



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

Phone 209-274-6056 Fax 209-274-6058

gm@theoaksone.com

Agenda - Board of Directors – REGULAR MEETING

Wednesday May 13, 2026 - 6:00 pm

- A. Call to Order
 - a. Pledge of Allegiance
 - b. Roll Call of Directors
- B. Open Forum
 - a. Reading of Meeting Rules
- C. Results of Executive Meeting
 - a. 5/13/2026 Executive Meeting
 - b. 5/13/2026 Executive Meeting Hearings and Violations
- D. Approval of Minutes:
 - a. 4/8/2026 Open Meeting Minutes
- E. Treasurer's Report
 - a. Discussion & Possible Action Acceptance of Financial Statements for May 2026
 - b. Discussion & Possible Action 2027 Reserve Study
 - c. Discussion & Possible Action 2025 Financial Review
 - d. Discussion & Possible Action Reserve CD's
- F. Solar
 - a. Discussion & Possible Action– Solar Update
- G. Design Review
 - a. Lot
 - b. Lot
- H. Discussion & Possible Action–Front of Community Drainage
- I. Discussion & Possible Action–Park Manager Training Update
- J. Discussion & Possible Action–Meter Compliance
- K. Discussion & Possible Action–Posting BOD Meeting Agenda and Documents on the Website
- L. Discussion & Possible Action–Transformer Update
- M. Discussion & Possible Action–Clubhouse Pool Table
- N. Discussion & Possible Action –Project Updates
- O. Discussion & Possible Action –Road Project Update
- P. Committee Updates
 - a. Governing Docs
 - b. 2027 Budget – Next Meeting June 9, 2026
 - c. Social Committee
 - d. Common Area Infrastructure
 - e. Pond
 - f. Architectural
- Q. Future Agenda Items: This item is to Provide Board Members an Opportunity to Request Items to be Placed on Future Agendas. Not an action item.

THE OAKS COMMUNITY ASSOCIATION

**APRIL 2026 STATEMENTS REVIEW
(NOT SAME AS LEDGERS IN Rent Manager)**

General Funds:	<u>Account #</u>	<u>Total</u>	<u>Same Time Last Year</u>
PNC Operating Checking Acct (as of 04/30/2026stmt)	XXXX1262	\$38,416.66	\$73,755.54
PNC Operating Money Mkt Acct (as of 04/30/2026stmt)	XXXX5812	\$70,293.90	\$53,035.99
PNC Petty Cash Checking Acct (as of 04/30/2026stmt)	XXXX6825	\$395.34	\$539.33
Petty Cash Fund		\$235.37	\$915.36
	Total General Fund :	\$109,341.27	\$128,246.22
Reserve Fund: For Repairs & Replacement of Assets			
PNC Insured Money Mkt- Reserves (as of 04/30/2026stmt)	XXXX5767	\$227,607.26	\$211,919.68
PNC Brokerage Account- Reserves (as of 04/30/2026stmt)	XXX-XX6638	\$489,288.93	\$376,418.80
	Total Reserves :	\$716,896.19	\$588,338.48
		55%	52%
TOTAL OF ALL TOCA FUNDS :		\$826,237.46	\$716,584.70
2025 Unfunded Reserves Months Payable at		\$0.00	\$0.00
	Total Due Rsvs Short Term	\$0.00	\$0.00
2026 FULLY FUNDED RESERVES BALANCE TARGET		\$ 1,294,679.00	\$ 1,137,174.00
RESERVE TARGET (75% of Fully Funded Reserve Target)		\$ 971,009.25	\$ 852,880.50
2026 Scheduled Contributions to Reserves		\$158,058.19	\$ 163,545.58
			\$ -
RESERVE FUNDING DEFICIT (To reach the Target Goal of 75%)		\$ 254,113.06	\$ 264,542.02
Bingo Cash Fund		\$133.08	\$386.85
ACCOUNTS RECEIVABLE:			
Debits (Past due accounts)		\$ 29,524.81	\$ 24,354.00
Credits (Credits due Members or prepaid invoices)		(\$11,610.33)	(\$14,456.53)
Allowance for Doubtful accounts		(\$5,400.00)	(\$5,400.00)
	Total Accounts Receivable Net Balance:	\$ 12,514.48	\$ 4,497.47
Prepared by: Susan Cook 5/5/26			

Budget Comparison

Comparison Periods: 04/01/26 to 04/30/26 and 01/01/26 to 04/30/26

Accrual Basis | Property: THE OAKS Community Association

	Actual 04/01/26 - 04/30/26	Budget 04/01/26 - 04/30/26	\$ Change	% Change	Actual YTD 01/01/26 - 04/30/26	Budget 01/01/26 - 04/30/26	\$ Change	% Change
Income								
50000 Income	87,280.74	77,071.09	10,209.65	13.2%	414,439.46	398,046.76	16,392.70	4.1%
Total Income:	87,280.74	77,071.09	10,209.65	13.2%	414,439.46	398,046.76	16,392.70	4.1%
Expense								
60000 Operating Expense	41,748.94	11,007.21	30,741.73	279.3%	126,581.38	136,046.51	-9,465.13	-7.0%
61600 Water Distribution System	146.00	54.00	92.00	170.4%	505.00	408.00	97.00	23.8%
61650 Community Improvements	740.00	2,583.34	-1,843.34	-71.4%	740.00	10,333.36	-9,593.36	-92.8%
62000 Waste Water Treatment Plant	357.88	3,691.83	-3,333.95	-90.3%	1,986.75	11,830.82	-9,844.07	-83.2%
63000 Maintenance Expense	2,751.46	8,416.68	-5,665.22	-67.3%	12,681.65	32,966.72	-20,285.07	-61.5%
63390 Maintenance Building	129.13	495.42	-366.29	-73.9%	1,052.24	1,948.03	-895.79	-46.0%
64000 Pool & Spa Expense	4,631.70	8,098.34	-3,466.64	-42.8%	8,701.65	11,243.36	-2,541.71	-22.6%
65000 Payroll Expense	23,843.95	24,541.62	-697.67	-2.8%	110,115.01	103,312.31	6,802.70	6.6%
71000 Administrative Expense	3,849.73	4,561.69	-711.96	-15.6%	13,164.82	15,717.23	-2,552.41	-16.2%
71341 Entrance Light Electricity	11.19	11.53	-0.34	-2.9%	33.71	46.12	-12.41	-26.9%
72000 Insurance Expense	2,531.08	2,545.88	-14.80	-0.6%	10,723.67	10,505.65	218.02	2.1%
72200 Taxes, Licenses, Permits	0.00	0.00	0.00		2,555.00	4,508.00	-1,953.00	-43.3%
74000 Other Misc Professional Fees	1,227.00	350.00	877.00	250.6%	4,412.00	2,733.34	1,678.66	61.4%
91000 Reserve Expense	10,713.55	10,713.55	0.00	0.0%	55,947.31	56,447.31	-500.00	-0.9%
Total Expense:	92,681.61	77,071.09	15,610.52	20.3%	349,200.19	398,046.76	-48,846.57	-12.3%
Net Income:	-5,400.87	0.00	-5,400.87		65,239.27	0.00	65,239.27	

Budget Comparison

Comparison Periods: 04/01/26 to 04/30/26 and 01/01/26 to 04/30/26

Accrual Basis | Property: THE OAKS Community Association

Summary

	Actual 04/01/26 - 04/30/26	Budget 04/01/26 - 04/30/26	\$ Change	% Change	Actual YTD 01/01/26 - 04/30/26	Budget 01/01/26 - 04/30/26	\$ Change	% Change
Income:	87,280.74	77,071.09	10,209.65	13.2%	414,439.46	398,046.76	16,392.70	4.1%
Expense:	-92,681.61	-77,071.09	-15,610.52	20.3%	-349,200.19	-398,046.76	48,846.57	12.3%
Other Income & Expense:	0.00	0.00	0.00		0.00	0.00	0.00	
Net Income:	-5,400.87	0.00	-5,400.87		65,239.27	0.00	65,239.27	

Profit & Loss

From 04/01/26 to 04/30/26

Accrual Basis | Property: THE OAKS Community Association

Income

50000 Income	87,280.74
Total Income:	87,280.74

Expense

60000 Operating Expense	41,748.94
61600 Water Distribution System	146.00
61650 Community Improvements	740.00
62000 Waste Water Treatment Plant	357.88
63000 Maintenance Expense	2,751.46
63390 Maintenance Building	129.13
64000 Pool & Spa Expense	4,631.70
65000 Payroll Expense	23,843.95
71000 Administrative Expense	3,849.73
71341 Entrance Light Electricity	11.19
72000 Insurance Expense	2,531.08
74000 Other Misc Professional Fees	1,227.00
91000 Reserve Expense	10,713.55
Total Expense:	92,681.61
Net Income:	-5,400.87

Summary

Income:	87,280.74
Expense:	-92,681.61
Net Income:	-5,400.87

Balance Sheet

As of 04/30/26

Accrual Basis | Property: THE OAKS Community Association

Assets

Bank	
10000 Operating Cash	109,254.13
10801 Physical Petty Cash	235.31
10802 Bingo	143.08
12000 Reserves Cash (Total if fully funded)	716,896.19
Total Bank	826,528.71
Accounts Receivable	
13000 Accounts Receivable	24,047.99
Total Accounts Receivable	24,047.99
Other Current Asset	
14000 Undeposited Funds	1,377.14
AA1298 Clearing Account	420.16
Total Other Current Asset	1,797.30
Total Assets:	852,374.00

Liabilities & Equity

Liabilities

Accounts Payable	
30000 Liabilities	8,715.84
Total Accounts Payable	8,715.84
Other Current Liability	
32010 Unearned Revenue	28,354.65
35250 Reserve Exp (spending from Operations)	-142,311.30
36000 Payroll Liabilities	-1,141.50
36100 Payroll Related Liabilities	5,166.08
Total Other Current Liability	-109,932.07
Total Liabilities:	-101,216.23

Equity

32000 Retained Earnings	89,476.09
35000 35000 Reserves Equity	798,874.87
AA3090 Net Income	65,239.27
Total Equity:	953,590.23
Total Liabilities & Equity:	852,374.00