

Park Glen Neighborhood Association

Minutes of September 12, 2016 Board Meeting

Approved at the
10/10/16 Board
Meeting

Roll Call

Kevin called the meeting to order at 7:04 p.m. The following Board members were present:
Kevin Hammack, Russell Zwerg, Kelly Wingo, Jack Webb, Barry Bryan, Kim Bowden and Susan Kenney.

Announcement of Actions since the August 4, 2016 Board Meeting

Immediately following the 8/4/16 Meeting:

- The board agreed to credit account R0328849L0278734 for \$123.41, which is half of the \$246.81 in late fees and interest that were billed on the account from November 2014 through July 2016. Payment has already been made to clear the account.
- The board agreed to credit account R0330930L0280850 for \$45 (three of the eight late fees billed between November 2015 and June 2016). The homeowner claimed that we failed to change his address as he requested. Payment has already been made to clear the account.
- Pet leash policies and laws were discussed, as a homeowner has contacted the Board about the continuing problem she is having with regard to dog owners leaving their pets unleashed in our neighborhoods. She asked that we try to do more about the problem. It was agreed that perhaps it would be best to put something in the newsletter to remind homeowners of the leash law as well as the liability that could come of a mishap.

Over the course of the month, Treasurer Russell Zwerg authorized the following concession adjustments to homeowner accounts:

- On 8/9/16, to waive \$222.27 in late fees and interest, plus \$.99 of interest added to the account between our agreement and owner's payment, upon owner's payment of \$198 in assessments and \$222.26 in late fees and interest, to clear account R0329673L0279566.
- On 8/26/16, to waive \$330.29 in late fees and interest, plus reverse \$15.99 in late fees and interest billed inappropriately (since there were no outstanding unpaid assessments at the time) after homeowner's payment of \$330.28 in late fees and interest, to clear account R0328305L0278186.
- On 8/26/16, to waive \$45.00 in late fees after owner paid \$45.00 in late fees, to clear account R0328646L0278530.
- On 8/26/16, to waive \$31.99 in late fees and interest, plus reverse \$90.48 in inappropriately billed late fees and interest (no assessments were unpaid at the time) after owner's payment of \$45 in late fees.
- On 8/26/16, to clear \$30.00 in late fees upon owner's payment of \$30 in late fees, to clear account R0330341L0280242.
- On 9/8/16, to clear \$30 in late fees as a goodwill gesture on account R0329875L0279769. This was their first billing cycle after purchasing the home, and they had not provided their preferred mailing address, but they paid quickly as soon as they were given the bills.
- On 9/9/16, to clear \$30 in late fees on account R0330169L0280069 due to the 9/17/15 annual assessment billing going to the wrong address. Owner paid quickly when they were given the bills.

Minutes of Preceding Meeting

Jack moved to approve the August 4, 2016 Board Meeting Minutes as presented. Motion seconded by Kim. None opposed. Motion passed.

Minutes of Annual Meeting

Jack moved to approve the August 30, 2016 Annual Meeting Minutes as presented. Motion seconded by Kim. None opposed. Motion passed.

Special Presentation by Christian Kilburn (Eagle Scout Troop 205)

Christian presented an Eagle Scout leadership service project where he proposed to paint handicap sidewalk ramps at different locations in Park Glen Neighborhood. In determining which would be painted, he chose some of those in the worst shape. There are 25 entrances made a part of the proposal, located between Seneca and Rincon. Timing with

regard to the project is as follows: approvals and planning to be complete by mid-October; execution of plan is tentatively scheduled for late October through early November, the painting itself to take approximately 3 days. Once he receives permission from the Board, he will also work to get permission for the project from his Troop, the Longhorn Council, as well as to confirm all signatures. He has not yet discussed his proposal with the City, but wanted first to present to Park Glen his idea and obtain our preliminary agreement before going to the City. He confirmed that he will also check with the City to determine the type of paint they will require he use. He will be back to get final approval for his project from the Board.

Presidents Report

- City Bond Project: Streets & Sidewalks in Phase I and II

Kevin indicated they have started on Los Padres, Crescent Lakes, Dear Lodge, San Isabel Court and Capital Court so far. We committed that we would do our best to keep a map updated on our website. We have a map posted currently on our website and are committed to do our best to keep that map updated as work proceeds. The City indicated it is difficult to plan as it does not know what difficulties it will encounter as it proceeds with the work, but it will give us the best information possible. As the City runs into issues, they must be dealt with as they arise, so it is difficult for it to keep to a strict plan. Kevin believes the City is doing its best to be proactive and responsive to our concerns and gave an example of a homeowner's experience with them thus far. The City is currently focusing its concentration on streets and curves and will eventually move to sidewalks. In one particular instance, a fire hydrant had been placed in a resident's yard and left for several days. The City did come and pick it up and is contracting with a company to fix the sidewalk near that fire hydrant. Residents are being notified by the City and/or its contractor of construction. It is suspected, however, that some notifications are blowing away, but they cannot tape them to the doors. In addition, flyers are being posted on social media sites and other vehicles are being used to inform.

- Park Vista Stop Signs – Status Report

Alicia as of today the city is not in favor of testing the stop signs. The City feels people will just race from stop sign to stop sign and as such, do not believe the signs will adequately solve the problem. Other alternatives are being explored, however. One option is pedestrian activated flashing light sidewalks like that on Heritage Trace. In fact, the Heritage HOA is discussing buying another pedestrian system. These systems are very expensive and range between \$35,000-\$45,000. Alicia is trying to get that conversation moving and that money put in this coming budget. She is going to send an email to make sure everyone involved is aware that we need to try and get those applicable funds for this fiscal year. The City is aware that our goal is to slow down the traffic and make Park Vista safer. Push-back from the City is expected. If the funds are not made available for this fiscal year, Kevin will go to the City Council. Ideas as to forming strength with numbers by engaging the PTA at Park Glen Elementary and teaming up with the Parkwood Hill HOA were also discussed as viable possibilities to help move the process forward with the City.

- Upcoming Management Company Review

June 1 represents our second anniversary with RealManage, so we are looking to formally evaluate where we are with them, following up on our February meeting with them. A subset of the Board will be formed to evaluate performance and determine what the future goals are as well as what will happen going forward. Jack volunteered to be a part of this process.

Vice President's Report

- Annual Assessment (HOA Dues) Billing

Russell placed signs throughout the Neighborhood to alert homeowners to watch for their assessment bill or in the alternative, question if they did not receive one; this in order to alleviate those who say they didn't get a bill. Cecilia pointed out that continuous payments could also be scheduled for convenience.

- North Fort Worth Alliance Meeting Report

Russell attended the North Fort Worth Alliance meeting on August 20, which was about parks. He shared some notes from the meeting as follows: To get things done in your neighborhood that are related to whole community issues, one needs to get engaged. It is a good idea to have a coordinator to communicate, stay engaged and essentially campaign in order to encourage the city to get these types of things done. A good example for this type of engagement would be the stop sign issue. Other examples were a desire for a new park, restore or renovate a park, and put in new sports equipment. Energized people who actually show up at the meetings make a real difference when trying make this happen. He spoke of the 2018 bond program for the city and described how competitive it is with regard to all the

different groups trying to get their voices heard, whether they be neighborhoods or businesses. In addition, the different city departments fight to get their ideas heard. The process begins very early, so much so, that we may even be too late for the 2018 bond program. All this, however, has to happen if one wants to get something done. Russell presented a 3-point timeline to describe the process entailed: 1. Departments develop projects to propose at city council workshops. 2. A number of public meetings are held to present projects recommended out of those workshops. 3. Projects are discussed that do not make it onto the recommended list and concerned citizens can suggest other projects at this time. One should be engaged at least six months before anything is even placed on the list. The Alliance can play a big role in aggregating voices and pushing for issues before departments propose to council, so when it is to our benefit, we should get involved with them.

- **Mesa Verde Storm Drain Project Report**

Lynn and Russell went to the meeting about the storm drain project. Russell showed a map of the location of the parts of Basswood and Mesa Verde where storm drains will begin to be placed by end of September 2018. The process will take approximately 6 weeks and should help to alleviate drainage issues. Russell also asked about new roads and was advised that this could be placed on the list to be considered for the 2018 bond project. The City street engineer did disclose to Kevin that over 50% of Mesa Verde is in need of repair.

- **Deed Restrictions Enforcement Standards Committee**

This is a temporary committee for (Fall 2016 to Spring 2017) which will work to analyze our deed restrictions, categorize and identify the similarities and differences between the various phases of Park Glen, to develop a clear and concise index of deed restrictions and enforcement standards for the entire neighborhood. The committee will ultimately develop a document that one may refer to gain understanding of what criteria is used and how it will be enforced with regard to the restrictions. This document will be proposed to the board for potential adoption community-wide. Russell assured us that everyone will have an opportunity to make observations and discuss the results brought forth by this committee. Russell's goal is to develop a 3-page document that explains the restrictions for homeowners. A homeowner expressed concern that this would be unilaterally changing the contract he signed when purchasing his home that included the deed restrictions. Russell explained that the deed restrictions allow the Board to develop bulletins that update or clarify the restrictions. The Board can place what is in the spirit of the deed restrictions and what is reasonable but cannot make new rules. It's not meant to put an unfair, stricter burden on homeowners. Rather, it is about making them more reasonable, standardized and easier to understand through revision. Jennifer also indicated that although State law may make changes, the Board cannot actually change the governing documents; it requires a vote of 67% of all the neighbors.

- **Highlights from the Park Glen Website**

Bingo Night, Yard of the Month, National Night Out, Pet Blessing, Turkey Trot, Volunteer Page, Crime Control Page consisting of Weekly Crime Report and contact information for our MPOs, and other various contact information were all highlighted by Russell. It was clarified that if you want to register for National Night Out that you also make sure you register with the City of Fort Worth, as there are some rules that you need to follow specifically, so please be aware of that.

Other Board Member Reports/Comments

None.

Property Manager's Report

Jennifer distributed information for volunteer opportunities which also included contact information for the various opportunities if you are interested.

Social / Events / Activities

- **Bingo Night – September 30, 2016**

Dana will purchase more prizes and send out social media feelers asking what people would like to win at Bingo for \$100 or less. Some examples she offered were visa cards, restaurant cards, gift baskets, etc. Others agreed that gift cards in the form of a visa or for a restaurant would be appealing. It was also suggested that a good prize would be for

free turkey trot registration. Sports and other game tickets were also suggested. This is for adults only. Children can come, but they cannot play Bingo. Please bring an appetizer, a desert or both for sharing.

- National Night Out – October 4, 2016 – Call for Residents to Host Block Parties
- Crud Cruiser Household Hazardous Waste Mobile Pickup will be at the Summerglen Library – October 8, 2016 (9:00 a.m.-11:00 a.m.)
- Community Garage Sale - October 21, 22, 23, sponsored by PID6
- Volunteer Park Cleanup – October 22, 2016 (9:30 a.m. to 11:30 a.m.)
- Turkey Trot Planning;

Dana would like to encourage Board members and others to purchase a dedication line which can be for a dedication to family, loved one, etc., for \$50 and it will go toward the scholarship fund. Details for this will be in the newsletter. There are different levels of dedication for purchase for Park Glen residences or teams as well as levels for businesses and friends of Park Glen. Anyone can run. This is open to all, not just Park Glen residents. All of this information can be found on the registration form.

Architectural Control Committee

Cecilia reported that as of August 1, there have been 23 approved requests, 6 approved with stipulations, 9 denied, some due to lack of information or alternatively, were in violation of deed restrictions. Those denied consisted of landscaping and walkways, gutters, kiddie pool, storage shed, garage screen, exterior paint and repair, and a retaining wall were denied. She reiterated that ACC's job is to either approve or disapprove requests and give residents guidance for those requests. She is concerned about those after-the-fact situations that did not obtain approval and are clear deed restriction violations. There has been some discussion as to what the Board will do with these blatant violations. It was determined that further discussion is needed on this topic.

Financial Report

- The financial report for July 2016 was presented on paper. Russell asked if there were any questions.
- Russell presented an accounts receivable status report comparing this year to previous years to track the different numbers. A homeowner inquired as to what the incentive was for homeowners to pay their outstanding accounts or keep current on their accounts. Russell indicated we could use certain procedures that include late fees, interest, legal fees, and ultimately liens on properties. And almost all accounts are paid when a property is sold. So everyone pays eventually one way or the other unless there is a foreclosure or bankruptcy. The Board indicated it is going to begin looking at legal pursuit of those whose accounts are egregious.

Old Business

None.

New Business

- **Jack moved to appoint Russell Zwerg as Treasurer for the New Fiscal Year.** Susan seconded. None opposed. Motion passed.
- **Russell moved to appoint Kim Bowden as Assistant Secretary for the New Fiscal Year.** Susan seconded. This is only to fill in if Kelly is absent. None opposed. Motion passed.
- **Russell moved to contract with Timothy Devolt & Company, PC to conduct a balance sheet and income statement audit as of 9/30/16, the end of our fiscal year, at a cost of \$2,000.00 or less, and to prepare our 9/30/16 tax return at a cost of \$400.00 or less.** Jack seconded. None opposed. Motion passed.
- **Russell moved to conduct the Annual Turkey Trot Run on November 24, 2016, to be coordinated by Dana Hammack, with costs before revenue of \$11,000 or less and the expectation that it will make a profit.** Susan seconded. None opposed. Motion passed.
- Proposal for Holiday in the Park Event on December 3, 2016 - Dana wants \$4,000.00 to spend for the event and Russell agreed there is room in the budget to spend that amount, however, he is concerned that could make it our most expensive event with regard to cost per person. Dana indicated this amount would go toward creating a snow hill in the park. Pertinent insurance would be required of the company that provides the snow hill. She is also going to push more this year for crafters as opposed to so many vendors and has included caroling on her list as well. Susan

indicated she wants to make it known through PR that the event is not just for children, but for all ages. Contacting high schools and their bands was also suggested. **Jack moved to conduct the annual Holiday in the Park event on 12/3/16, to be coordinated by Dana Hammock, with an allocation of up to \$4,000.00 to cover the net expense (costs minus revenue).** Barry seconded. None opposed. Motion passed.

- Deed Restriction Enforcement Priorities and Action Plan - Kevin shared his interest in moving forward with possible legal action. We are in the process of pulling some accounts. The Board needs to sit down and determine which accounts deserve that extra attention. Russell compiled a report and used an objective standard when looking at the greatest number of violations. We need a committee for deed restriction enforcement. We currently don't have any citizen input. We want to make sure that the notification process has been duly served.

Development Committee

Susan reported none.

Other Business

- Brainstorming to Relieve Street Parking Issues - Concerns were expressed about so much parking along the neighborhood streets. Some of those concerns expressed included safety issues, overall discourtesy, poor general appearance, and difficulty with passing vehicles. We have been informed by our attorney and the City that we do not have authority over city streets. The standard bearer for removing a parked vehicle that has been parked for an extended amount of time is whether or not the vehicle is inoperable. If it is inoperable, the City or Police can force a move of the vehicle. Reports can be made for vehicles that are parked too close to a stop sign, blocking a fire hydrant, or not allowing a way for emergency vehicles. We talked about allowing residents to tag vehicles parked in front of their homes or possibly putting up signs to ask residents to be courteous.
- Brainstorming to Alleviate Bulk Trash Timing Issues - Bulk trash days will continue to be published in the newsletter. We are encouraged to call code compliance if trash is left outside during the incorrect week.

Russell moved to adjourn the meeting. Jack seconded. None opposed. Meeting adjourned at 9:03 p.m.

Actions since the 9/12/16 Board Meeting

Immediately after the September 12 meeting, the Board unanimously agreed to present \$50.00 gift cards to those on the Architectural Control Committee and to Dana Hammack for their unyielding hard work and dedication to various needs in the Park Glen community.

Over the course of the month since 9/12/16, Treasurer Russell Zwerg authorized the following concession adjustments to homeowner accounts:

- On 9/16/16, to waive \$770.92 (half of \$870.00 in late fees, \$636.84 in finance charges, and \$35.00 in violation fees) on account R0328979L0278864 upon their payment of \$1,628.92 (the other half of the late fees, violation fees, and finance charges plus \$858.00 in outstanding assessments. Homeowner's payment was posted as \$1,628.00, so authorized additional \$.92 waiver to clear the account.
- On 9/27/16, to waive \$37.50 in late fees upon payment of the other \$37.50 in late fees, to clear account R0328822L0278707.
- On 10/1/16, to waive \$238.26 in late fees and finance charges upon receipt of \$264.00 in assessments plus the other \$238.26 in late fees and finance charges, to clear account R0331083L0281006.
- On 10/1/16, to waive \$83.49 in late fees and finance charges upon payment of \$215.49 (the other \$83.49 plus the past year's and current year's dues), to clear account R0331237L0281162.
- On 10/6/16, to waive \$39.91 in late fees and finance charges upon payment of the new year's dues and the other \$39.91 in late fees and interest, to clear account R0329966L0279860.
- On 10/6/16, to waive all of the late fees, finance charges, and payment plan fees billed to account R0328817L0278702 before June 2015 upon payment of the late fees and finance charges billed after June 2015 plus the unpaid assessments and unpaid attorney fees on the account. Upon receipt of \$408.98 (\$168 + \$74 + \$165 + \$1.98) by September 30, we will waive the remaining \$204.89 (\$165 + \$35 + \$4.89).

Park Glen Neighborhood Association Balance Sheets	9/30/2015 Year End (agrees with audit except for Rounding Variances)	5/31/2016	6/30/2016	7/31/2016
<u>ASSETS</u>				
Union Bank-Checking Account	\$ 126,097.49	\$ 83,410.77	\$ 75,688.14	\$ 61,185.41
Union Bank-Money Market Account		\$ 200,100.53	\$ 200,133.32	\$ 200,165.02
Legend Bank-Checking Account	\$ 224,961.16	\$ 177,121.84	\$ 176,657.35	\$ 165,559.39
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TOTAL IN BANK	\$ 351,058.65	\$ 460,633.14	\$ 452,478.81	\$ 426,909.82
Accounts Receivable-Member Accts	\$ 189,139.27	\$ 193,892.60	\$ 190,914.48	\$ 188,216.29
Bad Debt Allowance	\$ (165,353.23)	\$ (167,316.57)	\$ (167,163.47)	\$ (163,472.12)
Prepaid Expenses	\$ 1,442.00	\$ 120.00		\$ 682.40
Prepaid Insurance	\$ 11,413.47	\$ 2,529.03	\$ 8,238.35	\$ 7,937.67
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TOTAL OTHER CURRENT ASSETS	\$ 36,641.51	\$ 29,225.06	\$ 31,989.36	\$ 33,364.24
TOTAL ASSETS	\$ 387,700.16	\$ 489,858.20	\$ 484,468.17	\$ 460,274.06
<u>LIABILITIES</u>				
Accounts Payable & Oth Accrued Exp	\$ 31,647.58	\$ 8,542.25	\$ 9,847.65	\$ 252.00
Deferred Assessments Income	\$ -	\$ 72,996.00	\$ 54,747.00	\$ 36,498.00
Prepaid Owner Assessments	\$ 30,773.97	\$ 8,165.79	\$ 8,195.79	\$ 8,898.79
Prepaid by Former Owners	\$ 1,356.85	\$ 616.17	\$ 347.16	\$ 317.16
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TOTAL LIABILITIES	\$ 63,778.40	\$ 90,320.21	\$ 73,137.60	\$ 45,965.95
<u>ACCUMULATED SURPLUS</u>				
Surplus / (Deficit) thru Prior Year	\$ 252,306.73	\$ 323,921.76	\$ 323,921.76	\$ 323,921.76
Current YTD Net Surplus / (Deficit)	\$ 71,615.03	\$ 75,616.23	\$ 87,408.81	\$ 90,386.35
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TOTAL ACCUMULATED SURPLUS	\$ 323,921.76	\$ 399,537.99	\$ 411,330.57	\$ 414,308.11
TOTAL LIABILITIES & SURPLUS	\$ 387,700.16	\$ 489,858.20	\$ 484,468.17	\$ 460,274.06

July
Notes

includes
\$295
undeposited
receipts.

Park Glen Neighborhood Association						
Income Statements (fiscal years are October thru September)	May-16	Jun-16	Jul-16	Year-to-Date (Oct-15 thru Jul-16) Actual	Prorated YTD Budget (10 months)	July Notes
Assessment Income	\$ 18,249.00	\$ 18,249.00	\$ 18,249.00	\$ 182,363.21	\$ 182,490.00	
Late Fee Income	\$ 3,465.00	\$ 3,075.00	\$ 2,681.60	\$ 52,291.60	\$ 16,666.67	
Interest on Receivables	\$ 2.60	\$ 1.30	\$ 1.30	\$ 7.79	\$ 4,166.67	
Fines and Violations				\$ -	\$ 5,833.33	
Letter Fees Reimbursement				\$ -	\$ 1,250.00	
Legal Fees Reimbursement				\$ -	\$ 6,250.00	
Payment Plan Fees				\$ -	\$ -	
Collection Fees Reimbursement				\$ -	\$ -	
Returned Item Fee Reimb				\$ -	\$ -	
Forced Maintenance Reimb				\$ -	\$ -	
Interest Income	\$ 34.98	\$ 32.79	\$ 31.70	\$ 165.02	\$ -	Interest on Bank Balance
Social Event Income			\$ 225.00	\$ 22,580.00	\$ 10,000.00	
Insurance Reimb (Mailbox Repair)				\$ 850.00	\$ -	
Total Income	\$ 21,751.58	\$ 21,358.09	\$ 21,188.60	\$ 258,257.62	\$ 226,656.67	
Management Fees - Contract	\$ 27,697.72	\$ 2,000.00	\$ 2,000.00	\$ 45,697.72	\$ 20,000.00	Std Contract Amt to RealManage
Management Fees - Admin	\$ 2,300.00	\$ 2,300.00	\$ 2,650.00	\$ 23,700.00	\$ 28,000.00	Std Contract Amt plus \$350 in additional support
Collection Fees to Mgmt Co.	\$ 1,500.00	\$ 1,500.00	\$ 2,459.00	\$ 28,459.00	\$ 15,000.00	Std Contract Amt, plus collection letters in excess of 7% of members
Collection Fees-Legal/Agency				\$ -	\$ 12,500.00	
Legal Fees-Non Collection	\$ 8,431.48			\$ 16,389.73	\$ 13,333.33	
Accounting / Audit			\$ 350.00	\$ 2,015.44	\$ 7,500.00	
Consulting/Professional Fees	\$ 78.17		\$ 3,693.76	\$ 3,771.93	\$ 5,166.67	
Bad Debt Expense	\$ (1,740.98)	\$ 215.93	\$ (3,444.94)	\$ 2,516.86	\$ 25,000.00	Reserve Adjustment
Insurance	\$ 1,108.68	\$ 1,108.68	\$ 1,108.68	\$ 11,458.49	\$ 11,920.00	
General Maint. & Repair	\$ 1,200.00			\$ 5,535.00	\$ 130,000.00	
Dues & Subscriptions				\$ -	\$ 83.33	
Supplies				\$ -	\$ 416.67	
Postage & Courier		\$ 1,991.40	\$ (1,991.40)	\$ -	\$ 1,666.67	Cost of June mailing billed by RealManage in error (should be included, per our agreement) was credited in July.
Printing & Reproduction				\$ -	\$ 416.67	
Storage		\$ 103.00	\$ 103.00	\$ 953.00	\$ 974.17	
Licenses & Permits / Filings				\$ -	\$ 166.67	
Social Activities	\$ 434.01	\$ 292.50	\$ 2,282.96	\$ 16,494.53	\$ 25,000.00	
Community Engagement	\$ 180.00	\$ 54.00		\$ 1,284.52	\$ -	
Scholarships/Charitable			\$ 9,000.00	\$ 9,000.00	\$ 8,333.33	
Hospitality				\$ 28.00	\$ 1,000.00	
Board & Community Meetings	\$ 160.00			\$ 478.50	\$ 1,250.00	
Website	\$ 5.95			\$ 83.55	\$ 833.33	
Bank & Credit Card Fees				\$ 5.00	\$ -	
Miscellaneous				\$ -	\$ -	
Total Expense	\$ 41,355.03	\$ 9,565.51	\$ 18,211.06	\$ 167,871.27	\$ 308,560.83	
Net Surplus / (Deficit)	\$ (19,603.45)	\$ 11,792.58	\$ 2,977.54	\$ 90,386.35	\$ (81,904.17)	

Accounts Receivable Recap	1/7/16	2/4/16	3/3/16	4/7/16	5/5/16	6/2/16	7/7/16	8/4/16	9/12/16	Change
Accounts owing \$2,000 or more	24	24	23	23	23	23	24	23	23	0
Accounts owing between \$1,000 and \$1,999	54	54	55	54	55	53	53	55	52	-3
Accounts owing between \$500 and \$999	53	51	49	48	42	44	42	39	40	1
Accounts owing over \$218 to \$499	109	96	86	78	67	59	50	47	46	-1
Accts owing between \$66 and \$218. Most of these were current before the last assessment	282	166	121	98	86	79	66	57	52	-5
Accounts owing less than \$66. Most of these paid their latest assessment but have some small old items or new late fees (e.g. they paid their latest assessment after late fees were billed)	144	159	117	91	83	77	63	52	48	-4
Total # of Past Due Accts:	666	550	451	392	356	335	298	273	261	-12
% of 3,318 Homeowners:	20.1%	16.6%	13.6%	11.8%	10.7%	10.1%	9.0%	8.2%	7.9%	
Total Past Due \$ Owed:	\$222,020	\$209,517	\$202,626	\$198,921	\$194,522	\$193,512	\$193,512	\$187,736	\$186,625	-\$1,111

Accounts Receivable Monthly Tracking

	Total # of Past Due Accts:	% of 3,318 Home- owners	Total Past Due \$ Owed		Total # of Past Due Accts:	% of 3,318 Home- owners	Total Past Due \$ Owed
				10/15/15	1665	50.2%	294,304
				11/20/15	910	27.4%	246,947
12/31/14	645	19.4%	238,576	12/29/15	742	22.4%	231,575
				1/7/16	666	20.1%	222,020
				2/4/16	550	16.6%	209,517
				3/3/16	451	13.6%	202,626
				4/7/16	392	11.8%	198,921
				5/5/16	356	10.7%	194,522
5/31/15	468	14.1%	207,701	6/2/16	335	10.1%	193,512
				7/7/16	298	9.0%	193,512
7/30/15	454	13.7%	204,363	7/27/16	285	8.6%	188,910
8/18/15	394	11.9%	199,531	8/22/16	267	8.0%	188,257
9/16/15	373	11.2%	191,133	9/12/16	261	7.9%	186,625