236028-1	02/01/11	02/01/12	EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person)	\$ 5,000
	<input checked="" type="checkbox"/> Incl Participants						PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 3,000,000
							PRODUCTS - COMP/OP AGG	\$ 1,000,000
								\$
A A	<b>AUTOMOBILE LIABILITY</b>			3602AH236028-1	02/01/11	02/01/12	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident)	\$
	<input checked="" type="checkbox"/> HIRED AUTOS							\$
<input checked="" type="checkbox"/> NON-OWNED AUTOS				\$				
	<b>UMBRELLA LIAB</b>						EACH OCCURRENCE	\$
	<b>EXCESS LIAB</b>						AGGREGATE	\$
	DEDUCTIBLE							\$
	RETENTION \$							\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						WC STATUTORY LIMITS	OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	<b>Accident Insurance</b>			4102AH236025-1	02/01/11	02/01/12	Med Max:	100,000
	<b>Full Excess</b>						Ded:	\$500/Claim

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Coverage is provided under this policy only for sponsored and supervised activities of the named insured for which a premium has been paid.

**CERTIFICATE HOLDER****CANCELLATION**

<b>CARR115</b>  <b>Carriage Lane</b> <b>Ruby Garza</b> <b>8418 Bridgefoot</b> <b>Houston, TX 77064</b>	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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