Oakpoint II Townhouse Association Inc FY 2024

Annual Report

01/01/2024 - 12/31/2024

Operating Fund	Income	Expenses	Year to Date	Net Budget	More/-Less
GENERAL MAINTENANCE					
200 - Part time Maintenance Director	-	$6,996.00	-$6,996.00	-$7,000.00	$4.00
210 - Tools, Equipment & Supplies	-	$681.01	-$681.01	-$300.00	-$381.01
220 - Contract Services	$952.28	$952.28	-	-$2,000.00	$2,000.00
230 - Service Line Maintenance	-	-	-	-$1,000.00	$1,000.00
240 - Lighting & Electrical	-	-	-	-$1,000.00	$1,000.00
250 - Disposal	-	-	-	-	-
GENERAL MAINTENANCE Totals	**$952.28**	**-$8,629.29**	**-$7,677.01**	**-$11,300.00**	**$3,622.99**
BUILDING MAINTENANCE					
300 - Foundation	$393.92	$788.20	-$394.28	-	-$394.28
310 - Siding & Trim	-	$631.53	-$631.53	-$500.00	-$131.53
320 - Signage	-	$44.99	-$44.99	-$300.00	$255.01
330 - Painting	-	$230.03	-$230.03	-$1,000.00	$769.97
340 - Roof Maintenance	-	$6,846.00	-$6,846.00	-$250.00	-$6,596.00
350 - Gutter Cleaning & Repair	-	-	-	-$1,000.00	$1,000.00
360 - Storage Doors	$195.00	$285.00	-$90.00	-$500.00	$410.00
370 - Association Shop	-	$98.08	-$98.08	-$500.00	$401.92
380 - Windows/Doors	$1,882.39	$2,020.99	-$138.60	-	-$138.60
390 - Roof Replacement	-	$389,586.99	-$389,586.99	-$419,429.59	$29,842.60
BUILDING MAINTENANCE Totals	**$2,471.31**	**-$400,531.81**	**-$398,060.50**	**-$423,479.59**	**$25,419.09**
DECKS					
400 - Repairs	$4,825.20	$13,422.15	-$8,596.95	-$12,635.00	$4,038.05
420 - Pressure Wash, Paint & Seal	$7,499.19	$18,574.26	-$11,075.07	-$14,000.00	$2,924.93
430 - Disposal	-	$810.22	-$810.22	-$1,000.00	$189.78
DECKS Totals	**$12,324.39**	**-$32,806.63**	**-$20,482.24**	**-$27,635.00**	**$7,152.76**

Operating Fund	Income	Expenses	Year to Date	Net Budget	More/-Less
GROUNDS					
500 - Site Grading & Erosion Control	-	$4,700.00	-$4,700.00	-$5,000.00	$300.00
510 - Pavement Repair	$195.65	$7,429.13	-$7,233.48	-$15,000.00	$7,766.52
515 - Cobble Step Repair	-	$2,200.00	-$2,200.00	-	-$2,200.00
520 - Common Area Mowing & Weedeating	-	$8,400.00	-$8,400.00	-$10,000.00	$1,600.00
530 - Garden Maintenance	-	$267.56	-$267.56	-$1,000.00	$732.44
535 - Spring Cleanup	-	$2,015.00	-$2,015.00	-$2,000.00	-$15.00
540 - Fall Cleanup	-	$4,000.00	-$4,000.00	-$2,200.00	-$1,800.00
550 - Tree & Shrub Maintenance	-	$2,455.00	-$2,455.00	-$1,000.00	-$1,455.00
560 - Landscape Structures	-	$96.30	-$96.30	-$1,000.00	$903.70
570 - Trash Enclosures	-	$1,812.93	-$1,812.93	-$3,000.00	$1,187.07
580 - Mailboxes	-	-	-	-$250.00	$250.00
590 - Signage	-	$38.47	-$38.47	-$250.00	$211.53
595 - Disposal	-	$45.00	-$45.00	-	-$45.00
GROUNDS Totals	$195.65	-$33,459.39	-$33,263.74	-$40,700.00	$7,436.26
GENERAL AND ADMINISTRATIVE					
600 - Property & Casualty Insurance	-	$35,803.00	-$35,803.00	-$28,000.00	-$7,803.00
605 - Worker's Compensation	-	$837.00	-$837.00	-$837.00	-
610 - Termite Policy & Inspections	-	$1,912.09	-$1,912.09	-$1,700.00	-$212.09
620 - Billing & Accounts Receivable	-	$4,271.90	-$4,271.90	-$3,800.00	-$471.90
625 - End of Year Review of Books	-	$750.00	-$750.00	-$750.00	-
630 - Legal	-	-	-	-$1,000.00	$1,000.00
635 - Website	-	$250.00	-$250.00	-$500.00	$250.00
640 - Miscellaneous	$171.09	$1,053.55	-$882.46	-$400.00	-$482.46
645 - Postage & Shipping	-	$175.00	-$175.00	-$500.00	$325.00
650 - Printing & Reproduction	-	$86.55	-$86.55	-$300.00	$213.45
655 - Office Supplies	-	$82.71	-$82.71	-$250.00	$167.29
660 - Bank Fees	-	$10.00	-$10.00	-$30.00	$20.00
GENERAL AND ADMINISTRATIVE Totals	$171.09	-$45,231.80	-$45,060.71	-$38,067.00	-$6,993.71
Operating Revenue					
710 - Homeowner Dues	$110,186.83	-	$110,186.83	$114,688.76	-$4,501.93
Operating Revenue Totals	$110,186.83	-	$110,186.83	$114,688.76	-$4,501.93
Operating Fund Totals	$126,301.55	-$520,658.92	-$394,357.37	-$426,492.83	$32,135.46

Capital Reserve Fund	Income	Expenses	Year to Date	Net Budget	More/-Less
Capital Reserve Expense					
800 - Insurance & Deductible	-	-	-	-	-
810 - Capital Projects	-	-	-	-	-
820 - Bank Fees	-	-	-	-	-
Capital Reserve Expense Totals	-	-	-	-	-

Capital Reserve Fund	Income	Expenses	Year to Date	Net Budget	More/-Less
Capital Reserve Revenue					
930 - Interest	$9,045.37	-	$9,045.37	$5,124.00	$3,921.37
900 - Insurance Claim Payments	-	-	-	-	-
Capital Reserve Revenue Totals	$9,045.37	-	$9,045.37	$5,124.00	$3,921.37
Capital Reserve Fund Totals	$9,045.37	-	$9,045.37	$5,124.00	$3,921.37
Grand Totals					
	$135,346.92	-$520,658.92	-$385,312.00	-$421,368.83	$36,056.83

Bank Account Balances	01/01/2024	12/31/2024	Last reconciled
Arvest Checking Account (Operating Fund)	$12,235.52	$18,417.14	12/31/2024
Arvest Business Money Market (Capital Reserve Fund)	$438,700.16	$40,233.00	12/31/2024
Arvest 6 Month CD - 4293 (Capital Reserve Fund)	$151,531.23	$158,504.77	12/31/2024
Totals	$602,466.91	$217,154.91	

Summary for the Period		
Starting Total		$602,466.91
Income	$135,346.92	
Expenses	-$520,658.92	-$385,312.00
Ending Total		$217,154.91

Submitted by:

Name: ______________________ Signature: ______________________ Date: __________