



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 – OPEN SESSION

Wednesday January 8, 2025 - 6:00 pm

- A. Call to Order
 - B. Pledge of Allegiance
 - C. Roll Call of Directors
 - D. Reading of Meeting Rules
 - E. Election of Officers**
 - F. Appointment of Directors**
 - G. Open Forum
 - H. Results of Executive Meeting
 - a. Executive Meeting Hearings and Violations- No Meeting
 - b. Executive Meeting- No meeting
 - I. Discussion & Possible Action–
 - a. Approval of Minutes: 12/11/2024 Executive Meeting
 - b. Approval of Minutes: 12/11/2024 Suspension and Violation Hearings
 - c. Approval of Minutes: 12/11/2024 Open Meeting Minutes
 - J. Treasurer's Report
 - a. Discussion & Possible Action – Budget Exception Report
 - b. Acceptance of Financial Statements for June 2024
 - K. Solar
 - a. Discussion & Possible Action– Solar Update
 - L. Design Review
 - M. Discussion & Possible Action– Fence replacement 123
 - N. Discussion & Possible Action– Renewal of Gate Maintenance Agreement
 - O. Discussion & Possible Action– Quote for the Reserve Study
 - P. Discussion & Possible Action– Review of Vehicle Expenses
 - Q. Social Committee Update
 - R. 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.
- Adjourn Meeting

Open Forum Rules: During the open forum, each attendee may address the board for up to 5 minutes. A director or manager may briefly respond to statements made or questions asked. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If the speaker is in the middle of a sentence when the



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time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allow their time to others. All persons must follow meeting rules. *

*Meeting Rules: As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the Board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting, and the Sheriff called. Recording Meetings: Regular Meetings of the Board of Directors are recorded for record-keeping purposes. The meetings are not a public meeting, and any recording of the meeting must be approved by the board beforehand.

THE OAKS COMMUNITY ASSOCIATION
December 2024 STATEMENTS REVIEW
(NOT SAME AS LEDGERS IN Rent Manager)

	<u>Account #</u>	<u>Total</u>	<u>Same Time Last Year</u>
General Funds:			
PNC Operating Checking Acct (as of 12/31/2024 stmt)	XXXX1262	\$75,991.30	\$19,803.58
PNC Operating Money Mkt Acct (as of 12/31/2024 stmt)	XXXX5812	\$22,682.04	\$89,129.99
PNC Petty Cash Checking Acct(as of 12/31/2024 stmt)	XXXX6825	\$1,079.28	\$72.55
Staples Credit Card Owed (account closed)		\$0.00	\$0.00
Petty Cash Fund		\$3,231.36	\$1,545.81
	Total General Fund :	\$102,983.98	\$110,551.93
Reserve Fund: For Repairs & Replacement of Assets			
PNC Insured Money Mkt- Reserves (as of 12/31/2024 stmt)	XXXX5767	\$164,634.22	\$120,210.52
PNC Brokerage Account- Reserves (as of 12/31/2024 stmt)	XXX-XX6638	\$372,124.46	\$302,211.76
PNC Insured Deposit Acct- Reserves (account closed)	XXXX4997	Closed	
PNC Reserves CD- Reserves (account closed)		Closed	
	Total Reserves :	\$536,758.68	\$422,422.28
	TOTAL OF ALL TOCA FUNDS :	\$639,742.66	\$532,974.21
2024 Unfunded Reserves Months Payable at	Total Due Rsvs Short Term	\$0.00	\$0.00
		\$0.00	\$0.00
2024 FULLY FUNDED RESERVES BALANCE TARGET		\$ 1,137,174.00	\$ 854,603.00
RESERVE TARGET (75% of Fully Funded Reserve Target)		\$ 852,880.50	
2024 Scheduled Contributions to Reserves		\$0.00	
2024 Unscheduled Amount Due to Reserves		\$0.00	
Unscheduled Amounts Due from prior years			
Or because of \$282,571 increase in total reserves		\$316,121.82	
BALANCE DUE FROM OPERATING TO RESERVES		\$ 316,121.82	\$ 432,180.72
Social Committee Cash fund		\$16.05	\$276.65
Bingo Cash Fund		\$295.42	\$325.90
ACCOUNTS RECEIVABLE:			
Debits (Past due accounts)		\$ 46,374.56	\$ 23,173.48
Credits (Credits due Members or prepaid invoices)		(\$15,471.20)	(\$5,621.63)
Allowance for Doubtful accounts		(\$16,435.81)	(\$16,435.81)
	Total Accounts Receivable Net Balance:	\$ 14,467.55	\$ 1,116.04
Prepared by: Susan Cook 1/3/2025			

Balance Sheet

Property: THE OAKS Community Association
As of 12/31/24 (accrual basis)

ASSETS

Bank		
10000 Operating Cash		50,992.03
10801 Physical Petty Cash		3,231.30
10802 Bingo		295.42
10803 Social Committee		16.05
11150 Operating Cash:Due to Reserves		-477,679.15
12000 Reserves Cash (Total if fully funded)		<u>1,068,374.49</u>
Total Bank		645,230.14
Accounts Receivable		
13000 Accounts Receivable		<u>45,370.24</u>
Total Accounts Receivable		45,370.24
Other Current Asset		
14000 Undeposited Funds		<u>1,198.80</u>
Total Other Current Asset		1,198.80
Other Asset		
21000 Other Assets		<u>5,472.58</u>
Total Other Asset		<u>5,472.58</u>
TOTAL ASSETS		<u><u>697,271.76</u></u>

LIABILITIES & EQUITY

Liabilities

Accounts Payable		
30000 Liabilities		<u>1,086.46</u>
Total Accounts Payable		1,086.46
Other Current Liability		
32010 Unearned Revenue		34,452.79
35250 Reserve Exp Misc		-93,654.03
36000 Payroll Liabilities		-319.92
36100 Payroll Related Liabilities		<u>558.56</u>
Total Other Current Liability		<u>-58,962.60</u>
Total Liabilities		-57,876.14

Equity

32000 Retained Earnings		-186,536.99
35000 35000 Reserves Equity		821,857.42
AA3090 Net Income		<u>119,827.47</u>
Total Equity		<u>755,147.90</u>
TOTAL LIABILITIES & EQUITY		<u><u>697,271.76</u></u>

Profit & Loss

Property: THE OAKS Community Association
12/01/24 - 12/31/24 (accrual basis)

	<u>Amount</u>
INCOME	
50000 Income	113,514.50
TOTAL INCOME	113,514.50
EXPENSE	
60000 Operating Expense	52,838.92
61650 Community Improvements	4,835.11
62000 Waste Water Treatment Plant	4,713.44
63000 Maintenance Expense	3,901.11
63390 Maintenance Building	343.97
64000 Pool & Spa Expense	2,255.12
65000 Payroll Expense	23,407.02
71000 Administrative Expense	2,989.49
71341 Entrance Light Electricity	11.49
72000 Insurance Expense	1,980.35
74000 Other Misc Professional Fees	361.87
80010 Bad Debt Expense	-26,566.32
91000 Reserve Expense	12,320.34
TOTAL EXPENSE	83,391.91
NET INCOME	30,122.59

NET INCOME SUMMARY

Income	113,514.50
Expense	-83,391.91
NET INCOME	30,122.59

Budget Comparison

Property: THE OAKS Community Association

Comparison Periods: 12/01/24 - 12/31/24 and 01/01/24 - 12/31/24 (accrual basis)

	Actual 12/01/24 - 12/31/24	Budget 12/24 - 12/24	\$ Change	% Change	Actual YTD 01/01/24 - 12/31/24	Budget YTD 01/24 - 12/24	\$ Change	% Change
INCOME								
50000 Income	113,514.50	124,566.71	-11,052.21	-8.9 %	1,473,811.03	1,537,400.52	-63,589.49	-4.1 %
TOTAL INCOME	113,514.50	124,566.71	-11,052.21	-8.9 %	1,473,811.03	1,537,400.52	-63,589.49	-4.1 %
EXPENSE								
60000 Operating Expense	52,838.92	41,885.00	10,953.92	26.2 %	724,731.41	687,525.00	37,206.41	5.4 %
61000 Water Treatment Plant (to be maint b	0.00	0.00	0.00		-319.15	0.00	-319.15	
61600 Water Distribution System	0.00	225.00	-225.00	-100.0 %	1,614.50	2,690.00	-1,075.50	-40.0 %
61650 Community Improvements	4,835.11	2,341.66	2,493.45	106.5 %	19,210.72	28,099.99	-8,889.27	-31.6 %
62000 Waste Water Treatment Plant	4,713.44	2,917.00	1,796.44	61.6 %	48,816.13	42,967.00	5,849.13	13.6 %
63000 Maintenance Expense	3,901.11	2,825.00	1,076.11	38.1 %	33,389.10	35,600.00	-2,210.90	-6.2 %
63390 Maintenance Building	343.97	616.66	-272.69	-44.2 %	7,045.46	7,275.00	-229.54	-3.2 %
64000 Pool & Spa Expense	2,255.12	2,670.00	-414.88	-15.5 %	24,427.30	33,790.00	-9,362.70	-27.7 %
65000 Payroll Expense	23,407.02	26,665.49	-3,258.47	-12.2 %	275,741.32	318,990.07	-43,248.75	-13.6 %
71000 Administrative Expense	2,989.49	3,759.00	-769.51	-20.5 %	51,745.20	48,901.86	2,843.34	5.8 %
71341 Entrance Light Electricity	11.49	14.50	-3.01	-20.8 %	138.25	166.50	-28.25	-17.0 %
72000 Insurance Expense	1,980.35	2,481.29	-500.94	-20.2 %	25,499.57	30,675.48	-5,175.91	-16.9 %
72200 Taxes, Licenses, Permits	0.00	0.00	0.00		7,206.24	1,836.00	5,370.24	292.5 %
74000 Other Misc Professional Fees	361.87	1,169.00	-807.13	-69.0 %	13,459.54	16,286.62	-2,827.08	-17.4 %
80010 Bad Debt Expense	-26,566.32	5,400.00	-31,966.32	-592.0 %	-26,566.32	5,400.00	-31,966.32	-592.0 %
91000 Reserve Expense	12,320.34	31,852.11	-19,531.77	-61.3 %	147,844.29	264,863.00	-117,018.71	-44.2 %
92000 Accrual for Ops & Resv Excess	0.00	0.00	0.00		0.00	14,091.70	-14,091.70	-100.0 %
TOTAL EXPENSE	83,391.91	124,821.71	-41,429.80	-33.2 %	1,353,983.56	1,539,158.22	-185,174.66	-12.0 %
NET INCOME	30,122.59	-255.00	30,377.59	11,912.8 %	119,827.47	-1,757.70	121,585.17	6,917.3 %
NET INCOME SUMMARY								
Income	113,514.50	124,566.71	-11,052.21	-8.9 %	1,473,811.03	1,537,400.52	-63,589.49	-4.1 %
Expense	-83,391.91	-124,821.71	41,429.80	33.2 %	-1,353,983.56	-1,539,158.22	185,174.66	12.0 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	30,122.59	-255.00	30,377.59	11,912.8 %	119,827.47	-1,757.70	121,585.17	6,917.3 %