

The Oaks POA - Expenses

As of July 31, 2026

Accounts

Description	Year To Date					As of 7/1/26 Treasurer Report	As of 7/1/26 Treasurer Report	As of 7/1/26 Treasurer Report
	FY 2027		FY 2027		BUDGET	FY26	FY25	FY24
	June	July	August	ACTUAL		Actual	Actual	Actual
Property/GL Insurance	-	-		-	\$8,500.00	\$7,079.03	\$6,970.11	\$4,871.67
Director's Insurance	-	-		-	\$2,200.00	\$1,906.00	\$1,906.00	\$1,830.00
INSURANCE	-	-	-	-	\$10,700.00	\$8,985.03	\$8,876.11	\$6,701.67
Property Tax				-	\$750.00	\$464.31	\$450.78	\$471.44
Accounting (QuickBooks)	\$40.51	\$39.98		\$80.49	\$500.00	\$514.90	\$820.82	\$756.83
County Filing Fees				-	-	-	-	
IRS (Penalties & Interest)	-			-	-	\$1,422.79	\$6,411.00	
Annual Tax Preparation	-			-	\$400.00	\$260.00	\$360.00	\$240.00
CPA/TAX	\$40.51	\$39.98	-	\$80.49	\$1,650.00	\$2,662.00	\$8,042.60	\$1,468.27
PEC (Electric)	\$170.51	\$163.64		\$334.15	\$4,200.00	\$3,114.37	\$4,055.53	\$4,022.66
GVTC (Telephone)	\$55.40	\$37.55		\$92.95	\$675.00	\$648.31	\$652.33	\$647.05
Dumpster				-	\$1,000.00	\$698.21	\$645.00	\$610.00
Best (Trash)				-	\$800.00	-	-	\$75.00
SJWTX (Water)	\$171.19	\$207.63		\$378.82	\$2,400.00	\$2,376.90	\$2,151.67	\$2,054.07
UTILITIES	\$397.10	\$408.82	-	\$805.92	\$9,075.00	\$6,837.79	\$7,504.53	\$7,408.78
Landscaping Maintenance	\$620.00			\$620.00	\$2,500.00	-	-	\$1,600.00
Pool Maintenance(Thomas Pools)	\$466.56	\$466.56		\$933.12	\$4,500.00	\$4,800.92	\$3,916.44	\$2,836.76
Park Maintenance (Handy Hank&Jeff Thayer)	\$500.00	\$625.00		\$1,125.00	\$7,500.00	\$8,000.00	\$7,731.38	\$6,377.00
General R & M	\$22.72	\$24.54		\$47.26	\$1,000.00	-	-	
Tree Maintenance				-	\$3,000.00	\$550.00	\$300.00	
Restroom (Pool & Park) Maint/Supplies				-	\$500.00	\$335.26	\$300.00	
Building Repairs				-	\$500.00	-	-	
Pool Repairs* Budget Adjusted 2/26 to reflect Pool repairs (Filters)				-	\$1,000.00	\$9,027.71	-	\$944.05
Gate Repairs		\$89.86		\$89.86	\$1,500.00	\$1,064.40	-	
Park Repairs				-	\$1,000.00	-	-	
Restroom Repairs	\$59.00			\$59.00	\$1,200.00	-	-	
Equipment Repairs				-	-	-	-	\$113.64
Signage				-	\$500.00	\$83.00	\$250.00	\$572.54
MAINTENANCE COMMITTEE	\$1,668.28	\$1,205.96	-	\$2,874.24	\$24,700.00	\$23,861.29	\$12,497.82	\$12,443.99

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Accounts

Year To Date

				FY 2027	FY 2027
Description	June	July	August	ACTUAL	BUDGET
Lien Notice (County Filing Fees)		\$165.59		\$165.59	\$200.00
Legal Fees	-	\$325.00		\$325.00	\$2,000.00
LEGAL COMMITTEE	-	\$490.59	-	\$490.59	\$2,200.00
KEYS AND LOCKS	-	-		-	-
NEIGHBORHOOD COMMUNICATIONS	-	-		-	-
ARCHITECTUAL COMMITTEE	-	-		-	-
FINANCE COMMITTEE	-	-		-	-
Website Domain Fees (Hover)	\$36.24	\$36.24		\$72.48	\$500.00
Misc Expenses/Member Solicitation				-	\$250.00
Office Supplies	-	\$94.14		\$94.14	\$300.00
Postage Delivery	-	\$234.00		\$234.00	\$700.00
Printing and Reproduction	\$49.53	\$97.78		\$147.31	-
Bank Fees		-		-	\$150.00
Social Committee				-	\$400.00
Annual Meeting				-	\$850.00
Web Page Fees (Wix)				-	\$250.00
MISCELLANEOUS EXPENSES	\$85.77	\$462.16	-	\$547.93	\$3,400.00
Operating Expense Totals	\$ 2,191.66	\$ 2,607.51	\$ -	\$4,799.17	\$ 51,725.00

As of 7/1/26 Treasurer Report	As of 7/1/26 Treasurer Report	As of 7/1/26 Treasurer Report
FY26	FY25	FY24
Actual	Actual	Actual
-	\$150.00	\$471.12
\$700.00	-	\$1,125.00
\$1,375.00	\$150.00	\$1,596.12
-	-	\$150.00
-	-	
-	-	
-	-	
\$541.07	\$369.85	\$116.17
\$687.39	\$762.46	\$1,377.07
\$295.51	\$110.18	\$164.90
\$435.21	\$410.80	\$357.01
-	-	
\$47.00	-	
\$318.53	\$176.00	\$32.00
\$820.81	\$601.65	\$562.10
-	\$181.20	\$434.88
\$3,145.52	\$2,612.14	\$3,044.13
\$ 46,866.63	\$ 39,683.20	\$ 32,812.96

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As of July 31, 2026

Capital Improvements Accounts

Description	Year To Date					As of 7/1/26 Treasurer Report	As of 7/1/26 Treasurer Report	As of 7/1/26 Treasurer Report
				FY 2027	FY 2027	FY26	FY25	FY24
	June	July	August	Actual	BUDGET	Actual	Actual	Actual
Gates/Card Keys (Pool & Parks)				-	-	-	\$18,380.00	-
Playground @ Charter Park				-	-	-	-	\$33,298.87
Pavilion @ Charter Park (Tables)				-	-	\$714.41	-	\$57,629.00
POA Parking				-	-	-	-	-
Pool Deck (Pool Lounge Chairs)				-	-	\$1,199.35	\$3,795.00	-
Clubhouse Painting				-	-	-	\$3,200.00	-
Gate/Meter pole, POA parking, 2 lights				-	-	-	-	-
TOTAL CAPITAL EXPENDITURES	-	-	-	-	-	\$1,913.76	\$25,375.00	\$90,927.87