

The Oaks POA Expenses - April 2026

Accounts	<i>Year To Date</i>					As of 6/1/25	As of 6/1/24	As of 6/1/23
						Treasurer	Treasurer	Treasurer
						Report	Report	Report
				FY 2026	FY 2026	FY25	FY24	FY23
Description	February	March	April	ACTUAL	BUDGET	Actual	Actual	Actual
Property/GL Insurance				\$ 7,079.03	\$ 7,500.00	\$ 6,970.11	\$ 4,871.67	\$ 2,903.28
Director's Insurance				\$ 1,906.00	\$ 2,200.00	\$ 1,906.00	\$ 1,830.00	\$ 1,754.00
INSURANCE	\$ -	\$ -	\$ -	\$ 8,985.03	\$ 9,700.00	\$ 8,876.11	\$ 6,701.67	\$ 4,657.28
Property Tax				\$ 464.31	\$ 750.00	\$ 450.78	\$ 471.44	\$ 553.89
Accounting (QuickBooks)	\$ 40.51	\$ 40.51	\$ 40.51	\$ 474.39	\$ 500.00	\$ 820.82	\$ 756.83	\$ 556.83
County Filing Fees				\$ -	\$ -	\$ -		\$ -
IRS (Penalties & Interest)				\$ 1,422.79	\$ 1,500.00	\$ 6,411.00		\$ -
Annual Tax Preparation				\$ 260.00	\$ 400.00	\$ 360.00	\$ 240.00	\$ 300.00
CPA/TAX	\$ 40.51	\$ 40.51	\$ 40.51	\$ 2,621.49	\$ 3,150.00	\$ 8,042.60	\$ 1,468.27	\$ 1,410.72
PEC (Electric)	\$ 259.73	\$ 201.73	\$ 165.69	\$ 2,946.27	\$ 4,200.00	\$ 4,055.53	\$ 4,022.66	\$ 3,697.60
GVTC (Telephone)	\$ 55.45	\$ 55.45	\$ 55.45	\$ 592.91	\$ 675.00	\$ 652.33	\$ 647.05	\$ 613.60
Dumpster		\$ 698.21		\$ 698.21	\$ 1,000.00	\$ 645.00	\$ 610.00	\$ -
Best (Trash)				\$ -	\$ 800.00	\$ -	\$ 75.00	\$ 853.83
SJWTX (Water)	\$ 188.25	\$ 190.75	\$ 219.15	\$ 2,188.91	\$ 2,400.00	\$ 2,151.67	\$ 2,054.07	\$ 2,077.07
UTILITIES	\$ 503.43	\$ 1,146.14	\$ 440.29	\$ 6,426.30	\$ 9,075.00	\$ 7,504.53	\$ 7,408.78	\$ 7,242.10
Landscaping Maintenance				\$ -	\$ -	\$ -	\$ 1,600.00	\$ 1,000.00
Pool Maintenance(Thomas Pools)	\$ 297.69	\$ 297.69	\$ 297.69	\$ 4,465.34	\$ 4,500.00	\$ 3,916.44	\$ 2,836.76	\$ 6,880.51
Park Maintenance (Handy Hank)	\$ 300.00	\$ 300.00	\$ 300.00	\$ 6,825.00	\$ 7,500.00	\$ 7,731.38	\$ 6,377.00	\$ 5,835.00
General R & M				\$ -	\$ 300.00	\$ -		\$ -
Tree Maintenance				\$ 550.00	\$ 500.00	\$ 300.00		\$ 1,400.00
Restroom (Pool & Park) Maint/Supplies				\$ 335.26	\$ 1,200.00	\$ 300.00		\$ -
Building Repairs				\$ -	\$ 500.00	\$ -		\$ -
Pool Repairs* Budget Adjusted 2/26 to reflect Pool repairs	\$ 650.00			\$ 9,027.71	\$ 9,030.00	\$ -	\$ 944.05	\$ 96.42

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Accounts	Year To Date					As of 6/1/25	As of 6/1/24	As of 6/1/23
				FY 2026	FY 2026	Treasurer Report	Treasurer Report	Treasurer Report
	Description	February	March	April	ACTUAL	BUDGET	FY25 Actual	FY24 Actual
Gate Repairs				\$ 1,064.40	\$ 500.00	\$ -		\$ -
Park Repairs				\$ -	\$ -	\$ -		\$ 138.72
Restroom Repairs				\$ -	\$ 500.00	\$ -		\$ 66.38
Equipment Repairs				\$ -	\$ -	\$ -	\$ 113.64	\$ -
Signage				\$ 83.00	\$ 500.00	\$ 250.00	\$ 572.54	\$ 2,109.56
MAINTENANCE COMMITTEE	\$ 1,247.69	\$ 597.69	\$ 597.69	\$ 22,350.71	\$ 25,030.00	\$ 12,497.82	\$ 12,443.99	\$ 17,526.59
Lien Notice (County Filing Fees)				\$ -	\$ 200.00	\$ 150.00	\$ 471.12	\$ 59.04
Legal Fees				\$ 700.00	\$ 2,000.00	\$ -	\$ 1,125.00	\$ 75.00
LEGAL COMMITTEE	\$ -	\$ -	\$ -	\$ 1,375.00	\$ 2,200.00	\$ 150.00	\$ 1,596.12	\$ 134.04
KEYS AND LOCKS				\$ -	\$ -	\$ -	\$ 150.00	\$ -
NEIGHBORHOOD COMMUNICATIONS				\$ -	\$ -	\$ -		\$ 61.93
ARCHITECTUAL COMMITTEE				\$ -	\$ -	\$ -		\$ -
FINANCE COMMITTEE				\$ -	\$ -	\$ -		\$ -
Website Domain Fees (Hover)	\$ 36.24	\$ 36.24	\$ 36.24	\$ 504.83	\$ 350.00	\$ 369.85	\$ 116.17	\$ 319.80
Misc Expenses/Member Solicitation		\$ 460.50	\$ 153.78	\$ 687.39	\$ 500.00	\$ 762.46	\$ 1,377.07	\$ 36.75
Office Supplies			\$ -	\$ 242.64	\$ 150.00	\$ 110.18	\$ 164.90	\$ 44.34
Postage Delivery	\$ 12.16	\$ 18.24		\$ 435.21	\$ 400.00	\$ 410.80	\$ 357.01	\$ 549.68
Printing and Reproduction				\$ -	\$ -	\$ -		\$ -
Bank Fees				\$ 47.00	\$ 50.00	\$ -		\$ -
Social Committee	\$ 81.47			\$ 275.29	\$ 300.00	\$ 176.00	\$ 32.00	\$ 48.00
Annual Meeting	\$ 232.60			\$ 232.60	\$ 750.00	\$ 601.65	\$ 562.10	\$ 703.43
Web Page Fees (Wix)				\$ -	\$ 200.00	\$ 181.20	\$ 434.88	\$ -
MISCELLANEOUS EXPENSES	\$ 362.47	\$ 514.98	\$ 190.02	\$ 2,424.96	\$ 2,700.00	\$ 2,612.14	\$ 3,044.13	\$ 1,702.00
Operating Expense Totals	\$ 2,154.10	\$ 2,299.32	\$ 1,268.51	\$ 44,183.49	\$ 51,855.00	\$ 39,683.20	\$ 32,812.96	\$ 32,734.66

**The Oaks POA
Expenses - April 2026**

Capital Improvements

Accounts Description	Year To Date				As of 6/1/25	As of 6/1/24	As of 6/1/23	
	February	March	April	FY 2026	FY 2026	FY25	FY24	FY23
				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	\$ 750.00	\$ -	\$ 57,629.00	\$ -
POA Parking				\$ -	\$ -	\$ -	\$ -	\$ -
Pool Deck (Pool Lounge Chairs)				\$ 1,199.35	\$ 1,200.00	\$ 3,795.00	\$ -	\$ -
Clubhouse Painting				\$ -	\$ -	\$ 3,200.00	\$ -	\$ -
Gate/Meter pole, POA parking, 2 lights				\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL CAPITAL EXPENDITURES	\$ -	\$ -	\$ -	\$ 1,913.76	\$ 1,950.00	\$ 25,375.00	\$ 90,927.87	\$ -