#### Crown Oaks Property Owners Association, INC

Meeting of the Board of Directors

September 24, 2020 - 6: 30 p.m.

Location- Via Microsoft Teams

### https://teams.microsoft.com/l/meetup-

 $\frac{join/19\%3ameeting\ YmYzYjY3YzQtZTA2Ny00ZjYwLTg5MzMtNzcxMmVkMTFkMzNk\%40thread.v}{2/0?context=\%7b\%22Tid\%22\%3a\%22a9df80af-3576-41a9-bdde-}$ 

a1b6513fdba5%22%2c%22Oid%22%3a%2215de0187-1906-4ccd-8bd8-dd77f52d9ea8%22%7d

Call in number- 1-469-965-2522

Conference ID- 784 611 900#

# **AGENDA**

Owners are welcome to attend the meeting (except for Executive Session), but not to participate in the Board's discussion

- 1. Call to order:
- 2. Owner's Forum- Please note that the Owner forum is provided at the beginning of every Board of Directors meeting. Any owner who wishes to do so may speak briefly on matters of concern that need to be brought to the Board's attention
- 3. Approval of Consent Agenda ( any Board Member can ask any item to be pulled for discussion)
  - a. Consideration of Minutes July 30, 2020
  - b. Financials- August 31, 2020
  - Ratification of Actions Taken Between Meetings
     Back gate damages, insurance claim was filed, bids were requested
     Gate remotes were ordered for Bus Barn

First payment to Triple J was approved and processed for ML Dam Repairs Multiple road repairs were completed by Molina Landscaping throughout community

Stop and speed limit signs were replaced Bids were requested for the main gate damages Removal of fallen tree in median at entrance by Molina

- 4. Committee Reports and Action Items
  - a. ACC- Kelly
  - b. Access Control-Sam
    - 1. Insurance Claim- Back Gate Damage
    - 2. Update on repairs to front gate
  - c. Communications- Natalie & Nicholas
  - d. Drainage-Jason
  - e. Lakes- Andrew
    - 1. Update on Repairs to Majestic Lake Dam
    - 2. Update on Special Assessment Collection Activity (IMC)
  - f. Landscape- Nicholas
  - g. Long Term Planning- Brandon
    - 1. New Committee Structure- Rick
  - h. Parks-Natalie
  - i. Roads-Brandon & David
  - j. Security
  - k. Social-Natalie
- 5. Management Report- IMC

- 6. Schedule Next Meeting of Board- Annual Meeting October 29, 2020
- 7. Adjourn to Executive Session- if called to consider actions involving personnel. Pending litigation, contact negotiations, enforcement actions, confidential communications with the property owner's association's attorney, matters involving invasion of privacy of individual Owners, or matters that are to remain confidential by request of the effected parties and agreement of the Board.
  - a. Deed Restrictions Review
  - b. Collection Matters
- 8. Reconvene Open Session- To consider and take any necessary action with respect to any matters considered during the Executive Session.
- 9. Adjournment

#### CROWN OAKS PROPERTY OWNERS ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE CROWN OAKS PROPERTY OWNERS ASSOCIATION HELD ON JULY 30, 2020 AT 6:30 PM VIA WEBEX/TELECONFERENCE

#### **DIRECTORS PRESENT**

DIRECTORS ABSENT

David Mallette, Director

Richard Schissler, President
Nicholas Carter, Vice President
Natalie Littlejohn, Secretary
Sam Lucero, Director
Andrew Allman, Director
Brandon Parker, Treasurer
Jason Autrey, Director

#### IN ATTENDANCE

Leanne Gradel represented the managing agent, FirstService Residential.

#### **OPEN FORUM**

The Board responded to questions from the floor throughout the meeting on the following topics:

- Majestic Lake Dam Repairs
- Special Assessment Collection
- Deed Restrictions Violations

#### **CALL TO ORDER**

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:38 PM. The President, Richard Schissler, presided and the managing agent assisted in recording the minutes.

#### **APPROVAL OF**

#### **Previous Minutes**

On a motion duly made, the minutes of the Board Meeting held May 21, 2020 were approved.

# **RATIFICATION OF ACTION(S) TAKEN BETWEEN MEETINGS**

In an effort to expedite performance of the obligations of the Association between meetings of the Board of Directors, all of the Board members individually agreed to the following actions: approve the erosion repair at the Majestic Lake pier; bi-annual gate code change; street repair by LoneStar Pavement on Crown Oaks Drive; the removal of downed trees at Crown Oak Lake; Crown Oak Lake pier repairs; the replacement of missing stop and speed limit signs and the playground border repairs at Majestic Lake Park. On a motion duly made, said actions were ratified and approved.

#### **COMMITTEE REPORTS**

<u>Architectural Control</u>: Nick Carter reported on behalf of Kelly Carter there was nothing outstanding at the time. A property near the back entrance never replied back with additional information therefore, the ARC application was denied.

<u>Access Control</u>: Sam Lucero reported the gates were running smoothly and the gates were lubed. There were no issues to report at the time.

<u>Communications</u>: Natalie Littlejohn reported there was nothing new at the time and she was still looking into obtaining information regarding a new website for the community.

<u>Drainage</u>: Jason Autrey advised there was no news regarding drainage at the time.

<u>Lakes</u>: Andrew Allman reported the Majestic Lake Dam repairs was at 95% completion. Sam Lucero reported he met with the contractors and the drainage was redirected around the pier to the front regarding the parking lot repairs. Richard Schissler reported the Association was at 50% regarding the collection of the special assessments. Brandon Parker advised he had searched for a new management company for two months and the Board elected to proceed with IMC for management services.

<u>Landscape</u>: Nick Carter reported that seasonal flowers and mulch were installed and had received no complaints. It was advised the Board was in the process of discussing an alternate solution to improve the main entrance flower bed after the large oak had been removed. Mrs. Gradel advised Liberty Mutual had requested a quote for the replacement of the main entrance monument. It was reported that a quote had been requested from Stone Castle and would be forwarded to Liberty Mutual upon receipt.

<u>Long Term Planning</u>: Brandon Parker reported that the Reserve Study would be updated as the numbers in the report were inaccurate.

<u>Parks</u>: Natalie Littlejohn reported there were no issues at the moment and that a new trashcan was not needed at the Majestic Lake Park at the time.

Roads: Brandon Parker reported he would perform a drive through of the community to observe the current conditions with Rodney with LoneStar Pavement. It was further reported that Crown Lake was in bad condition close to the center and that Majestic Lake was also in bad condition. Natalie Littlejohn reported there was vandalism on some of the street signs and she tried to clean them as much as possible but two of the signs would need replacement. Brandon advised he would check the signs. Natalie reported the "We Love Our Children" sign was almost non-existent.

Security: No report was given.

<u>Social</u>: Natalie Littlejohn reported she would continue to schedule Food Truck Fridays and an Halloween event was being discussed.

#### MANAGEMENT REPORT

Review of Financial Statements: The financial statements for the period ending June 30, 2020 were reviewed. At that date the Association had cash balances of \$278,048 in operating and \$618,538 in reserves. Total operating income of \$393,161 and expenses of \$348,050 resulted in a surplus of \$45,111. Accounts receivable at June 30, 2020 was \$80,668. Management reviewed the expense variances as shown on the written management report.

ARC Applications: Management reported there were 15 ARC applications processed.

<u>Call Logs:</u> Management reported from November to current we received 140 calls from residents for various requests that were addressed.

<u>Deed Restriction Violations:</u> Management reported there were 46 open violations.

Work Orders: Management reported there were 13 open work orders.

# **SCHEDULE NEXT MEETING**

The next meeting of the Board of Directors of the Crown Oaks Property Owners Association would be scheduled on September 24, 2020.

#### **ADJOURN TO EXECUTIVE SESSION**

The Board adjourned to Executive Session to consider collection and legal matters.

#### RECONVENE IN OPEN SESSION

The Board reconvened in Open Session. No owners were present for the meeting. During Executive Session, Manage was authorized and the Board approved to:

• Management was authorized to refer 32 delinquent accounts to the Attorney for collections.

<b>ADJOURNMENT</b> There being no further business, the med	eting was adjourned at 7:50 PM.
Respectfully Submitted:	
December Consideration	
Recording Secretary	
Approved:	
Chairman of the Meeting	Date



# **Crown Oaks Property Owners Association**

06/30/2020

# FINANCIAL REPORT

Included Reports	<u>Copie</u>
Comparative Balance Sheet	1
Statement of Income and Expenses	1
Income and Expenses Spreadsheet	1
CU-GRF Replacement Fund Report	1
RM Delinquent by Entity	1
RM Security Deposit	1
AP Check History	1
AP AP-Open Invoice	1
GL-CU Subaccount General Ledge	1

07/21/2020 12:09 AM 623 Crown Oaks Property Owners Association Comparative Balance Sheet 06/30/2020

Page: 1

10001 623 10010 623	ASSETS			
	OPERATING FUND			
10010 623	Operating Account Cap One 5517	187,508.43	173,727.18	(13,781.25)
	Operating Account CapOneDC 4119	1,118.30	1,118.30	0.00
10900	Due To/From Reserve	103,452.50	103,202.50	(250.00)
	TOTAL OPERATING FUND	292,079.23	278,047.98	(14,031.25)
	ACCOUNTS RECEIVABLE			
12100	A/R Assessment	53,488.43	47,076.85	(6,411.58)
12300	A/R Late Fees/ F.C.	10,845.68	11,384.08	538.40
12310	A/R Admin Fee	3,513.51	3,518.51	5.00
12320	A/R Bank Charges	73.50	73.50	0.00
12330	A/R Billing/Violations	425.00	425.00	0.00
12360	A/R Legal Fees	11,627.42	11,338.42	(289.00)
12365	A/R Maintenance	694.49	687.36	(7.13)
	TOTAL ACCOUNTS RECEIVABLE	80,668.03	74,503.72	(6,164.31)
	OTHER ACCOUNTS RECEIVABLE			
12850 005	A/R Other Admin Fees	75.00	75.00	0.00
	TOTAL OTHER ACCOUNTS RECEIVABLE	75.00	75.00	0.00
	INSURANCE CLAIMS			
13100 132	Insurance Claim Fence Damage 5/15/18	(2,475.00)	(2,475.00)	0.00
	TOTAL INSURANCE CLAIMS	(2,475.00)	(2,475.00)	0.00
	REPLACEMENT FUND			
15001 623	Reserve Account Cap One 6351	_567,694.43	618,537.69	50,843.26
	TOTAL REPLACEMENT FUND	567,694.43	618,537.69	50,843.26
40000	PREPAID EXPENSES	0.550.50	0.045.04	(507.54)
16000	Prepaid Insurance	3,552.52_	3,045.01	(507.51)
	TOTAL PREPAID EXPENSES	3,552.52	3,045.01	(507.51)
	FIXED ASSETS			
17000 000	Fixed Assets	140,000.00	_140,000.00	0.00
	TOTAL FIXED ASSETS	140,000.00	140,000.00	0.00
	TOTAL ASSETS	1,081,594.21	1,111,734.40	30,140.19

07/21/2020 12:09 AM 623 Crown Oaks Property Owners Association Comparative Balance Sheet 06/30/2020

Page: 2

22100 025			PRIOR MONTH	CURRENT MONTH	VARIANCE
22000		LIABILITIES			
22100 025		ACCOUNTS PAYABLE			
22360 000				2,467.43	390.00
TOTAL ACCOUNTS PAYABLE   192,810.04   167,899.27   (26,282.02	22100 025				(90.00)
TOTAL ACCOUNTS PAYABLE  192,810.04  167,899.27  (24,910.77  TOTAL LIABILITIES  192,810.04  167,899.27  (24,910.77  (24,910.77  (24,910.77  (24,910.77  (24,910.77)  TOTAL LIABILITIES  192,810.04  167,899.27  (24,910.77  (24,91			the state of the s		1,071.25
TOTAL LIABILITIES 192,810.04 167,899.27 (24,910.77)  REPLACEMENT RESERVE ALLOCATION 30000 116 Rplcmnt Rev Alloc- Baseball Fleid 43.33 43.33 0.00 30000 205 Rplcmnt Rev Alloc- Due To/From Operatin 103,952.50 103,952.50 0.00 30000 205 Rplcmnt Rev Alloc- Fences (16,085.76) (16,085.76) 0.00 3000 205 Rplcmnt Rev Alloc- Gales 10,112.49 0.00 3000 336 Rplcmnt Rev Alloc- Miscellaneous 43,075.15 43,075.15 0.00 3000 336 Rplcmnt Rev Alloc- Miscellaneous 16,702.56 16,702.56 0.00 3000 336 Rplcmnt Rev Alloc- Parking Lot Surface 16,702.56 (16,319.25) 0.00 70 70 Rplcmnt Rev Alloc- Roads (19,319.25) (19,319.25) 0.00 70 70 RepLACEMENT RESERVE ALLOCATION 138,481.02 138,481.02 0.00 81100 000 PY Reserve 98,214.10 98,214.10 0.00 91 PY Reserve 99,214.10 0.00 91 PY Reserve 99,214.10 10,00 0.00 91 PY Reserve 99,214.10 10,00 0.00 91 PY Reserve 1,661.49 1,775.88 114.38 114.38 114.38 114.38 114.38 114.38 114.38 114.39 114	22420	Unearned Assessment	183,974.09	157,692.07	(26,282.02)
REPLACEMENT RESERVE ALLOCATION   30000 161   Rolcmin Rsv Alloc- Baseball Field   43.33   43.33   0.00   30000 165   Rolcmin Rsv Alloc- Denses   10.03.952.50   0.00   30000 205   Rolcmin Rsv Alloc- Fences   10.103.952.50   0.00   30000 205   Rolcmin Rsv Alloc- Fences   10.112.49   10.112.49   0.00   30000 236   Rolcmin Rsv Alloc- Miscellaneous   43.075.15   43.075.15   0.00   30000 238   Rolcmin Rsv Alloc- Miscellaneous   43.075.15   43.075.15   0.00   30000 238   Rolcmin Rsv Alloc- Parking Lot Surface   16,702.56   16,702.56   0.00   30000 247   Rolcmin Rsv Alloc- Roads   (19.319.25)   (19.319.25)   0.00   30000 247   Rolcmin Rsv Alloc- Roads   (19.319.25)   (19.319.25)   0.00   30000 247   Rolcmin Rsv Alloc- Roads   (19.319.25)   (19.319.25)   0.00   30000   70000   700000   700000   700000   700000   700000   7000000   7000000   7000000   7000000   70000000   70000000   700000000		TOTAL ACCOUNTS PAYABLE	192,810.04	167,899.27	(24,910.77)
30000 016   Rolcmit Rev Alloc- Baseball Field   43.33   43.33   0.00		TOTAL LIABILITIES	_192,810.04	_167,899.27_	(24,910.77)
30000 016   Rolcmit Rev Alloc- Baseball Field   43.33   43.33   0.00					
30000 151   Riplemit Rsw Alloc- Due To/From Operatin   103,952.50   103,952.50   0.00   30000 205   Rolemit Rsw Alloc- Fences   16,085.76   (16,085.76   0.00   30000 256   Riplemit Rsw Alloc- Gates   10,112.49   10,112.49   0.00   30000 388   Riplemit Rsw Alloc- Gates   10,112.49   10,112.49   0.00   30000 388   Riplemit Rsw Alloc- Holden State   16,702.56   16,702.56   16,702.56   0.00   30000 387   Riplemit Rsw Alloc- Parking Lot Surface   16,702.56   16,702.56   16,702.56   0.00   30000 347   Riplemit Rsw Alloc- Roads   113,319.25   (19,319.25)   (19,319.25)   0.00   10,000	30000 016		12 22	42.22	0.00
Special Assessment Reserve   16,085.76   16,085.76   0.00					
30000 256					
Repland Ray Alloc					
Right   Righ					
Right   Righ					
REPLACEMENT RESERVE 7PY Reserve 98,214.10 98,214.10 0.00 31200 000 C/Y Contribution 228,314.00 0.00 31250 000 Rsry Interest Income 1,661.49 1,775.88 114.38 31405 000 Loan from Operating (500.00) (750.00) (250.00)  TOTAL REPLACEMENT RESERVES INCOME 327,689.59 327,553.98 (135.61)  TOTAL REPLACEMENT RESERVES 466,170.61 466,035.00 (135.61)  TOTAL REPLACEMENT RESERVES 466,170.61 466,035.00 (135.61)  SPECIAL ASSESSMENT RESERVE Special Asmt Billing 333,300.00 334,950.00 1,650.00 33020 000 Special Asmt - A/R 5pecial Asmt - A/R (231,826.18) (182,497.31) 49,328.87 33030 000  TOTAL SPECIAL ASSESSMENT 101,523.82 152,502.69 50,978.87  REPLACEMENT RESERVE GRAND TOTAL 567,694.43 618,537.69 50,843.26  FUND BALANCE Accumulated Oper Surplus/Deficit 280,186.04 280,186.04 0.00 Current Year Surplus (Deficit) 40,903.70 45,111.40 4,207.70 TOTAL FUND BALANCE 321,089.74 325,297.44 4,207.70 TOTAL EQUITY 888,784.17 943,835.13 55,050.96	30000 303			•	0.00
31100 000		TOTAL REPLACEMENT RESERVE ALLOCATION	138,481.02	138,481.02	0.00
33200 000					
Rsrv Interest Income	31100 000	P/Y Reserve	98,214.10	98,214.10	0.00
Control   Cont	31200 000				0.00
TOTAL REPLACEMENT RESERVES INCOME  TOTAL REPLACEMENT RESERVES  466,170.61  SPECIAL ASSESSMENT RESERVE Special Asmt Billing Special Asmt Billing 333,300.00 Special Asmt - A/R Special Asmt - A/R (231,826.18) (182,497.31) 49,328.87 Special Asmt Prepaid Special Asmt Sp					114.39
TOTAL REPLACEMENT RESERVES  466,170.61  466,035.00  (135.61  33010 000  SPECIAL ASSESSMENT RESERVE  Special Asmt Billing Special Asmt Billing Special Asmt Billing Special Asmt Billing Special Asmt - A/R Special Asmt - A/R Special Asmt - A/R Special Asmt Prepaid Special Asmt Spe	31405 000	Loan from Operating	(500.00)	(750.00)	(250.00)
SPECIAL ASSESSMENT RESERVE 33010 000 Special Asmt Billing Special Asmt Billing 333,300.00 334,950.00 1,650.00 33020 000 Special Asmt - A/R Special Asmt - A/R (231,826.18) (182,497.31) 49,328.87 33030 000 Prepaid Special Asmt Prepaid Special Asmt		TOTAL REPLACEMENT RESERVES INCOME	327,689.59	327,553.98	(135.61)
Special Asmt Billing Special Asmt Billing   333,300.00   334,950.00   1,650.00		TOTAL REPLACEMENT RESERVES	466,170.61	466,035.00	(135.61)
Special Asmt Billing Special Asmt Billing   333,300.00   334,950.00   1,650.00		SPECIAL ASSESSMENT RESERVE			
Special Asmt - A/R Special Asmt - A/R   (231,826.18)	33010 000		333 300 00	334 950 00	1 650 00
33030 000 Prepaid Special Asmt Prepaid Special Asmt 50.00 50.00 0.00  TOTAL SPECIAL ASSESSMENT 101,523.82 152,502.69 50,978.87  REPLACEMENT RESERVE GRAND TOTAL 567,694.43 618,537.69 50,843.26  FUND BALANCE 280,186.04 280,186.04 0.00 Current Year Surplus/Deficit 280,186.04 40,903.70 45,111.40 4,207.70  TOTAL FUND BALANCE 321,089.74 325,297.44 4,207.70  TOTAL EQUITY 888,784.17 943,835.13 55,050.96		Special Asmt - A/R Special Asmt - A/R			
REPLACEMENT RESERVE GRAND TOTAL 567,694.43 618,537.69 50,843.26  FUND BALANCE Accumulated Oper Surplus/Deficit 280,186.04 280,186.04 0.00 Current Year Surplus (Deficit) 40,903.70 45,111.40 4,207.70  TOTAL FUND BALANCE 321,089.74 325,297.44 4,207.70  TOTAL EQUITY 888,784.17 943,835.13 55,050.96	33030 000				0.00
FUND BALANCE Accumulated Oper Surplus/Deficit 280,186.04 280,186.04 0.00 Current Year Surplus (Deficit) 40,903.70 45,111.40 4,207.70  TOTAL FUND BALANCE 321,089.74 325,297.44 4,207.70  TOTAL EQUITY 888,784.17 943,835.13 55,050.96		TOTAL SPECIAL ASSESSMENT	101,523.82	152,502.69	50,978.87
FUND BALANCE Accumulated Oper Surplus/Deficit 280,186.04 280,186.04 0.00 Current Year Surplus (Deficit) 40,903.70 45,111.40 4,207.70  TOTAL FUND BALANCE 321,089.74 325,297.44 4,207.70  TOTAL EQUITY 888,784.17 943,835.13 55,050.96					
Accumulated Oper Surplus/Deficit 280,186.04 280,186.04 0.00 280,186.04 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 40,903.70 45,111.40 4,207.70 280,186.04 40,903.70 45,111.40 4,207.70 4,2		REPLACEMENT RESERVE GRAND TOTAL	567,694.43	618,537.69	50,843.26
Accumulated Oper Surplus/Deficit 280,186.04 280,186.04 0.00 280,186.04 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 0.00 40,903.70 45,111.40 4,207.70 280,186.04 40,903.70 45,111.40 4,207.70 280,186.04 40,903.70 45,111.40 4,207.70 4,2		ELIND BALANCE			
Current Year Surplus (Deficit)       40,903.70       45,111.40       4,207.70         TOTAL FUND BALANCE       321,089.74       325,297.44       4,207.70         TOTAL EQUITY       888,784.17       943,835.13       55,050.96	38000		280 196 04	280 186 04	0.00
TOTAL FUND BALANCE         321,089.74         325,297.44         4,207.70           TOTAL EQUITY         888,784.17         943,835.13         55,050.96	30000				
TOTAL EQUITY <u>888,784.17</u> <u>943,835.13</u> <u>55,050.96</u>					
<del></del>		TOTAL FUND BALANCE	321,089.74	325,297.44	4,207.70
44		TOTAL EQUITY	888,784.17	943,835.13	55,050.96
					11

07/21/2020 12:09 AM 623 Crown Oaks Property Owners Association Comparative Balance Sheet 06/30/2020

Page: 3

	PRIOR MONTH	CURRENT MONTH	VARIANCE
TOTAL LIABILITIES & EQUITY	1,081,594.21	1,111,734.40	30,140.19

020	Σ
1/2	9 AI
7/2	2:0
0	_

623 Crown Oaks Property Owners Association Statement of Income and Expenses 06/30/2020

Page: 1

		M-T-D ACTUAL	M-1-D BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
70000 C	OPERATING INCOME								
	Owner Asint- Residential Asint Facilities Income	20,282.02 0.00	28,074 0	(1,791.98)	385,907.93 375.00	396,756 0	(10,848.07)	565,200	(179,292.07)
	Finance Charge	669.73	208	461.73	5,458.16	1,248	4,210.16	2,500	2,958.16
43260 000 0	Other Fees Transfer Fees Other Fees ABC Doving	0.00	213	(213.00)	550.00	1,278	(728.00)	2,550	(2,000.00)
	Other Owner Incm Access Cards	30.00 80.00	<b>o</b> c	20.00	150.00	00	150.00	00	150.00
	Non-Owner Incm Other Income	0.00	0	0.00	120.00	00	120.00	00	120.00
		27,081.75	28,495	(1,413.25)	393,161.09	399,282	(6,120.91)	570,250	(177,088.91)
	EXPENSES								
	Administrative Exp. Other	30.00	80	20.00	1,472.63	480	(992.63)	928	(514.63)
52400 000 A	Audit/I ax Preparatio	0.00	333	333.00	0.00	1,998	1,998.00	4,000	4,000.00
	Bank Charges Community Events	0.00	0 00	0.00	25.00	0	(25.00)	0	(25.00)
	Electricity- Common Area	0.00	2 013	624 47	0.00	1,248	1,248.00	2,500	2,500.00
	Holiday Expense Decorations	0.00		0.00	1.050.00	0,0/8	(2,558.59)	36,161	15,524.41
	nsurance-	507.51	1,000	492.49	3,325,06	000'9	2,674,94	12 000	8 674 94
000	ake Management	515.00	515	0.00	3,109.46	3,090	(19.46)	6,180	3.070.54
	ake Fishing Stock	0.00	0	0.00	10,426.00	0	(10,426.00)	0	(10,426.00)
030	ake Services	0.00		42.00	0.00	252	252.00	200	200.00
60800 010	-andscape Contract	6,250.00	6,250	0.00	37,500.00	37,500	0.00	75,000	37,500.00
	andscape Imgallon	0.00	250	250.00	960.00	1,500	540.00	3,000	2,040.00
	-aliuscape Extra -egal Expense	3,600.00	167	(2,767.00)	00.092,6	4,998	(262.00)	10,000	4,740.00
-	-egal Expense Collections	0.00	417	417.00	00.0	1,002	2 502 00	2,000	7,130.00
	Maint & Repairs Drainage Syste	180.00	2,083	1,903.00	2,832.13	12.498	9,665.87	25,000	22,000.00
290	Maint & Repairs Fence	0.00	83	83.00	0.00	498	498.00	1,000	1,000.00
	Maint & Repairs Gates	0.00	735	735.00	2,985.57	4,410	1,424.43	8,823	5,837.43
61800 365 IV	Maint & Repairs General Maint & Papaire Lighting Bogla	780.00	161	(619.00)	1,180.00	966	(214.00)	1,937	757.00
	Maint & Repairs Streets and Dr	00.0	7 229	7 229 00	0.00	1,500	1,500.00	3,000	3,000.00
	Management Fees	2.217.08		(0.08)	13 302 48	13,374	(0.48)	00,745 26,605	43 302 52
	Meeting Expenses-	00.0	30	30.00	50.00	180	130.00	360	310.00
	Office Supplies-	1,089.00	267	(822.00)	2,885.15	1,602	(1,283,15)	3,202	316.85
020	Office Supplies- Postage	372.95	140	(232.95)	1,044.04	840	(204.04)	1,683	638.96
	Park Maintenance	0.00	208	208.00	500.00	1,248	748.00	2,500	2,000.00
040	Park Port-a-Potty	81.19	81	(0.19)	568.33	486	(82.33)	974	405.67
65000 030 P	Permits and Licenses Lake - We	0.00	250	250.00	0.00	1,500	1,500.00	3,000	3,000.00
	Professional Fees Other Reserve Contribution	2,757.25	663	(2,088.25)	3,551.25	3,978	426.75	7,959	4,407.75
010	Signs & Monuments Maintenance	00.0	333	333.00	00.41.0.022	1 008	0.00	41000	0.00
<u> </u>		;	2		5	000,-	00.066,1	4,000	4,000.00

	(	D	
	ζ	7	)
	ς	Q	
1	ם	L	

623 Crown Oaks Property Owners Association Statement of Income and Expenses 06/30/2020

> 1330 Enclave Pkwy, Suite 425 Houston TX 77077

07/21/2020 12:09 AM

BUDGET	139.58 610.23 2,724.69 (270.50)	222,202.31	45,113.40
ANNUAL BUDGET	305 1,205 5,529 812	570,252	(2)
VARIANCE	(15.42) 5.23 (38.31) (270.50)	51,620.31	45,499.40
Y-T-D BUDGET	150 600 2,766 812	399,670	(388)
Y-T-D ACTUAL	165.42 594.77 2,804.31 1,082.50	348,049.69	45,111.40
VARIANCE	25.00 0.51 (680.75)	5,549.95	4,136.70
M-T-D BUDGET	25 100 461 0	28,424	17
M-T-D ACTUAL	0.00 99.49 1,141.75 0.00	22,874.05	4,207.70
	68000 000 Taxes All Taxes 68200 020 Telecomm- Gate Phone 69400 000 Water & Sewer 70200 000 Website Contract		SURPLUS/(DEFICIL)

07/21/2020 12:09 AM	623 Crown Oaks Property Owners Association Income and Expenses Spreadsheet	Page: 1
	06/30/2020	

		LAST YEAR Jun	ACTUAL	Мау	Apr	Mar	Feb	Jan	Dec	No.	O	Sep	Aug	
40000 010	OPERATING INCOME Owner Asmt- Residentia	28 431	26 282	26 282	26.282	26.282	26 102	25.4 E	25 224	07 694	07 69 4	707	200	0
43040 000	Facilities Income	0,00	0	25,25	150	20,202 125	20, 132 75	Ý	0,53	0,72	150,72	28,431 0	28,431 0	28,431
43060 000	Fines - Owners	0	0	0	0	0	0		0	0	0	450	0	0
43080 000	Finance Charge	(272)	029	325	688	1,100	390		394	553	64	671	716	(22)
43260 000	Other Fees Transfer Fe	200	0 6	50	200	20	150		400	100	250	300	300	150
43320 015	Other Owner Incm Acces	135	2 8	0.4	(22) 160	8 5	<b>&gt;</b> C		<b>&gt;</b> C	<b>&gt;</b> C	0	<b>&gt;</b> 6	0 1	0 ί
45000 160	Non-Owner Incm Other I	0	30	p o	120	0 0	00	0 0	00	00	00	္တ ဝ	315 0	45 0
		28,494	27,082	26,797	27,575	27,728	26,807	257,173	26,026	28,285	27,945	29,942	29,763	28,604
	EXPENSES													
51400 050	Administrative Exp. Ot	09	30	30	125	1.161	105	22		95	1 205	43	30	157
51400 200	Administrative Exp. Re	0	0	0	0	0	0	0		0	002,	<b>P</b> C	8 0	1 698
52400 000	Audit/Tax Preparatio	0	0	0	0	0	0	0		0	0	0	0	0
53000 000	Bank Charges	(25)	0	0	0	20	25	(20)		20	0	0	0	0
22000 000	Community Events	0	0	0	0	0	0	0		100	150	0	257	(120)
57,000,000	Electricity- Common Ar	5,134	2,389	3,553	2,459	5,371	1,295	5,569		2,210	3,867	6,585	3,030	3,063
99900 000	noliday Expense Decora	0 0	0 02	0 0	0 0	0 0	0 0	1,050		0 7	0 7	0	0 0	0 ;
60600 000	l aka Manadament	100	300 818	200	200	300	200	7 4 7		4/8	9/4	4/6	388	9/4
60600 012	Lake Fishing Stock	0 <del>,</del> 0	<u>.</u>	<u>.</u> .	<u>.</u>	0.0	534	515	61.6 C	515 0	515 0	515	202	515
60600 030	Lake Services	0	0	0		0	0	07,51		487	o	0 0	, <del>(</del>	o c
60800 010	Landscape Contract	6,250	6,250	6,250	6,250	6,250	6,250	6,250		6.250	6.250	6.250	6.250	6.250
090 00809	Landscape Irrigation	0	0	0	096	0	0	0		0	0	2,300	325	0
60800 170	Landscape Extra	4,540	3,600	1,000	0	280	0	380		0	0	275	200	1,250
61200 000	Legal Expense	(201)	870	0	0	339	(133)	(206)		(2,020)	(346)	(128)	250	(22)
61200 010	Maint & Danaira Draina	201	0 0	0 0	0 0	(339)	133	206		2,845	346	128	389	22
61800 360	Maint & Repairs Drailla Maint & Repairs Gates	3 630	000	205	2,032 944	0 00	0 09	330		0 287	200	000	0	0
61800 365	Maint & Repairs Genera	0	780	400	0	0	0	90		0,40	) - -	020	20,02	020
61800 600	Maint & Repairs Street	0	0	150	250	780	0	375		0	0	0	0	0
61800 605	Maint & Repairs Street	96	0	0	0	0	0	0		0	5,616	495	0	0
62000 000	Management Fees	2,153	2,217	2,217	2,217	2,217	2,282	2,153		2,153	2,153	2,153	2,153	2,153
62600 000	Meeting Expenses-	0	0	0	0	0	0	20		0	130	0	0	0
64000 000	Office Supplies-	480	1,089	0	1,055	191	212	339		535	91	82	84	212
64000 050	Office Supplies- Posta	312	373	453	92	64	31	29		407	101	6)	86	17
64800 000	Park Maintenance	o 6	O 7	0 5	<b>&gt;</b> C	<u>ح</u> د	o 5	200		0 3	0 ;	0 ;	0 ;	200
65600 040	Park Port-a-Pouly	- c	<u></u> 0	791	0 0	. Q	, œ	162		81	81	81	81	81
66000 030	Permits and Licenses L	<b>o</b> c	0 754	<b>o</b> c	<b>&gt;</b> C	<b>&gt;</b> 0	0 0	00		4,760	0 0	0 0	0 0	0 (
66300 000	Reserve Contribution	o c	2,731	<b>&gt;</b> C	<b>&gt;</b> C	<b>&gt;</b> C	000	00000	<b>&gt;</b> C	3,200	<b>-</b>	<b>&gt;</b> C	<b>&gt;</b> 0	0 0
66800 010	Signs & Monuments Main	(1 000)	0 0	o c	o c	o c	o c	410,022	o c	o c	3 340	o c	, ,	<b>&gt;</b> C
		(222)	)	•	•	Ò	•	)	>	>	0,0	0	2	>

07/21/2020 12:09 AM			623 Crov	623 Crown Oaks Property Owners Association Income and Expenses Spreadsheet 06/30/2020	roperty Ow xpenses S 3/30/2020	vners Asso	ociation et							Page: 2
1330 Enclave Pkwy, Suite 425 Houston TX 77077	iite 425													
		LAST YEAR Jun	ACTUAL	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sep	Aug	lut
68000 000 68200 020 69400 000 70200 000	Taxes All Taxes Telecomm- Gate Phone Water & Sewer Website Contract	0 96 912 0	0 99 1,142 0	0 0 577 0	0 105 276 1,083	0 195 489 0	0 96 152 0	165 100 168 0	103	0 99 199 0	0 96 2,191 0	0 94 1,050 0	0 97 981 0	0 94 1,315
	TOTAL EXPENSES SURPLUS/(DEFICIT)	3,762	4,208	16,020	8,081	19,051 8,677	12,976	(463)	11,425	26,224	169	8,232	38,759	18,453
													91	