



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

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Agenda - Board of Directors – OPEN SESSION

Wednesday November 13, 2024 - 6:00 pm

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call of Directors
- D. Reading of Meeting Rules
- E. Discussion & Possible Action—Landscape vs Staff
- F. Open Forum
- G. Results of Executive Meeting
 - a. 11/13/2024 Executive Meeting
 - b. 11/13/2024 Executive Suspensions and Violations Hearings
- H. Approval of Minutes:
 - a. 10/9/2024 Open Meeting Minutes
- I. Treasurer's Report
 - a. Discussion & Possible Action – Budget Exception Report
 - b. Acceptance of Financial Statements for October 2024
 - c. 2023 Taxes available for review in the Front Office
 - d. Discussion & Possible Action – Review Study in 2025
- J. Solar
 - a. Discussion & Possible Action— Solar Update
- K. Design Review
 - a. Lot
 - b. Lot
- L. Discussion & Possible Action—Fencing
 - a. North Park behind lot 044
 - b. Dog Park
 - c. New Parking at lot 151
- M. Discussion & Possible Action—
- N. Social Committee Update
 - a. Discussion & Possible Action –Halloween Update
 - b. Discussion & Possible Action –Next Social Committee Meeting December 4
- O. 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.
- P. Adjourn Meeting



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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 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

AUGUST 2024 STATEMENTS REVIEW

(NOT SAME AS LEDGERS IN Rent Manager)

General Funds:	Account #	Total	Same Time Last Year
PNC Operating Checking Acct (as of 09/30/2024 stmt)	XXXX1262	\$61,589.20	\$35,409.09
PNC Operating Money Mkt Acct (as of 09/30/2024 stmt)	XXXX5812	\$24,206.72	\$89,914.67
PNC Petty Cash Checking Acct (as of 09/30/2024 stmt)	XXXX6825	\$901.46	\$432.90
Staples Credit Card Owed (account closed)		\$0.00	\$0.00
Petty Cash Fund		\$1,598.99	\$109.81
	Total General Fund :	\$88,296.37	\$125,866.47
Reserve Fund: For Repairs & Replacement of Assets			
PNC Insured Money Mkt- Reserves (as of 09/30/2024 str	XXXX5767	\$127,172.65	\$237,544.74
PNC Brokerage Account- Reserves (as of 09/30/2024 stm	XXX-XX6638	\$368,987.33	
PNC Insured Deposit Acct- Reserves (account closed)	XXXX4997	Closed	
PNC Reserves CD- Reserves (account closed)		Closed	\$137,796.00
	Total Reserves :	44% \$496,159.98	\$375,340.74
TOTAL OF ALL TOCA FUNDS :		\$584,456.35	\$501,207.21
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		\$36,961.02	
2024 Unscheduled Amount Due to Reserves		\$0.00	
Unscheduled Amounts Due from prior years		\$319,759.50	
BALANCE DUE FROM OPERATING TO RESERVES		\$ 356,720.52	\$ 353,395.79
Social Committee Cash fund		\$116.05	\$387.85
Bingo Cash Fund		\$464.05	\$258.71
ACCOUNTS RECEIVABLE:			
Debits (Past due accounts)		\$ 59,357.39	\$ 30,709.29
Credits (Credits due Members or prepaid invoices)		\$9,634.31	(\$12,523.63)
Allowance for Doubtful accounts		(\$16,435.81)	(\$16,435.81)
Total Accounts Receivable Net Balance:		\$ 52,555.89	\$ 1,749.85
Prepared by: Susan Cook 10/3/2024			

Balance Sheet

Property: THE OAKS Community Association
As of 10/31/24 (accrual basis)

ASSETS

Bank	
10000 Operating Cash	84,893.79
10801 Physical Petty Cash	1,596.93
10802 Bingo	464.05
10803 Social Committee	116.05
11150 Operating Cash:Due to Reserves	-544,684.15
12000 Reserves Cash (Total if fully funded)	992,468.37
Total Bank	534,855.04
Accounts Receivable	
13000 Accounts Receivable	51,256.87
Total Accounts Receivable	51,256.87
Other Current Asset	
14000 Undeposited Funds	1,716.91
AA1298 Clearing Account	620.00
Total Other Current Asset	2,336.91
Other Asset	
21000 Other Assets	5,472.58
Total Other Asset	5,472.58
TOTAL ASSETS	593,921.40

LIABILITIES & EQUITY

Liabilities

Accounts Payable	
30000 Liabilities	56,514.72
Total Accounts Payable	56,514.72
Credit Card	
31020 Staples Business Credit Card 3475	693.08
Total Credit Card	693.08
Other Current Liability	
32010 Unearned Revenue	31,305.67
35250 Reserve Exp Misc	-97,172.74
36000 Payroll Liabilities	-213.27
36100 Payroll Related Liabilities	-842.79
Total Other Current Liability	-66,923.13
Total Liabilities	-9,715.33

Equity

32000 Retained Earnings	-192,922.72
35000 35000 Reserves Equity	711,796.50
AA3090 Net Income	84,762.95
Total Equity	603,636.73
TOTAL LIABILITIES & EQUITY	593,921.40

Profit & Loss

Property: THE OAKS Community Association
10/01/24 - 10/31/24 (accrual basis)

	Amount
INCOME	
50000 Income	129,542.91
TOTAL INCOME	129,542.91
EXPENSE	
60000 Operating Expense	57,346.07
61600 Water Distribution System	102.00
61650 Community Improvements	239.76
62000 Waste Water Treatment Plant	1,152.73
63000 Maintenance Expense	2,634.11
63390 Maintenance Building	120.28
65000 Payroll Expense	18,848.40
71000 Administrative Expense	2,714.77
71341 Entrance Light Electricity	11.44
72000 Insurance Expense	1,950.39
72200 Taxes, Licenses, Permits	230.00
74000 Other Misc Professional Fees	372.34
91000 Reserve Expense	12,320.34
TOTAL EXPENSE	98,042.63
NET INCOME	31,500.28

NET INCOME SUMMARY

Income	129,542.91
Expense	-98,042.63
NET INCOME	31,500.28

Budget Comparison

Property: THE OAKS Community Association

Comparison Periods: 10/01/24 - 10/31/24 and 01/01/24 - 10/31/24 (accrual basis)

	Actual 10/01/24 - 10/31/24	Budget 10/24 - 10/24	\$ Change	% Change	Actual YTD 01/01/24 - 10/31/24	Budget YTD 01/24 - 10/24	\$ Change	% Change
INCOME								
50000 Income	129,542.91	144,566.71	-15,023.80	-10.4 %	1,249,816.97	1,277,017.10	-27,200.13	-2.1 %
TOTAL INCOME	129,542.91	144,566.71	-15,023.80	-10.4 %	1,249,816.97	1,277,017.10	-27,200.13	-2.1 %
EXPENSE								
60000 Operating Expense	57,346.07	65,385.00	-8,038.93	-12.3 %	618,649.05	592,655.00	25,994.05	4.4 %
61000 Water Treatment Plant (to be maint b	0.00	0.00	0.00		-319.15	0.00	-319.15	
61600 Water Distribution System	102.00	225.00	-123.00	-54.7 %	773.00	2,240.00	-1,467.00	-65.5 %
61650 Community Improvements	239.76	2,341.66	-2,101.90	-89.8 %	14,375.61	23,416.67	-9,041.06	-38.6 %
62000 Waste Water Treatment Plant	1,152.73	2,250.00	-1,097.27	-48.8 %	35,541.95	37,900.00	-2,358.05	-6.2 %
63000 Maintenance Expense	2,634.11	3,125.00	-490.89	-15.7 %	26,187.78	29,650.00	-3,462.22	-11.7 %
63390 Maintenance Building	120.28	616.66	-496.38	-80.5 %	6,110.20	6,266.68	-156.48	-2.5 %
64000 Pool & Spa Expense	0.00	2,670.00	-2,670.00	-100.0 %	18,517.89	28,450.00	-9,932.11	-34.9 %
65000 Payroll Expense	18,848.40	24,269.49	-5,421.09	-22.3 %	241,517.29	267,937.09	-26,419.80	-9.9 %
71000 Administrative Expense	2,714.77	4,389.71	-1,674.94	-38.2 %	41,460.18	41,208.86	251.32	0.6 %
71341 Entrance Light Electricity	11.44	14.50	-3.06	-21.1 %	115.27	137.50	-22.23	-16.2 %
72000 Insurance Expense	1,950.39	2,481.29	-530.90	-21.4 %	21,189.77	25,712.90	-4,523.13	-17.6 %
72200 Taxes, Licenses, Permits	230.00	0.00	230.00		7,206.24	1,836.00	5,370.24	292.5 %
74000 Other Misc Professional Fees	372.34	2,169.00	-1,796.66	-82.8 %	10,525.33	12,948.62	-2,423.29	-18.7 %
91000 Reserve Expense	12,320.34	27,196.97	-14,876.63	-54.7 %	123,203.61	200,651.40	-77,447.79	-38.6 %
92000 Accrual for Ops & Resv Excess	0.00	7,587.43	-7,587.43	-100.0 %	0.00	7,754.08	-7,754.08	-100.0 %
TOTAL EXPENSE	98,042.63	144,721.71	-46,679.08	-32.3 %	1,165,054.02	1,278,764.80	-113,710.78	-8.9 %
NET INCOME	31,500.28	-155.00	31,655.28	20,422.8 %	84,762.95	-1,747.70	86,510.65	4,950.0 %
NET INCOME SUMMARY								
Income	129,542.91	144,566.71	-15,023.80	-10.4 %	1,249,816.97	1,277,017.10	-27,200.13	-2.1 %
Expense	-98,042.63	-144,721.71	46,679.08	32.3 %	-1,165,054.02	-1,278,764.80	113,710.78	8.9 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	31,500.28	-155.00	31,655.28	20,422.8 %	84,762.95	-1,747.70	86,510.65	4,950.0 %