



The Official Newsletter of the Oak Creek Village Community Association, Inc.



Thank You OCV Newsletter Supporters!

The Oak Creek Village newsletter reaches **659 homes** in the OCV subdivision every month. This publication is created, printed and mailed to all of our homes thanks to the local businesses that advertise, please show your appreciation by utilizing these businesses whenever possible. We have included a listing of our advertisers for easy access, please cut this out and place it on your fridge so the next time you need a service you can count on calling a **local** business, who likely has **references in your neighborhood**. Don't forget to tell them you saw them in the newsletter!



OCV Preferred Business List



Air of Houston

281-890-0990 • See Ad Page 10

Douglas Heating & Air Conditioning

281-376-3111 • See Ad Page 3

America's Best Electric Company

713-306-0859 • See Ad Page 9

Gossett Heating & Air Conditioning

281-353-9595 • See Ad Page 9

Beauty Essentials Salon & Day/Spa

281-353-3000 • See Ad On Back Cover

Jan Kopfler, Coldwell Banker

713-825-1247 • See Ad Page 10

Cunningham Gas Products

281-376-5200 • See Ad Page 11

L.B. Reid, Neighborhood Handiman

281-580-5060 • See Ad Page 9

Diana Baskett

281-755-1959 • See Ad Page 11



Spring Klein Electrical

281-370-6347 • See Ad Page 5



How To Reach Us...

TXMGMT

P.O. Box 9184

The Woodlands, Texas 77387

Service@TXMGMT.com

www.txmgmt.com

OCV EXECUTIVE BOARD

President, <i>Sharon Kuester</i>	281/444-1532
Architectural Control, <i>A.J. Salinas</i>	281/444-1292
Treasurer, <i>Jon Whisler</i>	832/249-1342
Maintenance, <i>Byron Yarbrough</i>	281/586-0813
Recreation, <i>Elizabeth Davis</i>	713/775-5458
OCVRecreation@yahoo.com	
Security, <i>Lloyd Bratton</i>	832/217-4522
Deed Restrictions, <i>Lou Bernard</i>	281/444-4663
LBernard15@att.net	

COMMITTEE NUMBERS

Clubhouse Rental, <i>Sam Elliott</i>	281/236-7979
OCV Accountant, <i>TXMGMT</i>	832/910-7525
Newsletter Editor, <i>Meri Lou Fry</i>	281/440-8915
3903 Midforest Dr. (box on doorstep)	
loulala313@yahoo.com	
Newsletter Publisher, <i>Diana Baskett</i>	281/755-1959
6211 Hickorycrest Dr. Spring, TX. 77389	
Di@DianaBaskett.com	

EMERGENCY

Emergency (Police, Medical, Fire)	911
Ambulance	281/440-4300
Animal Control (612 Canino Rd.)	281/999-3191
Crimestoppers	713/222-8477
Crisis Hotline	713/527-9864
Fire	281/251-0101
Interfaith	281/367-1230
Hospital	281/440-1000
Poison Control (poisoncenter.org)	800/222-1222
Sheriff (Harris Co.)	713/221-6000
Water & Sewage (24 hour Emergency)	281/376-8802
United Way (Information & Referral)	281/292-4155

HELPFUL NUMBERS

Vacation Watch - Cypresswood Annex
281/376-2997 (Forms 713/221-6000)

Street Light Out ~ Centerpoint 713/207-2222
(Be sure to have the six-digit ID# off the pole.)

UTILITIES

Post Office - Cornerstone	281/444-1355
Electricity - Reliant Energy	713/207-7777
Gas - Centerpoint Energy	713/659-2111
Trash - J&S Trash Services (pick-up schedule) ...	713/635-2500

OCV has a heavy trash pick up day EVERY Friday. On Fridays, J&S does not have as much trash to pick up as on Tuesdays so that is when they will pick up "one" heavy trash type item like bundled up tree branches, refrigerators, stoves, hot water heaters, dishwashers, etc. If a homeowner has multiple heavy trash type items, the homeowner will need to spread them out over multiple Fridays or a special fee can be paid to have multiple heavy items all picked up on a single Friday.

If you need to dispose of any hazardous material please visit the website below for dates and locations:

Hazardous Waste Disposal
www.CleanWaterClearChoice.org

Telephone - AT&T	800/246-8464
Water & Sewage - Bammel Utility District	281/376-8802



Recycling

Friday is your only recycle day. Paper, magazines, books, boxes (no debris inside), plastic containers and aluminum containers will be picked up, NO GLASS PLEASE.

OCV GARDEN CLUB BOARD



President, <i>Anita Cook</i>	281/440-1093
Program Committee	
<i>Carol Barziza</i>	281/444-8957
<i>Gene Rasmussen</i>	281/440-1249
Historian & Yearbook, <i>Carol Barziza</i>	281/444-8957
Secretary, <i>Mary Helen Alenius</i>	281/580-4384
Treasurer, <i>Kathy Colbert</i>	281/583-0652

Meetings are held on the fourth Tuesday of each month.

Oak Creek Village

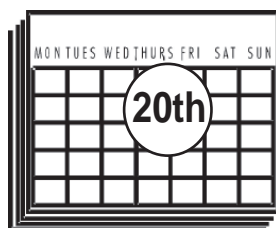
Newsletter



The deadline for the February issue is January 20th, 2015

You can deliver your typed articles, classified ads* or other submissions to:

Meri Lou Fry via email at **LouLaLa313@yahoo.com** or **3903 Midforest Drive, (box on doorstep)** prior to the deadline each month.



*Classified advertisements are only available to residents at no cost, and are not intended for business purposes.

If you would like to advertise in this publication, please contact:

Diana Baskett

281.755.1959

Di@DianaBaskett.com

Did You Know???

The Oak Creek Village Newsletter is published and delivered to all of the residents in Oak Creek Village every month. That's 659 homes! This is only possible through the support of our advertisers, so please show them our appreciation.



**VISIT US ON THE
WWWEB...**

Have you seen the website yet? You can access a wealth of information as well as email your Board of Directors.

We are continually updating it to keep our residents informed, so check it out today!

www.OakCreekVillage.org

TEENAGE JOB SEEKERS

If you're looking for a responsible teen to watch your child, house, pet, or to do some yard work or power washing, look no further! These teens live in your neighborhood and have references from your neighbors!

NAME	AGE	SERVICE(S)	PHONE
Dominique Boulay*	17	B+H+P	281/455-7397
Estefhany Chavarria	17	B+H+P	832/818-8671

B-Baby Sitting H-House Sitting P-Pet Sitting

PW-Power Washing Y-Yard Work

*** CPR Certified**

Are you a teen that is interested in earning some extra \$\$\$?

If you would like to be added to this list, please send your name, address, date of birth, phone number and service(s)

you can provide to:

Diana Baskett

6211 Hickorycrest Drive • Spring, TX 77389

email ~ Di@DianaBaskett.com

Oak Creek Village Community Association Board of Directors

~ Meeting Reminder ~

February 9th, 2015

7:30 PM

Residents are reminded that the Oak Creek Village Community Association Board of Directors meets on the second Tuesday of every month at 7:30 PM. All residents are invited and encouraged to attend. Anyone wishing to present ideas to the Board should call a Board member prior to the meeting so we may allot time for you on the agenda.

PROMPT, RELIABLE SERVICE

DOUGLAS

**COMMERCIAL
RESIDENTIAL**

Heating & Air Conditioning

281-376-3111

- Sales, Service, and Installation
- All Makes and Models
- Maintenance Service Agreements
- Financing Available

**Time for a
Checkup
Is Now!!**



TACLB
006326C

Serving 1960 & NW areas
since 1975

**ENERGY
TECHNIQUES
SPECIALISTS**

OCV PRESIDENT'S LETTER

Dear Friends and Neighbors,

Where did it go? Personally, I'm glad it's gone. I now have a fresh opportunity to do better, and I'll start by apologizing for a couple of goofs---things, not people. First, I'm sorry for the confusion over the maintenance dues payment. If you still have a problem, either call me, or call Brian Desilets, our accountant. His number is in the newsletter. We'll get him up to speed here shortly.

The other "I'm sorry" concerns Breakfast with Santa. There is no reason to expect everyone in the Village to be on Neighbor Net, or any other website or page. However, one shouldn't have to check *our* website daily to see what's going on. The cancellation should have been on the sign boards and definitely on the door of the clubhouse. We goofed. However, if those of you who were going to go had volunteered to help, the event would not have needed to be canceled. Elizabeth works, too, and can't do it all by herself, or even with two or three faithful helpers, who don't even *have* children. This applies to our other events, too.

On a happier note, thanks to those of you who put out holiday decorations, including red bows, and I have a request. Before you say, or even think, something ugly about someone of a different race, ethnic group or religion, ask yourself if it's really necessary, even if you believe it. We were all brought up prejudiced in some way or another, probably by parents who had no idea that what they were saying was wrong. Unless you're a full-blooded Native American, everyone else has as much right to be here as you. The Puritans wanted freedom of religion for themselves, not everyone. The Irish, the Germans, the Italians, the Chinese, who built our railroads by the way, and the Afro-Americans, who didn't even want to come here, have all been vilified in their turn. Now it's the Muslims, who do NOT believe in all this garbage ISIS and assorted other hate groups are espousing, and, it seems to me, are more God-centered in their daily lives than I am. What about the Statue of Liberty? Does her message apply only to YOUR ethnic group? Fear breeds prejudice and hate. Do you want to be known as a chicken? I think we can tough out the remote possibility that one of the refugees is a terrorist in order to embrace a group of people who have already been through Hell.

I'm sorry if I offended anyone. I didn't mean to. Let's hope 2016 is a better year, and "God bless us, everyone."

See you around the neighborhood,

Sharon Kuester, prez



BEG, BARTER, BUY & SELL in Oak Creek Village



Your local online connection to find used items you seek or list things you no longer need.

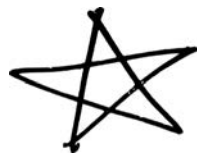
Please NO BUSINESS ads, this group is for Oak Creek Village Residents who are either looking for, or have personal items to beg, barter, buy and sell.

Rules are easy, use good judgement (nothing inappropriate), be honest in your listings, no scammers, no profanity and PLEASE REMOVE YOUR POST ONCE IT IS SOLD.

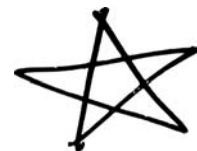
If you abuse this site you will be banned. All posts are subject to removal by the Admins at any time.

At the time of this printing

we had



130



members added to the Group, and we get more requests to join from your neighbors all the time!

If you are interested in buying or selling personal items to/from your neighbors, please join our new **Facebook group "Beg, Barter, Buy & Sell in Oak Creek Village."** This is a closed group where residents can post personal items for sale, items that they are seeking to purchase, **LOST AND FOUND PETS** or any local news or events that they wish to share with their neighbors. Many Facebook groups like this one have started up recently and have been taking off like gangbusters, so take a minute to join the group today and watch it grow into a resource we can all utilize!

If you cannot find the group by searching, please use the following URL...

<https://www.facebook.com/groups/576126842451935/>

Come join us, you never know when you'll see a deal you just can't pass up!





Oak Creek Village Garden members Carol Barziza and Anita Cook presented Mark Warpmaeker (Vice-President of Fund Development) of Northwest Assistance Ministries with a check for \$300.

Check out more on the web at:

OakCreekVillage.org

Stay informed, stay connected.

Master #18209
GC #19360

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ELECTRICAL SERVICES

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Wesley Salyers, Master Electrician

281-370-6347

Fax: 281-257-2414

springkleinesi@comcast.net

18810 Tomato

Spring, TX 77379

springkleinelectrical.com

OAK CREEK VILLAGE COMMUNITY ASSOCIATION DEED RESTRICTION REPORT

New residents: we wanted to inform you that J&S Trash Service provides trash pick up to our residents. Trash collection is on Tuesdays and Fridays. Recycling is collected on Fridays. Please do not set out trash or recycling before 7:00 a.m. on those days. Remember we have "backdoor" trash service, but yard and waste and recycling must be hauled to the curb. Once they pick up your trash, please remove your trash cans from your driveway and put them behind your fence until the next scheduled pick up. Also it is the responsibility of our residents to pay for their trash service. J&S Trash Service can be reached at 713-635-2500. A bill is sent to residents every three months. Please remember it is a violation to have a driveway filled with trash, trash cans, broken down trucks, trailers, cars, boats, campers, etc. There should be nothing visible on your driveway but vehicles. We ask everyone to sweep their driveways as well.

Occasionally, a resident doesn't appreciate being reminded that he is violating deed restrictions. Please understand that you chose to live in an HOA subdivision, and must, therefore, abide by the deed restrictions. It is not fair to those homeowners who make an effort to keep their homes in good condition and appreciate having a HOA Board that is active and will continue to enforce the rules that keep our subdivision a safe and lovely place to live. Conforming to standards also adds to the value of your home and subdivision. You will notice that any subdivision that does not have an HOA or management company will decay and exemplify the "Broken Window Theory." (Look this up on the internet to see what it implies). Not a good image. Take a minute and go outside across the street from your home. Then, turn around and look at your house and see if it meets deed restrictions and you are proud of how it looks. A good way to start the New Year is to resolve never to have a deed restriction notice posted on your door.

Anyone in the neighborhood considering an exterior remodeling project, please don't forget to apply for approval before starting your project. Contact our Architectural Control Director, A. J. Salinas or Bill Taylor, his assistant.

Thanks to all of you who have really put forth effort to take care of your home and property. We are seeing homes with new roofs, yards maintained, fences replaced or repaired, newly painted, replaced or repaired mailboxes, shutters replaced or repaired, new windows installed, mold removed and pine needles removed from roofs, walkways, and driveways. Thank you, thank you, thank you.

At our last HOA meeting we were informed that the North Harris County Regional Water Authority rates will increase as of April, 2016. We have invited the Regional Director of NHCRWA to come to our February HOA meeting, Tuesday, February 9, 2016 to speak with our residents about the reason for and what the increase will be. We encourage all of you who wish to learn about this increase to attend this meeting.

Hope all had a safe and happy holiday season. Look forward to making a difference in 2016 and again, thank you for being responsible neighbors.

Lou Bernard, Deed Restrictions Director



OAK CREEK VILLAGE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

DECEMBER 8, 2015

The meeting was called to order at 7:50 p.m. by Elizabeth Davis standing in for Sharon Kuester who was ill. Directors present were Elizabeth, Jon Whisler, Lloyd Bratton and Lou Bernard. Bill Taylor was asked to stand in for AJ Salinas. Residents attending were the aforementioned Bill Taylor, Marilyn Bogle, Barbara Frisbie, Nick Fava and Byron Yarbrough.

The minutes of the November 10, 2015 meeting were approved by the directors.

REPORTS

Treasury - Written reports read and approved. Treasurer, Jon Whisler made a motion to have the accountant work with ICON Bank to draft the proper paperwork so we can open a new account with ICON to earn more interest on our available funds. This is to include as signers on the account Jon Whisler, Sharon Kuester and Louella Bernard.

Motion seconded by Lloyd Bratton and passed.

Security - Sheriff's report discussed with special emphasis on thefts. Report approved.

Recreation - Oral report accepted...written report to follow.

Deed Restrictions - Lou reported that the unfinished curb numbers would be completed in January. Under Architectural Control, no requests were made...probably due to the nearness of the Christmas season.

Bill Taylor informed the board that the seesaw had been repaired and he suggested that we visit Discount Tire to get a replacement for our swing.

In this spot, it seems only fitting to announce that we have a new MAINTENANCE DIRECTOR! His name is BYRON YARBROUGH. That is the best New Business we have had in months!

Also we had a motion (passed unanimously) to purchase Christmas gift certificates for our deputies thanking them for their fine service.

Meeting adjourned at 9:50 p.m.

Respectfully submitted, Meri Lou Fry, Secretary



Oak Creek Village Security Stats ~ NOVEMBER 2015 Harris County

Sheriff's Office Patrol Bureau

TYPE OF ACTIVITY	D. Harden	M. Malloy	C. Sturghill	Others	Monthly Total
Alarm Local	0	0	0	3	3
Alarm/Sil/Pan/HU	0	0	0	1	1
Animal/Aggressive	0	0	0	1	1
Animal/Humane	0	0	0	1	1
Check Park	9	1	4	0	14
Contract Check	108	23	129	2	262
Criminal Mischief	0	0	0	1	1
Dist./Faimily	0	0	1	1	2
Dist./Loud Noise	0	0	0	1	1
Follow Up	5	0	0	1	6
Information Call	11	0	0	0	11
Meet the Citizen	16	7	0	2	25
Meet the Officer	0	0	0	1	1
MUD Building Check	3	0	0	0	3
Neighborhood Check	0	0	0	1	1
Suspicious Person	0	6	0	0	6
Theft/Other	1	3	0	1	5
Traffic Initiative	11	14	0	1	26
Traffic Hazard	1	0	0	0	1
Traffic Stop	0	2	1	0	3
Vacation Watch	5	4	6	0	15
Vehicle Suspicious	2	0	2	1	5
Welfare Check	0	1	0	1	2
Total	172	61	143	20	396

Explore the **FUN4ALL**



at
Big Stone Lodge

at Dennis Johnston Park
709 Riley Fuzzel Road, Spring
281-350-1029

Ongoing Program Schedule

(<http://www.hcp4.net/Community/CommunityCenters/Events>)

MONDAYS

- 8:10am Rhythm Walking (BSL)
- 9:00am Tai Chi (BSL)
- 9:30am Beginning Pilates (AB)
- 10:10am Beginning Zumba (BSL)
- 10:10am Watercolor (AB)
- 11:10am Dancercise (BSL)
- 12:15pm Beginning Drawing Class (BSL)
- 1:00pm Oil Painting (AB)
- 2:15pm Advanced Drawing Class (BSL)
- 4:00pm Rhythm Walking (BSL)

**Big Stone Lodge
(BSL)
Activity Building
(AB)**

TUESDAYS

- 8:10am Rhythm Walking (BSL)
- 9:00am Hatha Yoga (BSL)
- 10:10am Beginning Line Dancing (BSL)
- 11:20am Improvers Line Dancing (BSL)
- 1:00pm Cards and Dominoes (BSL)
- 4:00pm Rhythm Walking (BSL)
- 5:00pm Intermediate Line Dancing (BSL)
- 6:00pm Dancercise (BSL)
- 7:00pm Hatha Yoga (BSL)

WEDNESDAYS

- 8:10am Rhythm Walking (BSL)
- 9:00am Tai Chi (BSL)
- 9:30am Beginning Pilates (AB)
- 10:10am Beginning Zumba (BSL)
- 11:10am Dancercise (BSL)
- 1:00pm Dart Baseball (AB)
- 4:00pm Rhythm Walking (BSL)

THURSDAYS

- 8:10am Rhythm Walking (BSL)
- 9:00am Hatha Yoga (BSL)
- 9:00am Quilting (AB)
- 10:10am Beginning Line Dancing (BSL)
- 11:20am Improvers Line Dancing (BSL)
- 1:00pm Colored Pencil Drawing (21st AB)
- 4:00pm Rhythm Walking (BSL)
- 6:00pm Dancercise (BSL)
- 7:00pm Hatha Yoga (BSL)

FRIDAYS

- 8:10am Walking Along the Trails (BSL)
- 8:30am Beginning Pilates (AB)
- 9:00am Beginning Zumba (AB)

Please note: Child care is not provided at any Precinct 4 facility, and children are not allowed in classes in which they are not eligible to participate.

UPCOMING FEBRUARY EVENTS

Popcorn and a Movie: Lost in Translation

Wednesday, February 3 at 1 p.m.

Pontoon Boat Rides

Friday, February 5 at 8:30 a.m.

Beginning Spanish

Tuesdays, February 9 & 16 at 10 a.m.

Thai Fruit Carving Course

Tuesdays, February 9 & 16 at 1 p.m.

Family Memoir Seminar

Wednesday, February 10 at 1 p.m.

Hot Seat Bingo

Thursday, February 11 at 1 p.m.

Hearing Loss Seminar

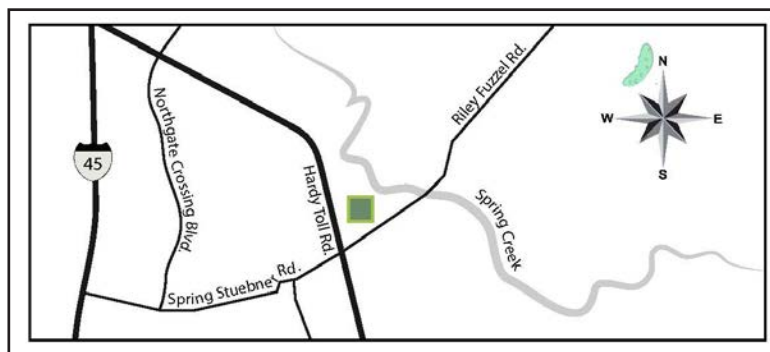
Thursday, February 18 at 1 p.m.

All programs and classes are provided at no cost to participants; however, participants must furnish their own supplies for some programs or may be able to purchase supplies at the instructor's cost. Donations are welcome, but never required. Children under the age of 18 must be accompanied by an adult.

For more information, please call 281-350-1029

Monday through Friday from 8 a.m. to 5 p.m.

Harris County Precinct 4 programs serve people of all ages regardless of socioeconomic level, race, color, sex, religion, national origin, or physical ability. Anyone requiring special assistance to participate in this program should contact Jan Sexton, director of the Community Centers and Senior Adult Program, at 281-893-3726.



R. Jack Cagle
Commissioner

OAK CREEK VILLAGE

COMMUNITY ASSOCIATION TREASURER'S REPORT

DECEMBER 8, 2015

Balance Sheet

The October 31, 2015 balance sheet shows \$554,720 in the bank.

Statement of Revenue & Expense

For October 2015, revenue was below budget by (\$1,100) primarily due to lower Transfer Fees and Misc. Income revenue. Expenses were lower than budget by \$8,674 mainly due to timing of when things were paid this month vs. next.

Transaction report

We had our normal operating expenses in the month of October.

Additional Notes:

Our 2016 Maintenance Fee of \$288 was approved at the last meeting and was mailed out today, December 8th and will be due next month.

Our 2016 Security Fee being collected on the water bill in the amount of \$29.00 was approved at the last meeting and will be sent to Bammel UD for the January bill.

OCV Community Association, Inc. Profit & Loss Budget vs. Actual October 2015			
	Oct 15	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
327 • Maint. Fees - 2015	15,610.00	15,610.00	0.00
330 • Clubhouse Rentals	150.00	83.33	66.67
340 • Interest Income	0.00	83.33	-83.33
350 • Pool & Tennis Receipts	0.00	166.67	-166.67
355 • Security Receipts	17,050.00	17,050.00	0.00
360 • Transfer Fees	0.00	500.00	-500.00
399 • Miscellaneous Income	0.00	416.67	-416.67
Total Income	32,810.00	33,910.00	-1,100.00
Gross Profit	32,810.00	33,910.00	-1,100.00
Expense			
410 • Clubhouse Contract	500.00	500.00	0.00
420 • Grounds Maint. Contract	938.44	1,041.67	-103.23
430 • Swimming Pool Contract	0.00	2,916.67	-2,916.67
440 • Security Contract	16,788.00	17,050.00	-262.00
450 • Clubhouse / Grounds Repair	0.00	500.00	-500.00
455 • Exterminating - Mosquitos	640.00	333.33	306.67
460 • Pool Repairs & Supplies	0.00	500.00	-500.00
470 • Tennis Court Repairs	0.00	100.00	-100.00
480 • Accounting Fees	0.00	1,220.83	-1,220.83
500 • Bank Fees	0.00	5.00	-5.00
510 • Legal Fees	0.00	1,000.00	-1,000.00
530 • Street Lighting	2,957.10	3,083.33	-126.23
540 • Other Electric	715.57	1,000.00	-284.43
550 • Gas	23.32	38.00	-14.68
560 • Water & Sewer	199.65	250.00	-50.35
570 • Telephone	77.50	41.67	35.83
580 • Taxes	0.00	2.50	-2.50
590 • Bad Debt Expense	0.00	363.83	-363.83
600 • Newsletter Expenses	0.00	350.00	-350.00
620 • Office & Misc. Expenses	0.00	550.00	-550.00
690 • Major Repairs	1,158.33	1,158.33	0.00
695 • Depreciation	0.00	666.67	-666.67
Total Expense	23,997.91	32,671.83	-8,673.92
Net Ordinary Income	8,812.09	1,238.17	7,573.92
Net Income	8,812.09	1,238.17	7,573.92

OCV Community Association, Inc. YTD Profit & Loss Budget vs. Actual January through October 2015			
	Jan - Oct 15	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
327 • Maint. Fees - 2015	156,100.00	156,100.00	0.00
330 • Clubhouse Rentals	600.00	833.33	-233.33
340 • Interest Income	572.76	833.33	-260.57
350 • Pool & Tennis Receipts	140.00	1,666.67	-1,526.67
351 • Collection Costs	30.00	0.00	30.00
352 • Assessment Interest	0.09	0.00	0.09
353 • Refinance Fees	120.00	0.00	120.00
355 • Security Receipts	170,500.00	170,500.00	0.00
360 • Transfer Fees	3,800.00	5,000.00	-1,200.00
365 • Yard Service	278.40		
399 • Miscellaneous Income	6,226.97	4,166.67	2,060.30
Total Income	338,368.22	339,100.00	-731.78
Gross Profit	338,368.22	339,100.00	-731.78
Expense			
410 • Clubhouse Contract	5,000.00	5,000.00	0.00
420 • Grounds Maint. Contract	11,643.70	10,416.67	1,227.03
430 • Swimming Pool Contract	34,448.38	29,166.67	5,281.71
440 • Security Contract	167,800.00	170,500.00	-2,700.00
450 • Clubhouse / Grounds Repair	2,864.43	5,000.00	-2,135.57
455 • Exterminating - Mosquitos	4,570.00	3,333.33	1,236.67
460 • Pool Repairs & Supplies	502.03	5,000.00	-4,497.97
470 • Tennis Court Repairs	0.00	1,000.00	-1,000.00
475 • Playground Maintenance	10.50	0.00	10.50
480 • Accounting Fees	15,006.75	12,208.33	2,798.42
485 • Property Management Consultant	750.00	0.00	750.00
490 • Auditing Fees	8,222.50	8,000.00	222.50
500 • Bank Fees	18.10	50.00	-31.90
510 • Legal Fees	8,587.00	10,000.00	-1,413.00
515 • Engineering - Drainage	1,270.01	0.00	1,270.01
520 • Insurance	8,629.00	8,500.00	129.00
530 • Street Lighting	29,635.31	30,833.33	-1,198.02
540 • Other Electric	9,629.24	10,000.00	-370.76
550 • Gas	287.00	380.00	-93.00
560 • Water & Sewer	1,973.25	2,500.00	-526.75
570 • Telephone	371.56	416.67	-45.11
580 • Taxes	0.00	25.00	-25.00
590 • Bad Debt Expense	-905.08	3,638.33	-4,543.41
600 • Newsletter Expenses	3,463.31	3,500.00	-36.69
620 • Office & Misc. Expenses	2,034.27	5,500.00	-3,465.73
621 • Website	3,900.00	0.00	3,900.00
690 • Major Repairs	11,583.30	11,583.33	-0.03
695 • Depreciation	0.00	6,666.67	-6,666.67
Total Expense	331,294.56	343,218.33	-11,923.77
Net Ordinary Income	7,073.66	-4,118.33	11,191.99
Net Income	7,073.66	-4,118.33	11,191.99

OCV Community Association, Inc.

Balance Sheet

As of October 31, 2015

Oct 31, 15

ASSETS

Current Assets

Checking/Savings

105 · Trustmark Checking	34,768.96
106 · Trustmark Money Market	253,860.30
110 · Bank of Texas Money Market	25,014.11

Total Checking/Savings 313,643.37

Accounts Receivable

11000 · Accounts Receivable	
2012 & Prior Assessments	66,072.32
2013 Assessments	16,498.27
2014 Assessments	15,365.68
2015 Assessments	22,936.50
2016 Assessments	-95.00
Force Mows	278.40

Total 11000 · Accounts Receivable 121,056.17

Total Accounts Receivable 121,056.17

Other Current Assets

120 · CD's	225,000.00
126 · Security Receipts Receivable	16,076.85
128 · Allowance for Bad Debts	-89,516.81

Total Other Current Assets 151,560.04

Total Current Assets 586,259.58

Fixed Assets

160 · Land	34,365.00
170 · Improvements & Equipment	446,674.23
180 · Accumulated Depreciation	-272,432.12

Total Fixed Assets 208,607.11

TOTAL ASSETS 794,866.69

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable	
200 · *Accounts Payable	-1,200.00

Total Accounts Payable -1,200.00

Other Current Liabilities

214 · Prepaid Fees	364.71
222 · Deferred Revenue	31,220.00
225 · Accrued Income Taxes	-2,215.92
230 · Reserve for Pipeline Damages	131,906.00

Total Other Current Liabilities 161,274.79

Total Current Liabilities 160,074.79

Total Liabilities 160,074.79

Equity

270 · Fixed Asset Fund - Net	197,528.20
280 · Maintenance Fund	279,779.18
290 · Major Repair Fund	150,410.86
Net Income	7,073.66

Total Equity 634,791.90

TOTAL LIABILITIES & EQUITY 794,866.69

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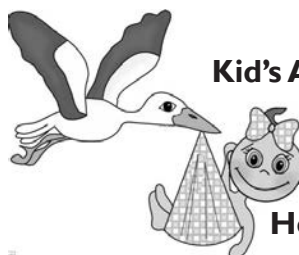
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