

**MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS OF THE
RANCH AT CYPRESS CREEK HOMEOWNERS ASSOCIATION, INC.
October 17, 2013**

A meeting of the Board of Directors of the Ranch at Cypress Creek Homeowners Association, Inc. was held at 6:30 p.m. at 14050 Summit Dr. Austin, Texas pursuant to notice attached hereto as Exhibit "A".

Directors in attendance were Elena Barrett, Troy Fielding and Larry Yetter. Also in attendance was Sabrina Washburn, CMCA, PCAM representing planned Community Management, Inc. Also in attendance was Resident Joel Holst.

A quorum being established the meeting was called to order at 6:44 p.m.

The first item for discussion was the minutes from the September Board of Directors meeting. Upon motion duly made and seconded the minutes were approved as presented.

The financials was the next item reviewed. The financials were approved as presented.

The next item for discussion was the Fall fling update. A face painter will be there for \$125.00. Smokey Mo's will hold steady on their price for this year's food.

At this time the Board adjourned and went into executive session at 7:00 p.m.

During Executive Session, the Board discussed the removal of the basketball goal on 2114 Jasper from current location and submit for a different location. They also discussed 2101 and 2103 Van Horn Cove. The Board requested that PCMI send them a picture of the yard for 1100 Del Roy.

There being no further business the Executive Session and the meeting was adjourned at 8:40 p.m.

Director

10/00/13 10/00/13 Over/Under
 10/31/13 10/31/13
 Actual Budget Pct % O/U

4,636.26- .00 4,636.26-
 .00 .00
 4,636.26- .00 4,636.26-

 4,636.26- .00 4,636.26-
 =====

1110 Cash in Banks
 1120 Temporary Investments
 TOTAL CURRENT ASSETS

266,849.24 .00 266,849.24
 60.00 .00 60.00

 266,909.24 .00 266,909.24

TOTAL ASSETS 266,909.24 .00 266,909.24
 =====

2711 Prepaid Assessments
 DEFFERED REVENUE
 TOTAL DEFFERED REVENUE

231.26 .00 231.26

 231.26 .00 231.26

3910 Retained Earnings
 3920 Current Year Income / (Loss)
 CAPITAL
 TOTAL CAPITAL

251,730.71 .00 251,730.71
 14,947.27 .00 14,947.27

 266,677.98 .00 266,677.98

TOTAL LIABILITIES & CAPITAL 266,909.24 .00 266,909.24
 =====

10/00/13 10/31/13 Actual	10/00/13 10/31/13 Budget	Over/Under	Pct	% O/U	Acct #	Account Description	01/00/13 12/31/13 Actual	01/00/13 12/31/13 Budget	Over/Under	Pct	% O/U
100.00	.00	100.00	28.25		4111	Prior Years Assessments	2,186.56	.00	2,186.56	4.98	
245.98	1,073.00	827.02-	69.48		4121	Maint Fees/Curr Yr/Resident	34,263.03	35,744.00	1,480.97-	78.02	
8.04	25.00	16.96-	2.27		4205	Interest Income	248.47	300.00	51.53-	.57	
.00	10.00	10.00-			4312	Attorney Fees-Maintenance Fees	.00	120.00	120.00-		
.00	.00	.00			4315	Lien Fee	245.90	.00	245.90	.56	
.00	.00	.00			4610	Collection Cost	15.00	.00	15.00	.03	
.00	633.00	633.00-			4643	Reimburse Restrictive Cov	6,954.31	7,596.00	641.69-	15.84	
.00	16.00	16.00-			4710	Miscellaneous	.00	200.00	200.00-		
354.02	1,757.00	1,402.98-	100.00			TOTAL INCOME	43,913.27	43,960.00	46.73-	100.00	

3,950.00	2,296.00	1,654.00	115.76	72.04			21,427.70	29,218.00	7,790.30-	48.80	26.66-
						TOTAL PROFESSIONAL SERVICES					

117.00	30.00	87.00	33.05	290.00			190.00	360.00	170.00	43	76.25
						OTHER EXPENSES					
76.16	150.00	73.84-	21.51	49.23-	7120	Rent Expense	634.50	360.00	274.50	1.44	84.67-
780.92	150.00	630.92	220.59	420.61	7121	Storage Fee	36.80	240.00	203.20-	.08	
.00	5.00	5.00-		100.00-	7122	Title Search	87.65	.00	87.65	.20	
.00	.00	.00		100.00-	7130	Office Supplies	511.00	1,800.00	1,289.00-	1.16	
.00	.00	.00		100.00-	7131	Copies	1,644.96	1,800.00	155.04-	3.75	
.00	.00	.00		100.00-	7132	Postage	3.73	60.00	56.27-	.01	
.00	.00	.00		100.00-	7133	Delivery/Fax Transmittals	2,495.00	2,752.00	257.00-	5.68	
.00	1,750.00	1,750.00-		100.00-	7140	Insurance	354.08	3,500.00	3,145.92-	.81	
.00	75.00	75.00-		100.00-	7160	Community Events	600.00	875.00	275.00-	1.37	
94.18	33.00	61.18	26.60	185.39	7161	Lawn of the Month	492.98	400.00	92.98	1.12	
.00	75.00	75.00-		100.00-	7165	Internet/Web Services	487.60	900.00	412.40-	1.11	
.00	10.00	10.00-		100.00-	7169	Meetings	.00	120.00	120.00-		
1,068.26	2,298.00	1,229.74-	301.75	53.51-	7410	Miscellaneous G & A	7,538.30	12,807.00	5,268.70-	17.17	41.14-
						TOTAL OTHER EXPENSES					

5,018.26	4,594.00	424.26	417.51	9.24			28,966.00	42,025.00	13,059.00-	65.96	31.07-
						TOTAL EXPENSES					
4,664.24	2,837.00	1,827.24	317.51	64.41		NET INCOME (LOSS)	14,947.27	1,935.00	13,012.27	34.04	672.47
.00	.00	.00	.00	.00		9805 Capital Reserve Contribution	.00	1,935.00	1,935.00-		100.00-