



Annual Meeting Agenda March 3, 2020 at 6:00 pm

Welcome and Introductions

Tami Riddle – Supervising Manager
Kristen Lyons – Community Manager
Bill Stanton – Vice President, Coleman Homes, a Toll Brothers Company
Franz Witte Landscaping Representative

Landscaper Report

Water Rotation Schedule:

- House numbers ending in an even number your watering days are Mondays, Wednesdays and Fridays.
- House numbers ending in an odd number, your watering days are Tuesdays, Thursdays and Saturdays.
- Sundays are an open watering day.

Developer Report

- Bill Stanton

2020 Contracts

- Franz Witte
- H2O Pools

Community Reminders

- Pool key pickup
- Pet waste station(s) – please pick up after your pets
- Social Media
- Important phone numbers

Manager Report

- Financial Review
- CC&R Violation Process
- Architectural Review Process
- AMI Web Page and Homeowner Portal

Open Forum

**The Oaks HOA
Balance Sheet
12/31/2019**

Assets

Other

1012 - Checking - MOB

\$22,563.89

1013 - Money Market - MOB

\$68,179.01

Other Total

\$90,742.90

Assets Total

\$90,742.90

Liabilities and Equity

Income

4013 - Developer Contribution

\$26,604.70

Income Total

\$26,604.70

Retained Earnings

\$16,242.48

Net Income

\$47,895.72

Liabilities & Equity Total

\$90,742.90

The Oaks HOA
Budget Comparison
1/1/2019 - 12/31/2019

1/1/2019 - 12/31/2019

Accounts	Actual	Budget	Variance	% Variance	Annual Budget
Income					
Income	\$346,747.22	\$202,624.00	\$144,123.22	71.13%	\$202,624.00
Total Income	\$346,747.22	\$202,624.00	\$144,123.22	71.13%	\$202,624.00
Expense					
Admin	\$90,269.40	\$46,736.00	(\$43,533.40)	(93.15%)	\$46,736.00
Landscape	\$136,088.41	\$118,632.00	(\$17,456.41)	(14.71%)	\$118,632.00
Pool & Clubhouse	\$15,044.04	\$12,680.00	(\$2,364.04)	(18.64%)	\$12,680.00
Repairs & Maint	\$80.00	\$4,800.00	\$4,720.00	98.33%	\$4,800.00
Utilities	\$19,369.65	\$34,840.00	\$15,470.35	44.40%	\$34,840.00
Total Expense	\$260,851.50	\$217,688.00	(\$43,163.50)	44.40%	\$217,688.00
Operating Net Income	\$85,895.72	(\$15,064.00)	\$100,959.72	(670.21%)	(\$15,064.00)
Reserve Expense					
Reserves	\$38,000.00	\$33,648.00	(\$4,352.00)	(12.93%)	\$33,648.00
Total Reserve Expense	\$38,000.00	\$33,648.00	(\$4,352.00)	(12.93%)	\$33,648.00
Reserve Net Income	(\$38,000.00)	(\$33,648.00)	(\$4,352.00)	12.93%	(\$33,648.00)
Net Income	\$47,895.72	(\$48,712.00)	\$96,607.72	(198.32%)	(\$48,712.00)

Oaks (The) HOA 2020 Budget

Notes: Based on 451 Homes

Assessments: \$650 per year.

	\$650	
	2019	2020
	Budget	Budget
Income		
4000 - Assessments	\$ 195,000	\$ 293,150
4001 - Transfer Fee	\$ 7,500	\$ 8,000
4002 - Late Fee Reimbursement	\$ 5	\$ 75
4003 - Legal Fee Reimbursement	\$ 5	\$ 75
4005 - Bank Interest Income	\$ 84	\$ 150
4007 - Pool Key	\$ 25	\$ 50
4009 - Interest Reimbursement	\$ 5	\$ 60
Total Income	\$ 202,624	\$ 301,560
Expenses		
Admin		
5000 - Management Fees	\$ 28,275	\$ 42,507
5001 - Postage, Copies, Supplies	\$ 3,911	\$ 4,500
5002 - Legal	\$ 3,600	\$ 3,000
5003 - Insurance	\$ 2,600	\$ 2,800
5004 - Professional Fees & Taxes	\$ 360	\$ 360
5005 - Transfer Fees to AMI	\$ 3,750	\$ 4,000
5010 - Misc Admin	\$ 240	\$ 360
5011 - Christmas Lights	\$ 4,000	\$ 4,500
Total Admin	\$ 46,736	\$ 62,027
Landscape		
5100 - Landscape Contract	\$ 85,150	\$ 100,954
landscape additional services	\$ 7,622	\$ 7,054
5101 - Landscape Repairs & Maintenance	\$ 5,000	\$ 3,564
5102 - Irrigation Repairs & Maintenance	\$ 1,400	\$ 7,944
5103 - Snow Removal	\$ 800	\$ 800
5104 - Pond Maintenance	\$ 1,600	\$ 1,200
5105 - Tree and Shrub Maintenance	\$ 5,000	\$ 1,355
5107 - Garbage / Pet Waste Station	\$ 2,880	\$ 4,906
5108 - Pump Repairs	\$ 800	\$ 800
5109 - Pump Station Maintenance	\$ 380	\$ 500
5110 - Misc Landscape	\$ 5,000	\$ 11,816
5112 - Playground Equipment Maintenance	\$ 1,000	\$ 750
5115 - Water Feature Maintenance	\$ 2,000	\$ 2,000
Total Landscape	\$ 118,632	\$ 143,643
Pool & Clubhouse		
5200 - Pool Contract	\$ 7,580	\$ 8,360
5201 - Pool Repairs & Maint	\$ 500	\$ 1,200
5202 - Clubhouse Cleaning	\$ 2,400	\$ 2,600
5203 - Clubhouse Supplies	\$ 500	\$ 400
5204 - Furniture	\$ 500	\$ 2,000
5206 - Misc Pool & Clubhouse	\$ 1,200	\$ 1,200
	\$ -	\$ 5,852
Total Pool & Clubhouse	\$ 12,680	\$ 21,612
Repairs & Maint		
5208 - General Repair and Maintenance	\$ 4,800	\$ 6,403
Total Repairs & Maint	\$ 4,800	\$ 6,403
Utilities		
5300 - Power	\$ 19,200	\$ 17,500
5301 - Water	\$ 8,400	\$ 11,327
5302 - Cable/Internet/Telephone	\$ 240	\$ 400
5304 - Gas	\$ 5,000	\$ 3,000
5305 - Exterminating	\$ 2,000	\$ 2,000
Total Utilities	\$ 34,840	\$ 34,227
Reserves		
6005 - Reserves	\$ 33,648	\$ 33,648
Total Reserves	\$ 33,648	\$ 33,648
Income Accounts Total:	\$ 202,624	\$ 301,560
Expense Accounts Total:	\$ 251,336	\$ 301,560
Difference:	\$ (48,712)	\$ -

Adopted:

Date: