

OAKMONT VILLAGE ASSOCIATION

BOARD OF DIRECTORS MEETING – OPEN MEETING

Berger Auditorium – 6633 Oakmont Drive

Tuesday, February 20, 2024 – 1:00 PM

AGENDA

1. **CALL TO ORDER/DETERMINATION OF A QUORUM**
2. **ADOPT MEETING AGENDA**
3. **TIME-KEEPER / MINUTES – Dawn McFarland**
4. **CONSENT CALENDAR**
 - A. Approval of Minutes
 1. Approval of the January 16, 2024, Board of Directors Meeting Minutes p. 3
 - B. Dissolution of BCC, Volunteer Resource and Facility Reopening Committees
 - C. NODAs
5. **PRESIDENTS REPORT**
6. **SECRETARY’S EXECUTIVE MEETING SUMMARY**
7. **OTHER REPORTS**
 - A. Treasurer’s Report p. 6
 - B. Acceptance of the unaudited December 31, 2023, Operating and Reserve Account Financial Statements p. 7
 - C. General Manager’s Report
 - D. Committee Reports
 1. Emergency Preparedness – Pat Barclay
 2. Golf Advisory – Gary Smith p. 28
 3. Architectural – Burt Schraga
 4. Oakmont Village Property Corporation – Tom Kendrick p. 30
 5. Long Range Planning – Rex Fuller p. 31
8. **OPEN FORUM**
9. **UNFINISHED BUSINESS**
 - A. Painting Policy Revision (MN) p. 32
 - B. Sign Policy Update (CA) p. 36
10. **NEW BUSINESS**

- A. Emergency Plan Contract Resolution (JN) p. 38
- B. Incident Command Post Resolution (JN) p. 41
- C. Golf Cart Expenditure Request (CA) p. 44

REVIEW

Items for Board review: Member correspondence; Committee Minutes; Other

11. NEXT MEETINGS

- A. Agenda Topics for March Meeting.
- B. The Next Board Meeting, March 19, 2024, 1:00 pm, Berger Auditorium and Zoom.

12. ADJOURNMENT

OAKMONT VILLAGE ASSOCIATION

BOARD OF DIRECTORS MEETING – OPEN MEETING

Berger Auditorium – 6633 Oakmont Drive

Tuesday, January 16, 2024 – 1:00 PM

MINUTES

1. **CALL TO ORDER/DETERMINATION OF A QUORUM**

Vice President Ydrogo noted a quorum and called the meeting to order at 1:04 pm.

OFFICERS PRESENT

Olga Ydrogo, Vice President

Iris Harrell, Secretary

Mark Randol, Director

Jeff Neuman, Director

Steve Spillman, Director

David Dearden, Director

OTHERS PRESENT

Christel Antone, GM

Dawn McFarland, EA

2. **ADOPT MEETING AGENDA**

A motion was made, seconded.

A motion was made, seconded, and approved 6 – 0.

RESOLVED: The Board approves the agenda with the removal of the following items:

- 9B Open Forum Resolution
- 10A Emergency Plan Contract Resolution
- 10B Open Forum Guidelines
- 10D Governance Enhancements

3. **TIME-KEEPER / MINUTES – Dawn McFarland**

4. **CONSENT CALENDAR**

A. Approval of Minutes

1. Approval of the December 19, 2023, Board of Directors Meeting Minutes

B. NODAs

C. LRPC Charter

A motion was made, seconded.

A motion was made, seconded, and approved 6 – 0.

RESOLVED: The Board approves the consent calendar as presented.

5. **PRESIDENTS REPORT**

Vice President Ydrogo gave the president's report, which is available on the Association's website.

6. **SECRETARY'S EXECUTIVE MEETING SUMMARY**

Secretary Iris Harrell presented the secretary's executive meeting summary.

The Board met earlier today to discuss two (2) contract items and six (6) legal items, and one (1) personnel item.

7. **OTHER REPORTS**

- A. Treasurer's Update – Year end financials were not completed as of the date of the January board meeting and will be presented at the February meeting.
- B. General Manager's Report
- C. Committee Reports
 - Firewise Resource Committee – Dave Watts
 - Environmental Stewardship Committee – Lesli Lee

8. **OPEN FORUM**

Vice President Ydrogo announced the open forum and asked members to submit their questions to askOVA@oakmontvillage.com and were invited to speak in person.

9. **UNFINISHED BUSINESS**

- A. Painting Policy Revision

A motion was made, seconded.

New wording under bullet point "Garage Doors".

Garage doors may be painted the color of the body of the house if the trim of the house is painted white or off-white, the garage door may be painted white or off-white to match the trim. Custom garage doors of non-paintable materials may be allowed with prior architectural committee approval. Approval of paint colors and custom garage doors is at the discretion of the architectural committee.

A motion was made to accept the amendment, seconded, and approved 6 – 0.

A motion was made, seconded, and approved 6 – 0.

RESOLVED: The Board approves the revised/updated Painting Policy (in concept) as recommended by the Architectural Committee, to be posted on the Berger bulletin board and included in OVA's Inside Oakmont as soon as practicable to allow 28-day review by members of the Association, according to Civil Code 4360.

~~B. Open Forum Resolution~~

C. 2024 OVA Insurance Policies - Update

General Manager Antone provided a brief update on the 2024 OVA Insurance Policies, which did come under budget for the year. More details will be provided as the policy documents are received by the association.

10. **NEW BUSINESS**

- ~~A. Emergency Plan Contract Resolution~~
- ~~B. Open Forum Guidelines~~
- C. Sign Policy Update

A motion was made, seconded, and approved 6 – 0.

RESOLVED: The Board approves the revised/updated Sign Policy (in concept) as recommended by the Architectural Committee, to be posted on the Berger bulletin board and included in OVA’s Inside Oakmont as soon as practicable to allow 28-day review by members of the Association, according to Civil Code 4360.

- ~~D. Governance Enhancements – OVA Committees, Board and Operations Management~~
- E. 2024 OVA Board Candidates

REVIEW

Items for Board review: Member correspondence; Committee Minutes; Other

11. **NEXT MEETINGS**

- A. Agenda Topics for February Meeting.
- B. Town Hall – City of Santa Rosa Firewise Ordinance, January 23, 2023, Berger Auditorium and Zoom.
- C. The Next Board Meeting, February 20, 2024, Berger Auditorium and Zoom.

12. **ADJOURNMENT**

A motion was made, seconded, and approved.

RESOLVED: To adjourn the meeting at 1:57 pm.

ATTEST

I certify that the preceding is a real and correct copy of the minutes as approved by the Board of Directors.

Iris Harrell, Secretary

Date

OVA FINANCIAL SUMMARY
Twelve (12) Months Ending December 31 , 2023

1 YEAR-TO-DATE OPERATING FUND INCOME AND EXPENSES	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Annual Budget</u>
Income <i>(Net of fund trsf)</i>				
Operating Revenue	\$ 4,448,077	\$ 4,481,680	\$ (33,603)	\$ 4,481,680
Miscellaneous	\$ 105,486	\$ 111,000	\$ (5,514)	\$ 111,000
Total Income	<u>\$ 4,553,563</u>	<u>\$ 4,592,680</u>	<u>\$ (39,117)</u>	<u>\$ 4,592,680</u>
Expenses				
Admin	\$ 1,122,762	\$ 982,100	\$ 140,662	\$ 982,100
Payroll	\$ 1,600,726	\$ 1,756,480	\$ (155,754)	\$ 1,756,480
Repairs and Maintenance	\$ 653,032	\$ 710,000	\$ (56,968)	\$ 710,000
Community Bus	\$ 90,635	\$ 87,000	\$ 3,635	\$ 87,000
Patrol & Fire Systems	\$ 44,598	\$ 38,000	\$ 6,598	\$ 38,000
Utilities	\$ 442,012	\$ 439,100	\$ 2,912	\$ 439,100
Golf Social Membership	\$ 478,380	\$ 480,000	\$ (1,620)	\$ 480,000
Contingency	\$ -	\$ 100,000	\$ (100,000)	\$ 100,000
Total Expenses	<u>\$ 4,432,145</u>	<u>\$ 4,592,680</u>	<u>\$ (160,535)</u>	<u>\$ 4,592,680</u>
Net Income (Loss)	<u>\$ 121,418</u>	<u>\$ -</u>	<u>\$ 121,418</u>	<u>\$ -</u>

2 YEAR-TO DATE CONTRIBUTIONS TO RESERVE FUNDS:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Annual Total</u>
Asset Replacement Fund	\$ 900,000	\$ 900,000	\$ -	\$ 900,000
ARF Insurance Refund	\$ 10,000	\$ -	\$ 10,000	\$ -
ARF Interest Earned	\$ 46,729	\$ -	\$ 46,729	\$ -
Capital Improvement Fund	\$ 1,000,000	\$ 1,000,000	\$ -	\$ 1,000,000
Total Fund Contributions	<u>\$ 1,956,729</u>	<u>\$ 1,900,000</u>	<u>\$ 56,729</u>	<u>\$ 1,900,000</u>

3 YEAR-TO-DATE EXPENDITURES FROM RESERVE FUNDS:	
Asset Replacement Fund	\$ 484,058
Capital Improvement Fund - Debt Service	\$ 625,126
Capital Improvement Fund - Other	\$ 59,400
Total Fund Expenditures	<u>\$ 1,168,584</u>

4 YEAR-TO-DATE OVPC (GOLF COURSE) EXPENDITURES	
Operating Loss to Date	\$2,842
	<u>\$2,842</u>

5 CASH & INVESTMENTS:	
Operating Fund	\$ 842,665
Asset Replacement Fund	\$ 4,805,067
Capital Improvement Fund	\$ 978,601
OVPC (Golf Course)	\$ 3,130
Total Cash & Investments	<u>\$ 6,629,463</u>

6 Current CIF Loan Balance	<u>\$ 5,556,497</u>
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Prepared by Elke Strunka, 2/14/24

Oakmont Village Association

Balance Sheet as of 12/31/2023

Assets	Operating	ARF	CIF	Total
Operating Fund Assets				
10100 - FCB Operating Checking/ICS	\$795,199.44			\$795,199.44
10158 - Umpqua OVA Office Checking	\$47,366.11			\$47,366.11
10180 - OVA Office Cash Box	\$100.00			\$100.00
10300 - Owners' Accounts Receivable	\$25,750.10			\$25,750.10
10310 - Allowance for Bad Debt	(\$10,673.93)			(\$10,673.93)
10329 - Credit Memo	\$7,798.96			\$7,798.96
10390 - Other Operating Receivable	\$3,820.00			\$3,820.00
10502 - Volunteer Policy 1/1/24-25	\$300.00			\$300.00
10513 - Fidelity Policy 6/1/23-24	\$2,837.94			\$2,837.94
10515 - Prepaid Operating Expense	\$223.50			\$223.50
10517 - Movie License 10/26/23-24	\$5,567.77			\$5,567.77
10518 - Prepaid Alarm 8/1/23-24	\$343.00			\$343.00
10519 - Music License 12/1/23-24	\$1,675.48			\$1,675.48
10520 - Land Lease 8/1/23-24	\$1,782.06			\$1,782.06
10521 - DOT Security Deposit	\$2,630.00			\$2,630.00
10530 - OVA Office Security Deposits	\$5,354.40			\$5,354.40
10543 - Prepaid Night Patrol (1 Mo.)	\$1,505.00			\$1,505.00
Total Operating Fund Assets	\$891,579.83			\$891,579.83
Asset Replacement Fund Assets (ARF)				
12015 - FCB ARF Checking/ICS		\$1,199,175.21		\$1,199,175.21
12025 - FCB CDARS 7/11/24 4% 12M		\$133,666.68		\$133,666.68
12030 - Merrill Lynch ARF Investments		\$10,907.22		\$10,907.22
12031 - ML CD 2/2/24 4.75% 12mos		\$238,000.00		\$238,000.00
12032 - ML CD 8/14/24 5.3% 12mos		\$237,000.00		\$237,000.00
12033 - ML CD 8/15/24 5.25% 12mos		\$237,000.00		\$237,000.00

Oakmont Village Association

Balance Sheet as of 12/31/2023

12035 - ML CD 8/15/24 5.3% 12mos	\$237,000.00	\$237,000.00		
12036 - ML CD 8/15/24 5.25% 12mos	\$237,000.00	\$237,000.00		
12037 - ML CD 2/9/24 4.75% 12mos	\$238,000.00	\$238,000.00		
12038 - ML CD 2/9/24 4.65% 12mos	\$238,000.00	\$238,000.00		
12039 - ML CD 2/9/24 4.75% 12mos	\$238,000.00	\$238,000.00		
12040 - ML T-Bill 9-5-24	\$499,201.50	\$499,201.50		
12041 - ML T-Bill 3-21-24	\$499,754.34	\$499,754.34		
12050 - Umpqua CD 11/6/24 4.65% 12m (Q)	\$259,095.14	\$259,095.14		
12110 - Fixed Asset - Land	\$370,604.00	\$370,604.00		
12120 - Fixed Asset - Buildings & Improvements	\$11,803,258.00	\$11,803,258.00		
12130 - Fixed Asset - Furniture & Equipment	\$819,482.73	\$819,482.73		
12140 - Fixed Asset - Property, Plant & Equip	\$95,525.00	\$95,525.00		
12190 - Accumulated Depreciation	(\$6,837,925.50)	(\$6,837,925.50)		
Total Asset Replacement Fund Assets (ARF)	\$10,752,744.32	\$10,752,744.32		
Capital Improvement Fund Assets (CIF)				
13014 - Luther Burbank CIF MM	\$10,345.56	\$10,345.56		
13020 - FCB CIF Checking/ICS	\$968,255.43	\$968,255.43		
13046 - Investment in OVPC	\$6,767,765.92	\$6,767,765.92		
13049 - Accumulated Depreciation	(\$186,019.00)	(\$186,019.00)		
13050 - Fixed Asset - Buildings & Improvements	\$1,877,399.00	\$1,877,399.00		
Total Capital Improvement Fund Assets (CIF)	\$9,437,746.91	\$9,437,746.91		
Total Assets	\$891,579.83	\$10,752,744.32	\$9,437,746.91	\$21,082,071.06

Oakmont Village Association

Balance Sheet as of 12/31/2023

Liabilities / Equity	Operating	ARF	CIF	Total
Liabilities				
20000 - Prepaid Assessments	\$231,023.57			\$231,023.57
20210 - Accounts Payable	\$160,295.82	\$15,059.82		\$175,355.64
20235 - Accrued Vacation - Admin.	\$30,946.13			\$30,946.13
20236 - Accrued Vacation - Maint.	\$26,123.01			\$26,123.01
26040 - CIF First Citizens Loan 4.05% 1/23/35			\$5,556,497.24	\$5,556,497.24
Total Liabilities	\$448,388.53	\$15,059.82	\$5,556,497.24	\$6,019,945.59
Fund Balances				
36400 - Beginning Balance - ARF Fixed Assets		\$7,620,347.23		\$7,620,347.23
36850 - Beginning Balance - CIF Fixed Assets			\$1,755,289.00	\$1,755,289.00
37010 - Prior Year Fund Balance	\$321,773.82	\$2,992,665.78	\$1,417,001.49	\$4,731,441.09
37011 - Current Year Net Income (Loss)	\$121,417.48	\$124,671.49	\$708,959.18	\$955,048.15
Total Fund Balances	\$443,191.30	\$10,737,684.50	\$3,881,249.67	\$15,062,125.47
Total Liabilities / Equity	\$891,579.83	\$10,752,744.32	\$9,437,746.91	\$21,082,071.06

Oakmont Village Association

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessments & Banking							
41010 - Owners' Assessments	523,755.00	531,807.12	(8,052.12)	6,336,657.56	6,381,685.00	(45,027.44)	6,381,685.00
41011 - (Waived Assessments)	-	-	-	(1,900.00)	-	(1,900.00)	-
41020 - Late Charges Billed	598.90	-	598.90	7,968.16	-	7,968.16	-
41040 - Interest Billed	59.98	-	59.98	1,362.74	-	1,362.74	-
41060 - Operating Interest Earned	446.13	-	446.13	3,996.92	-	3,996.92	-
Total Assessments & Banking	524,860.01	531,807.12	(6,947.11)	6,348,085.38	6,381,685.00	(33,599.62)	6,381,685.00
Miscellaneous							
43920 - New Member Fees	1,113.00	7,833.37	(6,720.37)	58,000.00	94,000.00	(36,000.00)	94,000.00
43925 - Owner Facility Use Cards	-	1,250.00	(1,250.00)	9,800.00	15,000.00	(5,200.00)	15,000.00
43926 - Guest Facility Use Cards	-	166.63	(166.63)	1,650.00	2,000.00	(350.00)	2,000.00
43927 - Ball Court Keys	-	-	-	124.00	-	124.00	-
43940 - Facility Rental Fees	-	-	-	6,125.00	-	6,125.00	-
43946 - Gas Shutoff Wrenches	-	-	-	111.00	-	111.00	-
43949 - Utility Credits	-	-	-	76.78	-	76.78	-
43950 - Locker Rental	-	-	-	1,065.00	-	1,065.00	-
43955 - Credit Card Transactions	2,120.00	-	2,120.00	2,462.00	-	2,462.00	-
43960 - Event Ticket Sales	-	-	-	23,723.00	-	23,723.00	-
43980 - Newsletter Revenue	150.00	-	150.00	1,800.00	-	1,800.00	-
43990 - Misc. Social Revenue / Expense	-	-	-	125.00	-	125.00	-
44000 - Other Miscellaneous Revenue	-	-	-	424.00	-	424.00	-
Total Miscellaneous	3,383.00	9,250.00	(5,867.00)	105,485.78	111,000.00	(5,514.22)	111,000.00
Transfers to Reserves							
49010 - (CIF Funding)	(83,334.00)	(83,334.00)	-	(1,000,008.00)	(1,000,008.00)	-	(1,000,008.00)
49030 - (ARF Funding)	(75,000.00)	(75,000.00)	-	(900,000.00)	(900,000.00)	-	(900,000.00)
Total Transfers to Reserves	(158,334.00)	(158,334.00)	-	(1,900,008.00)	(1,900,008.00)	-	(1,900,008.00)
Total Income	369,909.01	382,723.12	(12,814.11)	4,553,563.16	4,592,677.00	(39,113.84)	4,592,677.00

Operating Expense

Administration

50000 - Fiduciary Policy	39.75	41.63	1.88	477.00	500.00	23.00	500.00
50004 - Volunteer Policy	25.00	25.00	-	310.50	300.00	(10.50)	300.00
50005 - Vehicle Policy	(1,867.25)	166.63	2,033.88	-	2,000.00	2,000.00	2,000.00
50006 - EQ Policy	8,538.09	8,666.63	128.54	102,457.74	104,000.00	1,542.26	104,000.00
50007 - D&O Policy	2,837.50	2,916.63	79.13	34,050.00	35,000.00	950.00	35,000.00
50008 - Fidelity Policy	567.58	708.37	140.79	7,651.81	8,500.00	848.19	8,500.00
50009 - Umbrella Policy	4,966.93	4,166.63	(800.30)	59,602.94	50,000.00	(9,602.94)	50,000.00
50010 - Package Policy	36,270.34	12,083.37	(24,186.97)	434,529.41	145,000.00	(289,529.41)	145,000.00
50011 - Cyber Policy	105.43	100.00	(5.43)	1,679.43	1,200.00	(479.43)	1,200.00
50012 - Postage & Shipping	1,673.06	3,333.37	1,660.31	27,578.08	40,000.00	12,421.92	40,000.00

Oakmont Village Association

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50014 - Copies & Printing	7,274.47	2,083.37	(5,191.10)	31,983.33	25,000.00	(6,983.33)	25,000.00
50016 - Office Supplies & Services	1,447.22	1,333.37	(113.85)	14,244.56	16,000.00	1,755.44	16,000.00
50018 - Office Furnishings & Equipment	922.08	833.37	(88.71)	13,760.20	10,000.00	(3,760.20)	10,000.00
50021 - Banking, Late & Service Fees	345.93	125.00	(220.93)	1,857.87	1,500.00	(357.87)	1,500.00
50022 - CPA Services	-	1,000.00	1,000.00	8,545.00	12,000.00	3,455.00	12,000.00
50024 - Permits, Certifications & Fees	105.00	1,000.00	895.00	13,897.25	12,000.00	(1,897.25)	12,000.00
50025 - Movie & Music Licensing	720.09	833.37	113.28	8,479.38	10,000.00	1,520.62	10,000.00
50030 - Financial Management Contract	4,831.73	5,000.00	168.27	57,954.65	60,000.00	2,045.35	60,000.00
50034 - Misc. Financial Services	-	191.63	191.63	1,875.00	2,300.00	425.00	2,300.00
50036 - IT Services & Software	9,665.14	2,750.00	(6,915.14)	47,929.05	33,000.00	(14,929.05)	33,000.00
50037 - Meetings & BOD Supplies	812.44	208.37	(604.07)	4,588.97	2,500.00	(2,088.97)	2,500.00
50038 - Professional Services	8,654.75	6,666.63	(1,988.12)	66,633.73	80,000.00	13,366.27	80,000.00
50039 - Scheduling Software	-	250.00	250.00	2,351.81	3,000.00	648.19	3,000.00
50040 - Legal Services - General	4,375.53	6,250.00	1,874.47	30,215.51	75,000.00	44,784.49	75,000.00
50042 - Memberships & Publications	370.00	250.00	(120.00)	3,496.53	3,000.00	(496.53)	3,000.00
50043 - Budget & Reserve Studies	(3,800.00)	83.37	3,883.37	500.00	1,000.00	500.00	1,000.00
50044 - Oakmont 2030	-	4,166.63	4,166.63	3,771.19	50,000.00	46,228.81	50,000.00
50047 - Front Entrance Land Lease	254.58	233.37	(21.21)	2,807.09	2,800.00	(7.09)	2,800.00
50048 - Office Rent	7,287.32	7,166.63	(120.69)	85,961.60	86,000.00	38.40	86,000.00
50049 - Storage Rentals	476.00	375.00	(101.00)	5,208.00	4,500.00	(708.00)	4,500.00
50060 - Collections	300.00	-	(300.00)	300.00	-	(300.00)	-
50062 - Mileage & Relocations	139.52	250.00	110.48	1,427.04	3,000.00	1,572.96	3,000.00
50064 - Staff Education & Certs	17.59	333.37	315.78	828.17	4,000.00	3,171.83	4,000.00
50070 - Employee Screenings	65.00	166.63	101.63	2,559.00	2,000.00	(559.00)	2,000.00
50090 - Administrative Incidentals	1,264.51	166.63	(1,097.88)	6,026.42	2,000.00	(4,026.42)	2,000.00
50099 - Community Social Activities	331.58	2,916.63	2,585.05	29,226.98	35,000.00	5,773.02	35,000.00
50120 - Website Services	80.00	5,000.00	4,920.00	7,996.73	60,000.00	52,003.27	60,000.00
Total Administration	99,096.91	81,841.63	(17,255.28)	1,122,761.97	982,100.00	(140,661.97)	982,100.00
Payroll							
50200 - Salaries - Administrative	74,178.24	55,500.00	(18,678.24)	633,780.27	666,000.00	32,219.73	666,000.00
50211 - W/C Insurance - Admin.	229.03	717.50	488.47	1,761.46	8,610.00	6,848.54	8,610.00
50212 - Employee Benefits - Admin.	7,970.14	8,333.37	363.23	111,893.59	100,000.00	(11,893.59)	100,000.00
50213 - Pension Plan - Admin.	2,416.46	1,916.63	(499.83)	19,892.53	23,000.00	3,107.47	23,000.00
50220 - Salaries - Maintenance	80,553.76	50,666.63	(29,887.13)	524,356.02	608,000.00	83,643.98	608,000.00
50231 - W/C Insurance - Maint.	1,733.34	2,362.50	629.16	15,143.16	28,350.00	13,206.84	28,350.00
50232 - Employee Benefits - Maint.	6,471.17	10,666.63	4,195.46	98,390.19	128,000.00	29,609.81	128,000.00
50233 - Pension Plan - Maint.	1,197.67	1,333.37	135.70	11,064.77	16,000.00	4,935.23	16,000.00
50242 - Salaries - Temp. Maint.	-	-	-	43,220.32	-	(43,220.32)	-
50243 - Salaries - Seasonal Pool Staff	-	833.37	833.37	-	10,000.00	10,000.00	10,000.00
50250 - Employer Payroll Taxes	16,486.63	9,012.50	(7,474.13)	95,107.91	108,150.00	13,042.09	108,150.00
50260 - Payroll Processing	1,046.65	656.25	(390.40)	6,524.65	7,875.00	1,350.35	7,875.00
50270 - Work Apparel & Safety Gear	1,115.26	1,666.63	551.37	11,898.33	20,000.00	8,101.67	20,000.00

Oakmont Village Association

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50280 - Service Appreciation	18,035.73	2,708.37	(15,327.36)	27,692.48	32,500.00	4,807.52	32,500.00
Total Payroll	211,434.08	146,373.75	(65,060.33)	1,600,725.68	1,756,485.00	155,759.32	1,756,485.00
Custodial & Maintenance							
51011 - Custodial Supplies & Services	2,605.12	2,583.37	(21.75)	30,535.88	31,000.00	464.12	31,000.00
51012 - OEPC Equipment	-	416.63	416.63	2,547.35	5,000.00	2,452.65	5,000.00
51014 - Golf Parcel Maintenance	-	-	-	31,213.63	-	(31,213.63)	-
51015 - Common Area Maintenance	3,335.97	5,416.63	2,080.66	28,973.73	65,000.00	36,026.27	65,000.00
51016 - Lighting & Electrical Maint.	-	1,000.00	1,000.00	24,492.77	12,000.00	(12,492.77)	12,000.00
51017 - Pest Control	270.00	500.00	230.00	4,250.00	6,000.00	1,750.00	6,000.00
51018 - Floors, Upholstery & Blinds	-	333.37	333.37	1,542.91	4,000.00	2,457.09	4,000.00
51020-01 - HVAC Contract - BRG	-	166.63	166.63	1,864.00	2,000.00	136.00	2,000.00
51020-02 - HVAC Contract - CAC	(355.25)	166.63	521.88	1,864.00	2,000.00	136.00	2,000.00
51020-03 - HVAC Contract - WRC	-	166.63	166.63	1,864.00	2,000.00	136.00	2,000.00
51020-04 - HVAC Contract - ERC	-	166.63	166.63	1,864.00	2,000.00	136.00	2,000.00
51021-01 - HVAC Repairs - BRG	-	416.63	416.63	1,507.26	5,000.00	3,492.74	5,000.00
51021-02 - HVAC Repairs - CAC	355.25	416.63	61.38	1,090.25	5,000.00	3,909.75	5,000.00
51021-03 - HVAC Repairs - WRC	-	166.63	166.63	1,090.25	2,000.00	909.75	2,000.00
51021-04 - HVAC Repairs - ERC	3,606.58	166.63	(3,439.95)	4,690.83	2,000.00	(2,690.83)	2,000.00
51022 - Plumbing Maintenance	894.66	416.63	(478.03)	5,218.57	5,000.00	(218.57)	5,000.00
51030 - A/V Equipment	6,774.54	416.63	(6,357.91)	12,524.37	5,000.00	(7,524.37)	5,000.00
51040 - Access Control - Gates & Doors	(363.12)	833.37	1,196.49	10,966.44	10,000.00	(966.44)	10,000.00
51050 - Leak Mitigation & Repair	-	166.63	166.63	1,295.00	2,000.00	705.00	2,000.00
51090 - Gasoline & Vehicle Maintenance	511.03	583.37	72.34	4,437.02	7,000.00	2,562.98	7,000.00
51091 - Generator Maintenance	-	666.63	666.63	4,953.98	8,000.00	3,046.02	8,000.00
Total Custodial & Maintenance	17,634.78	15,166.30	(2,468.48)	178,786.24	182,000.00	3,213.76	182,000.00
Grounds Common Areas							
51210 - Landscape Maintenance	4,540.88	4,333.37	(207.51)	51,330.42	52,000.00	669.58	52,000.00
51212 - Misc. Landscape & Greenery	15,479.76	4,166.63	(11,313.13)	106,996.73	50,000.00	(56,996.73)	50,000.00
51214 - Irrigation Maintenance	-	2,500.00	2,500.00	18,653.88	30,000.00	11,346.12	30,000.00
51218 - Tree Maintenance	5,535.00	10,000.00	4,465.00	57,627.19	120,000.00	62,372.81	120,000.00
51220 - Fire Danger Mitigation	3,106.67	13,333.37	10,226.70	95,512.06	160,000.00	64,487.94	160,000.00
Total Grounds Common Areas	28,662.31	34,333.37	5,671.06	330,120.28	412,000.00	81,879.72	412,000.00
Recreation							
53020 - Pool & Spa Supplies	-	2,500.00	2,500.00	10,300.80	30,000.00	19,699.20	30,000.00
53020-02 - Misc. Pool & Spa Repairs - CAC	924.10	416.63	(507.47)	29,011.07	5,000.00	(24,011.07)	5,000.00
53020-03 - Misc. Pool & Spa Repairs - WRC	496.04	416.63	(79.41)	15,566.11	5,000.00	(10,566.11)	5,000.00
53020-04 - Misc. Pool & Spa Repairs - ERC	510.25	416.63	(93.62)	19,847.56	5,000.00	(14,847.56)	5,000.00
53030 - Pond Maintenance	610.00	833.37	223.37	11,518.70	10,000.00	(1,518.70)	10,000.00
53040 - Fitness Maintenance & Training	(1,080.00)	1,666.63	2,746.63	9,403.31	20,000.00	10,596.69	20,000.00
53042 - Facility & Recreation Equip.	-	833.37	833.37	9,785.68	10,000.00	214.32	10,000.00

Oakmont Village Association

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
53050 - Bowling Green Maintenance	2,811.12	2,083.37	(727.75)	33,632.97	25,000.00	(8,632.97)	25,000.00
53060 - Bocce Court Maintenance	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
53070 - Ball Court Maintenance	-	208.37	208.37	3,245.00	2,500.00	(745.00)	2,500.00
53080 - Library & Learning Center	106.93	125.00	18.07	364.93	1,500.00	1,135.07	1,500.00
53085 - Piano Maintenance	(340.00)	83.37	423.37	1,450.00	1,000.00	(450.00)	1,000.00
Total Recreation	4,038.44	9,666.74	5,628.30	144,126.13	116,000.00	(28,126.13)	116,000.00
Community Bus							
53500 - Community Bus Service	7,795.00	7,250.00	(545.00)	90,635.00	87,000.00	(3,635.00)	87,000.00
Total Community Bus	7,795.00	7,250.00	(545.00)	90,635.00	87,000.00	(3,635.00)	87,000.00
Patrol & Fire Systems							
54010 - Patrol Service	-	1,666.63	1,666.63	18,014.00	20,000.00	1,986.00	20,000.00
54030 - Fire System Maint. & Inspect.	8,550.61	416.63	(8,133.98)	10,628.11	5,000.00	(5,628.11)	5,000.00
54040 - Fire & Commercial Monitoring	-	416.63	416.63	3,993.86	5,000.00	1,006.14	5,000.00
54050 - Fire Extinguisher / AED Maint.	5,105.26	250.00	(4,855.26)	10,834.66	3,000.00	(7,834.66)	3,000.00
54060 - Community Fire Safety	-	416.63	416.63	1,127.71	5,000.00	3,872.29	5,000.00
Total Patrol & Fire Systems	13,655.87	3,166.52	(10,489.35)	44,598.34	38,000.00	(6,598.34)	38,000.00
Utilities							
55010-02 - Gas - CAC	11,188.73	5,000.00	(6,188.73)	61,655.89	60,000.00	(1,655.89)	60,000.00
55010-03 - Gas - WRC	5,412.85	2,333.37	(3,079.48)	31,388.85	28,000.00	(3,388.85)	28,000.00
55010-04 - Gas - ERC	7,626.96	3,583.37	(4,043.59)	44,565.61	43,000.00	(1,565.61)	43,000.00
55010-05 - Gas - OFF	547.52	175.00	(372.52)	2,333.79	2,100.00	(233.79)	2,100.00
55011-02 - Solar - CAC	1,802.86	5,416.63	3,613.77	53,365.62	65,000.00	11,634.38	65,000.00
55011-03 - Solar - WRC	707.35	2,500.00	1,792.65	23,899.38	30,000.00	6,100.62	30,000.00
55011-04 - Solar - ERC	651.27	2,166.63	1,515.36	19,616.00	26,000.00	6,384.00	26,000.00
55012-02 - Electricity - CAC	8,508.89	1,666.63	(6,842.26)	17,865.42	20,000.00	2,134.58	20,000.00
55012-03 - Electricity - WRC	331.06	416.63	85.57	1,068.69	5,000.00	3,931.31	5,000.00
55012-04 - Electricity - ERC	4,044.50	1,083.37	(2,961.13)	9,596.66	13,000.00	3,403.34	13,000.00
55012-05 - Electricity - OFF	1,110.63	666.63	(444.00)	9,751.60	8,000.00	(1,751.60)	8,000.00
55012-07 - Electricity - C/A	52.18	83.37	31.19	596.66	1,000.00	403.34	1,000.00
55014-01 - Water - BRG	742.39	1,333.37	590.98	17,534.12	16,000.00	(1,534.12)	16,000.00
55014-02 - Water - CAC	1,480.16	1,833.37	353.21	32,717.09	22,000.00	(10,717.09)	22,000.00
55014-03 - Water - WRC	1,196.29	1,166.63	(29.66)	14,282.12	14,000.00	(282.12)	14,000.00
55014-04 - Water - ERC	2,364.87	1,416.63	(948.24)	25,219.11	17,000.00	(8,219.11)	17,000.00
55014-07 - Water - C/A	337.93	250.00	(87.93)	4,923.84	3,000.00	(1,923.84)	3,000.00
55016 - Garbage	1,788.98	1,750.00	(38.98)	21,574.76	21,000.00	(574.76)	21,000.00
55018-01 - Communication Lines - BRG	646.36	750.00	103.64	8,547.22	9,000.00	452.78	9,000.00
55018-02 - Communication Lines - CAC	1,135.28	750.00	(385.28)	10,893.68	9,000.00	(1,893.68)	9,000.00
55018-03 - Communication Lines - WRC	606.32	750.00	143.68	8,329.57	9,000.00	670.43	9,000.00
55018-04 - Communication Lines - ERC	947.31	750.00	(197.31)	8,787.89	9,000.00	212.11	9,000.00
55018-05 - Communication Lines - OFF	1,093.36	750.00	(343.36)	11,838.75	9,000.00	(2,838.75)	9,000.00

Oakmont Village Association

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
55018-06 - Communication Lines - MNT	169.11	-	(169.11)	1,659.72	-	(1,659.72)	-
Total Utilities	54,493.16	36,591.63	(17,901.53)	442,012.04	439,100.00	(2,912.04)	439,100.00
Golf Course							
55085 - Golf Social Membership	39,899.00	40,000.00	101.00	478,380.00	480,000.00	1,620.00	480,000.00
Total Golf Course	39,899.00	40,000.00	101.00	478,380.00	480,000.00	1,620.00	480,000.00
Contingency							
55099 - Contingency	-	8,333.37	8,333.37	-	100,000.00	100,000.00	100,000.00
Total Contingency	-	8,333.37	8,333.37	-	100,000.00	100,000.00	100,000.00
Total Expense	476,709.55	382,723.31	(93,986.24)	4,432,145.68	4,592,685.00	160,539.32	4,592,685.00
Operating Net Total	(106,800.54)	(.19)	(106,800.35)	121,417.48	(8.00)	121,425.48	(8.00)

Oakmont Village Association

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
ARF Income							
Fund Balances							
35700 - Current ARF Funding	75,000.00	75,000.00	-	900,000.00	900,000.00	-	900,000.00
35710 - ARF Interest Earned	3,257.97	-	3,257.97	46,729.24	-	46,729.24	-
Total Fund Balances	78,257.97	75,000.00	3,257.97	946,729.24	900,000.00	46,729.24	900,000.00
Total Income	78,257.97	75,000.00	3,257.97	946,729.24	900,000.00	46,729.24	900,000.00

ARF Expense

Fund Balances							
36000-02 - Asphalt - CAC	-	1,711.75	1,711.75	-	20,541.00	20,541.00	20,541.00
36006-04 - Ball Courts - ERC	-	-	-	15,000.00	-	(15,000.00)	-
36009-02 - Swimming Pool - CAC	-	5,294.00	5,294.00	60,897.74	63,528.00	2,630.26	63,528.00
36009-03 - Swimming Pool - WRC	-	2,494.12	2,494.12	27,216.23	29,929.00	2,712.77	29,929.00
36009-04 - Swimming Pool - ERC	-	1,299.13	1,299.13	28,348.40	15,590.00	(12,758.40)	15,590.00
36010-02 - Spa - CAC	-	2,013.87	2,013.87	-	24,166.00	24,166.00	24,166.00
36010-03 - Spa - WRC	-	966.50	966.50	5,006.94	11,598.00	6,591.06	11,598.00
36010-04 - Spa - ERC	-	1,441.25	1,441.25	9,570.20	17,295.00	7,724.80	17,295.00
36050 - Fencing	-	-	-	4,967.07	-	(4,967.07)	-
36051 - Entry Control, Safety / Access	15,059.82	-	(15,059.82)	38,062.89	-	(38,062.89)	-
36051-02 - Entry Control, Safety / Access - CAC	-	3,242.38	3,242.38	-	38,909.00	38,909.00	38,909.00
36053-04 - Wallcoverings - ERC	14,169.82	-	(14,169.82)	21,234.06	-	(21,234.06)	-
36055-01 - Lighting & Electrical - BRG	-	1,199.12	1,199.12	-	14,389.00	14,389.00	14,389.00
36055-02 - Lighting & Electrical - CAC	-	-	-	2,860.47	-	(2,860.47)	-
36055-03 - Lighting & Electrical - WRC	-	-	-	95,022.40	-	(95,022.40)	-
36055-04 - Lighting & Electrical - ERC	-	-	-	2,433.43	-	(2,433.43)	-
36056-01 - HVAC - BRG	-	749.38	749.38	-	8,993.00	8,993.00	8,993.00
36056-02 - HVAC - CAC	-	1,349.38	1,349.38	5,939.07	16,193.00	10,253.93	16,193.00
36056-03 - HVAC - WRC	-	-	-	69,083.00	-	(69,083.00)	-
36056-04 - HVAC - ERC	-	1,569.25	1,569.25	-	18,831.00	18,831.00	18,831.00
36056-06 - HVAC - MNT	-	999.25	999.25	-	11,991.00	11,991.00	11,991.00
36057 - Landscaping	-	-	-	12,955.50	-	(12,955.50)	-
36057-02 - Landscape - CAC	-	7,275.38	7,275.38	-	87,305.00	87,305.00	87,305.00
36057-06 - Landscape - MNT	-	479.63	479.63	-	5,756.00	5,756.00	5,756.00
36073-01 - Appliances - BRG	-	979.38	979.38	9,030.00	11,753.00	2,723.00	11,753.00
36073-02 - Appliances - CAC	-	-	-	19,118.96	-	(19,118.96)	-
36073-04 - Appliances - ERC	-	710.63	710.63	-	8,528.00	8,528.00	8,528.00
36083-02 - Building Exterior - CAC Paint	-	3,238.00	3,238.00	-	38,856.00	38,856.00	38,856.00
36083-03 - Building Exterior - WRC Paint	-	3,697.63	3,697.63	-	44,372.00	44,372.00	44,372.00
36084-02 - Structural Repairs - CAC	-	748.87	748.87	-	8,986.00	8,986.00	8,986.00
36084-04 - Structural Repairs - ERC	-	584.63	584.63	-	7,016.00	7,016.00	7,016.00
36085-03 - Sauna - WRC	-	2,118.63	2,118.63	-	25,424.00	25,424.00	25,424.00
36086-02 - Fitness Equipment - CAC	-	-	-	7,995.41	-	(7,995.41)	-

Oakmont Village Association

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
ARF Expense							
36120 - Decking/Balconies	-	-	-	5,000.00	-	(5,000.00)	-
36125-03 - Retaining Walls - WRC	-	935.38	935.38	-	11,225.00	11,225.00	11,225.00
36150-04 - Lakes/Ponds - ERC	-	2,598.37	2,598.37	-	31,180.00	31,180.00	31,180.00
36176-01 - A/V Equipment - BRG	5,080.17	-	(5,080.17)	5,080.17	-	(5,080.17)	-
36176-02 - A/V Equipment - CAC	-	1,611.00	1,611.00	-	19,332.00	19,332.00	19,332.00
36176-03 - A/V Equipment - WRC	-	854.13	854.13	5,669.09	10,250.00	4,580.91	10,250.00
36176-04 - A/V Equipment - ERC	830.82	-	(830.82)	8,464.50	-	(8,464.50)	-
36205-02 - Flooring - CAC	-	3,947.62	3,947.62	-	47,371.00	47,371.00	47,371.00
36205-03 - Flooring - WRC	-	-	-	5,026.41	-	(5,026.41)	-
36205-06 - Flooring - MNT	-	-	-	5,018.63	-	(5,018.63)	-
36302-01 - Water System - BRG	-	-	-	5,173.56	-	(5,173.56)	-
36307-02 - Maintenance/Custodial Equipment - CAC	-	-	-	5,295.92	-	(5,295.92)	-
36360-03 - Flood Damage	-	-	-	(10,000.00)	-	10,000.00	-
36398 - State & Federal Taxes	-	-	-	4,277.00	-	(4,277.00)	-
36399 - Misc. Reserve Expense - ARF	(4,778.60)	675.50	5,454.10	310.70	8,106.00	7,795.30	8,106.00
36410 - Depreciation Expense	29,000.00	-	(29,000.00)	348,000.00	-	(348,000.00)	-
Total Fund Balances	59,362.03	54,784.16	(4,577.87)	822,057.75	657,413.00	(164,644.75)	657,413.00
Total Expense	59,362.03	54,784.16	(4,577.87)	822,057.75	657,413.00	(164,644.75)	657,413.00
ARF Net Total	18,895.94	20,215.84	(1,319.90)	124,671.49	242,587.00	(117,915.51)	242,587.00

Oakmont Village Association

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
CIF Income							
Fund Balances							
36500 - Current CIF Funding	83,334.00	83,334.00	-	1,000,008.00	1,000,008.00	-	1,000,008.00
36510 - CIF Interest Earned	523.97	-	523.97	5,188.63	-	5,188.63	-
Total Fund Balances	83,857.97	83,334.00	523.97	1,005,196.63	1,000,008.00	5,188.63	1,000,008.00
Total Income	83,857.97	83,334.00	523.97	1,005,196.63	1,000,008.00	5,188.63	1,000,008.00
CIF Expense							
Fund Balances							
36665 - Gates & Fencing	-	-	-	10,916.00	-	(10,916.00)	-
36665-02 - Gates & Fencing - CAC	-	-	-	7,700.00	-	(7,700.00)	-
36670-04 - Lighting - ERC	-	-	-	24,875.40	-	(24,875.40)	-
36750 - A/V Equipment	-	-	-	6,433.63	-	(6,433.63)	-
36795 - CIF Loan Interest	18,865.31	-	(18,865.31)	236,838.07	-	(236,838.07)	-
36805 - Surveillance Cameras	-	-	-	9,474.35	-	(9,474.35)	-
Total Fund Balances	18,865.31	-	(18,865.31)	296,237.45	-	(296,237.45)	-
Total Expense	18,865.31	-	(18,865.31)	296,237.45	-	(296,237.45)	-
CIF Net Total	64,992.66	83,334.00	(18,341.34)	708,959.18	1,000,008.00	(291,048.82)	1,000,008.00
Net Total	(22,911.94)	103,549.65	(126,461.59)	955,048.15	1,242,587.00	(287,538.85)	1,242,587.00

Oakmont Village Association

Summary Statement of Revenues and Expenses For 12/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Assessments & Banking													
41010 - Owners' Assessments	528,006	531,267	527,781	527,273	529,189	527,565	526,267	528,953	529,405	529,395	527,802	523,755	6,336,658
41011 - (Waived Assessments)	(424)	(339)	(233)	(339)	-	-	-	-	(339)	(113)	(113)	-	-1,900
41020 - Late Charges Billed	1,226	1,213	1,295	679	273	592	419	171	600	576	328	599	7,968
41040 - Interest Billed	184	232	181	140	93	122	96	45	116	64	31	60	1,363
41060 - Operating Interest Earned	413	99	192	300	323	306	387	365	350	405	412	446	3,997
Total Assessments & Banking	529,405	532,472	529,215	528,052	529,878	528,584	527,168	529,534	530,131	530,327	528,460	524,860	6,348,085
Miscellaneous													
43920 - New Member Fees	2,600	5,600	5,200	4,600	9,000	4,400	7,200	7,200	2,800	2,800	5,487	1,113	58,000
43925 - Owner Facility Use Cards	750	550	475	600	1,525	800	1,775	750	1,075	1,125	375	-	9,800
43926 - Guest Facility Use Cards	100	25	175	50	250	50	550	200	100	25	125	-	1,650
43927 - Ball Court Keys	4	4	18	8	8	10	24	4	22	12	10	-	124
43930 - Entry Devices	-	(50)	(150)	-	-	-	-	-	200	-	-	-	0
43940 - Facility Rental Fees	525	500	450	500	550	800	375	1,050	625	375	375	-	6,125
43942 - Piano Tuning	-	-	170	-	-	-	170	170	-	-	(510)	-	0
43946 - Gas Shutoff Wrenches	-	22	-	11	11	-	11	33	-	11	12	-	111
43949 - Utility Credits	-	-	77	-	-	-	-	-	-	-	-	-	77
43950 - Locker Rental	360	210	60	30	60	-	195	30	-	120	-	-	1,065
43955 - Credit Card Transactions	(975)	900	505	435	(840)	440	(590)	425	14	(389)	417	2,120	2,462
43960 - Event Ticket Sales	160	840	4,530	2,711	2,812	4,175	4,825	-	(200)	2,130	1,740	-	23,723
43980 - Newsletter Revenue	150	150	150	150	150	150	150	150	150	150	150	150	1,800
43990 - Misc. Social Revenue / Expense	-	125	-	-	-	-	-	-	-	-	-	-	125
44000 - Other Miscellaneous Revenue	-	-	-	-	-	537	(113)	-	-	-	-	-	424
44150 - Insurance Settlements	10,000	-	-	(10,000)	-	-	-	-	-	-	-	-	0
Total Miscellaneous	13,674	8,876	11,660	(905)	13,526	11,362	14,572	10,012	4,786	6,359	8,181	3,383	105,486
Transfers to Reserves													
49010 - (CIF Funding)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	(83,334)	-1,000,008
49030 - (ARF Funding)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	-900,000

Oakmont Village Association

Summary Statement of Revenues and Expenses For 12/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Total Transfers to Reserves	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	(158,334)	-1,900,008
Total Income	384,745	383,014	382,541	368,813	385,070	381,612	383,406	381,212	376,583	378,352	378,307	369,909	4,553,563

Operating Expense

Administration

50000 - Fiduciary Policy	-	80	40	40	40	40	40	40	40	40	40	40	477
50004 - Volunteer Policy	-	61	25	25	25	25	25	25	25	25	25	25	311
50005 - Vehicle Policy	-	340	170	170	170	170	170	170	170	170	170	(1,867)	0
50006 - EQ Policy	8,538	8,538	8,538	8,538	8,538	8,538	8,538	8,538	8,538	8,538	8,538	8,538	102,458
50007 - D&O Policy	2,838	2,838	2,838	2,838	2,838	2,838	2,838	2,838	2,838	2,838	2,838	2,838	34,050
50008 - Fidelity Policy	736	736	736	736	736	568	568	568	568	568	568	568	7,652
50009 - Umbrella Policy	2,622	2,622	2,622	2,622	2,622	2,622	19,036	4,967	4,967	4,967	4,967	4,967	59,603
50010 - Package Policy	34,215	34,215	34,215	34,215	34,215	34,215	48,150	36,205	36,205	36,205	36,205	36,270	434,529
50011 - Cyber Policy	105	105	105	105	105	105	105	105	105	105	520	105	1,679
50012 - Postage & Shipping	640	6,463	510	(172)	1,278	4,647	793	1,353	2,868	928	6,598	1,673	27,578
50014 - Copies & Printing	46	51	7,721	196	5,931	192	7,571	1	1,323	614	1,062	7,274	31,983
50016 - Office Supplies & Services	207	2,047	883	780	861	1,588	666	1,568	406	867	2,923	1,447	14,245
50018 - Office Furnishings & Equipment	480	257	195	701	257	451	1,311	975	659	4,113	3,440	922	13,760
50021 - Banking, Late & Service Fees	-	84	119	170	169	133	242	192	125	136	142	346	1,858
50022 - CPA Services	-	-	-	-	8,100	445	-	-	-	-	-	-	8,545
50024 - Permits, Certifications & Fees	-	125	-	-	4,182	176	8,317	15	-	-	977	105	13,897
50025 - Movie & Music Licensing	1,021	690	670	670	652	6,162	(4,823)	697	642	670	707	720	8,479
50030 - Financial Management Contract	4,846	4,825	4,825	4,825	4,825	4,825	4,825	4,832	4,832	4,832	4,832	4,832	57,955
50034 - Misc. Financial Services	150	1,425	-	100	-	-	100	-	-	100	-	-	1,875
50036 - IT Services & Software	3,073	4,521	2,433	2,250	4,671	2,250	3,050	2,696	5,018	7,646	657	9,665	47,929
50037 - Meetings & BOD Supplies	-	-	678	287	2,073	457	127	(882)	-	178	859	812	4,589
50038 - Professional Services	-	3,757	146	-	19,807	6,458	-	1,500	6,127	11,841	8,344	8,655	66,634
50039 - Scheduling Software	-	150	2,202	-	-	-	-	-	-	-	-	-	2,352

Oakmont Village Association

Summary Statement of Revenues and Expenses For 12/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
50040 - Legal Services - General	2,175	2,437	2,885	3,815	5,281	2,970	1,500	1,470	649	1,891	770	4,376	30,216
50042 - Memberships & Publications	-	500	-	-	-	650	699	84	-	-	1,194	370	3,497
50043 - Budget & Reserve Studies	-	-	-	-	-	-	-	-	-	-	4,300	(3,800)	500
50044 - Oakmont 2030	-	3,500	-	-	-	-	187	-	-	84	-	-	3,771
50047 - Front Entrance Land Lease	219	219	219	219	219	219	219	255	255	255	255	255	2,807
50048 - Office Rent	7,075	7,075	7,075	7,075	7,075	7,075	7,075	7,287	7,287	7,287	7,287	7,287	85,962
50049 - Storage Rentals	404	404	404	428	428	428	428	428	428	476	476	476	5,208
50060 - Collections	-	-	-	-	-	-	-	-	-	-	-	300	300
50062 - Mileage & Relocations	4	71	92	117	207	88	137	90	143	128	210	140	1,427
50064 - Staff Education & Certs	-	-	-	-	45	766	-	-	-	-	-	18	828
50070 - Employee Screenings	-	70	323	1,111	442	-	120	298	-	130	-	65	2,559
50090 - Administrative Incidentals	21	1,165	248	204	140	1,066	64	673	275	273	633	1,265	6,026
50099 - Community Social Activities	-	3,972	241	3,919	3,015	1,684	6,423	3,899	301	58	5,382	332	29,227
50120 - Website Services	-	98	149	115	1,032	439	80	160	-	5,227	616	80	7,997
Total Administration	69,415	93,438	81,305	76,098	119,978	92,291	118,581	81,046	84,792	101,189	105,532	99,097	1,122,762
Payroll													
50200 - Salaries - Administrative	48,597	48,193	48,424	48,172	72,197	48,331	48,406	48,294	48,009	52,377	48,602	74,178	633,780
50211 - W/C Insurance - Admin.	303	123	183	122	123	123	(87)	244	61	246	92	229	1,761
50212 - Employee Benefits - Admin.	7,989	8,520	14,174	9,469	8,145	9,483	9,483	9,483	10,034	9,731	7,414	7,970	111,894
50213 - Pension Plan - Admin.	1,528	1,516	1,521	1,512	2,269	1,518	1,520	1,516	1,506	1,536	1,536	2,416	19,893
50220 - Salaries - Maintenance	33,524	33,234	31,352	33,866	60,267	39,621	45,277	45,335	41,888	39,645	39,793	80,554	524,356
50231 - W/C Insurance - Maint.	1,884	1,026	1,352	986	1,136	1,136	(181)	2,581	604	2,504	381	1,733	15,143
50232 - Employee Benefits - Maint.	9,692	7,443	3,436	7,311	7,087	8,977	11,152	9,806	9,497	11,046	6,472	6,471	98,390
50233 - Pension Plan - Maint.	924	920	859	961	1,367	863	933	909	735	702	695	1,198	11,065
50242 - Salaries - Temp. Maint.	7,404	10,346	9,776	10,371	5,323	-	-	-	-	-	-	-	43,220
50250 - Employer Payroll Taxes	8,402	6,351	5,910	6,359	10,543	6,555	7,077	7,156	6,810	6,868	6,591	16,487	95,108
50260 - Payroll Processing	465	469	469	474	919	493	493	221	490	493	493	1,047	6,525
50270 - Work Apparel & Safety Gear	1,303	757	787	947	359	1,112	794	635	823	2,029	1,236	1,115	11,898
50280 - Service Appreciation	-	2,722	86	211	315	492	130	749	129	257	4,565	18,036	27,692

Oakmont Village Association

Summary Statement of Revenues and Expenses For 12/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Total Payroll	122,015	121,618	118,329	120,760	170,051	118,703	124,996	126,930	120,586	127,433	117,869	211,434	1,600,726
Custodial & Maintenance													
51011 - Custodial Supplies & Services	1,532	1,925	2,562	2,690	2,397	3,154	1,846	2,045	2,150	3,319	4,310	2,605	30,536
51012 - OEPC Equipment	-	-	-	1,753	-	-	-	600	-	195	-	-	2,547
51014 - Golf Parcel Maintenance	85	530	-	-	30,000	3,360	-	-	-	-	(2,761)	-	31,214
51015 - Common Area Maintenance	1,958	4,899	3,208	2,037	904	6,515	1,495	2,329	1,083	545	665	3,336	28,974
51016 - Lighting & Electrical Maint.	-	2,870	469	2,370	-	88	-	942	7,816	2,445	7,494	-	24,493
51017 - Pest Control	390	270	310	415	470	270	535	270	390	270	390	270	4,250
51018 - Floors, Upholstery & Blinds	-	-	350	-	376	228	-	588	-	-	-	-	1,543
51020-01 - HVAC Contract - BRG	-	-	466	-	-	-	466	-	-	621	311	-	1,864
51020-02 - HVAC Contract - CAC	-	-	466	-	-	-	466	-	-	621	666	(355)	1,864
51020-03 - HVAC Contract - WRC	-	-	466	-	-	-	466	-	-	621	311	-	1,864
51020-04 - HVAC Contract - ERC	-	-	466	-	-	-	466	-	-	621	311	-	1,864
51021-01 - HVAC Repairs - BRG	1,249	-	-	-	-	-	-	-	-	259	-	-	1,507
51021-02 - HVAC Repairs - CAC	-	-	-	-	-	-	-	-	-	735	-	355	1,090
51021-03 - HVAC Repairs - WRC	-	-	-	-	-	-	-	-	-	1,090	-	-	1,090
51021-04 - HVAC Repairs - ERC	-	349	-	-	-	-	-	-	-	735	-	3,607	4,691
51022 - Plumbing Maintenance	664	-	20	1,200	90	317	88	1,131	-	815	-	895	5,219
51030 - A/V Equipment	-	-	56	406	4,139	134	-	79	-	204	732	6,775	12,524
51040 - Access Control - Gates & Doors	505	128	511	1,925	422	507	900	1,643	-	502	4,288	(363)	10,966
51050 - Leak Mitigation & Repair	-	1,295	-	-	-	-	-	-	-	-	-	-	1,295
51090 - Gasoline & Vehicle Maintenance	-	420	339	322	563	365	522	265	324	285	521	511	4,437
51091 - Generator Maintenance	-	-	426	-	-	-	-	-	-	-	4,528	-	4,954
Total Custodial & Maintenance	6,381	12,687	10,115	13,118	39,361	14,937	7,250	9,893	11,763	13,882	21,765	17,635	178,786
Grounds Common Areas													
51210 - Landscape Maintenance	3,488	3,488	3,488	4,541	4,540	4,541	4,541	4,541	4,541	4,541	4,541	4,541	51,330
51212 - Misc. Landscape & Greenery	6,811	1,263	13,137	10,920	3,105	4,143	5,320	19,577	13,248	10,264	3,729	15,480	106,997

Oakmont Village Association

Summary Statement of Revenues and Expenses For 12/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
51214 - Irrigation Maintenance	937	-	-	310	4,000	1,275	633	1,713	6,348	2,661	777	-	18,654
51218 - Tree Maintenance	5,738	-	1,888	525	12,949	12,568	5,515	1,256	165	11,488	-	5,535	57,627
51220 - Fire Danger Mitigation	-	-	-	-	-	32,981	35,250	13,866	4,025	1,790	4,493	3,107	95,512
Total Grounds Common Areas	16,973	4,750	18,513	16,296	24,595	55,508	51,260	40,953	28,327	30,744	13,540	28,662	330,120
Recreation													
53020 - Pool & Spa Supplies	1,304	1,086	(735)	245	1,755	-	-	1,749	-	4,800	96	-	10,301
53020-02 - Misc. Pool & Spa Repairs - CAC	709	-	2,586	6,003	2,563	7,994	2,494	548	1,446	2,931	813	924	29,011
53020-03 - Misc. Pool & Spa Repairs - WRC	-	-	1,385	2,634	1,459	2,028	1,544	148	3,415	1,966	490	496	15,566
53020-04 - Misc. Pool & Spa Repairs - ERC	810	119	771	1,768	2,021	3,811	5,620	631	963	2,313	510	510	19,848
53030 - Pond Maintenance	3,470	668	610	768	768	696	692	854	876	781	726	610	11,519
53040 - Fitness Maintenance & Training	675	360	829	360	2,845	952	360	360	3,022	360	360	(1,080)	9,403
53042 - Facility & Recreation Equip.	-	2,776	730	1,030	1,144	-	-	2,977	537	-	591	-	9,786
53050 - Bowling Green Maintenance	1,236	1,938	1,835	2,311	3,360	4,520	2,311	3,802	2,311	4,022	3,176	2,811	33,633
53070 - Ball Court Maintenance	-	-	-	-	3,245	-	-	-	-	-	-	-	3,245
53080 - Library & Learning Center	-	417	(244)	-	-	85	-	-	-	-	-	107	365
53085 - Piano Maintenance	170	170	340	-	340	170	170	430	-	170	(170)	(340)	1,450
Total Recreation	8,374	7,535	8,107	15,119	19,501	20,255	13,192	11,499	12,571	17,344	6,592	4,038	144,126
Community Bus													
53500 - Community Bus Service	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	9,040	7,795	90,635
Total Community Bus	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	7,380	9,040	7,795	90,635
Patrol & Fire Systems													
54010 - Patrol Service	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,507	3,007	-	18,014
54030 - Fire System Maint. & Inspect.	-	-	-	240	-	-	-	-	-	1,181	656	8,551	10,628
54040 - Fire & Commercial Monitoring	227	1,027	-	227	687	-	227	687	-	227	687	-	3,994
54050 - Fire Extinguisher / AED Maint.	-	-	-	1,652	2,076	-	-	2,001	-	-	-	5,105	10,835
54060 - Community Fire Safety	-	-	-	-	-	757	(11)	-	-	382	-	-	1,128

Oakmont Village Association

Summary Statement of Revenues and Expenses For 12/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Total Patrol & Fire Systems	1,727	2,527	1,500	3,618	4,263	2,257	1,716	4,188	1,500	3,296	4,350	13,656	44,598
Utilities													
55010-02 - Gas - CAC	8,077	15,145	5,383	7,627	392	1,577	2,246	430	780	3,259	5,552	11,189	61,656
55010-03 - Gas - WRC	4,885	7,177	5,371	3,346	(764)	408	1,172	2	706	1,703	1,969	5,413	31,389
55010-04 - Gas - ERC	6,662	10,928	7,995	2,961	(74)	756	1,285	(386)	547	2,384	3,882	7,627	44,566
55010-05 - Gas - OFF	410	468	605	134	(22)	(23)	35	4	15	41	119	548	2,334
55011-02 - Solar - CAC	2,291	3,170	4,081	6,413	5,834	5,664	7,091	6,060	4,652	3,792	2,515	1,803	53,366
55011-03 - Solar - WRC	874	1,276	1,722	2,924	2,703	2,910	3,228	2,693	2,062	1,694	1,106	707	23,899
55011-04 - Solar - ERC	940	1,253	1,685	2,492	2,285	2,241	2,228	2,192	1,571	1,259	820	651	19,616
55012-02 - Electricity - CAC	1,165	4,063	294	696	(1,299)	830	401	576	1,442	543	645	8,509	17,865
55012-03 - Electricity - WRC	176	(952)	950	781	(1,339)	302	151	195	(115)	331	258	331	1,069
55012-04 - Electricity - ERC	1,373	3,585	1,301	842	(1,369)	(533)	(937)	(527)	1,326	221	270	4,045	9,597
55012-05 - Electricity - OFF	891	815	1,167	658	528	617	771	1,088	915	521	670	1,111	9,752
55012-07 - Electricity - C/A	45	89	73	54	54	62	56	46	18	(27)	76	52	597
55014-01 - Water - BRG	650	1,259	209	754	754	2,410	2,421	2,340	2,373	1,984	1,639	742	17,534
55014-02 - Water - CAC	986	1,909	2,186	2,450	2,450	1,720	5,195	4,369	4,382	3,146	2,446	1,480	32,717
55014-03 - Water - WRC	444	860	925	814	814	984	1,646	1,539	1,989	1,586	1,485	1,196	14,282
55014-04 - Water - ERC	434	841	1,149	1,039	1,039	1,923	4,228	3,415	3,278	2,885	2,623	2,365	25,219
55014-07 - Water - C/A	98	190	203	204	204	582	768	670	636	507	524	338	4,924
55016 - Garbage	1,812	1,789	1,789	1,789	1,873	1,789	1,789	1,789	1,789	1,789	1,789	1,789	21,575
55018-01 - Communication Lines - BRG	862	899	718	575	712	644	644	644	644	645	913	646	8,547
55018-02 - Communication Lines - CAC	951	841	1,064	588	1,105	866	866	868	868	872	870	1,135	10,894
55018-03 - Communication Lines - WRC	739	968	797	513	697	605	605	606	606	606	982	606	8,330
55018-04 - Communication Lines - ERC	805	765	824	588	772	680	680	681	681	682	682	947	8,788
55018-05 - Communication Lines - OFF	747	2,897	(194)	311	1,420	998	867	991	791	903	1,014	1,093	11,839

Oakmont Village Association

Summary Statement of Revenues and Expenses For 12/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
55018-06 - Communication Lines - MNT	50	219	84	135	185	135	135	135	85	207	119	169	1,660
Total Utilities	36,367	60,453	40,379	38,689	18,954	28,147	37,572	30,419	32,039	31,531	32,968	54,493	442,012
Golf Course													
55085 - Golf Social Membership	39,950	39,814	39,814	39,857	39,848	39,848	39,840	39,874	39,874	39,848	39,916	39,899	478,380
Total Golf Course	39,950	39,814	39,814	39,857	39,848	39,848	39,840	39,874	39,874	39,848	39,916	39,899	478,380
Total Expense	308,582	350,202	325,442	330,934	443,931	379,326	401,786	352,183	338,832	372,647	351,572	476,710	4,432,146
Operating Net Total	\$76,163	\$32,812	\$57,099	\$37,879	(\$58,861)	\$2,286	(\$18,381)	\$29,030	\$37,751	\$5,705	\$26,735	(\$106,801)	\$121,417

Oakmont Village Association

Summary Statement of Revenues and Expenses For 12/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
ARF Income													
Fund Balances													
35700 - Current ARF Funding	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	900,000
35710 - ARF Interest Earned	1,950	949	2,790	1,085	1,138	2,896	2,574	25,593	2,747	1,073	678	3,258	46,729
Total Fund Balances	76,950	75,949	77,790	76,085	76,138	77,896	77,574	100,593	77,747	76,073	75,678	78,258	946,729
Total Income	76,950	75,949	77,790	76,085	76,138	77,896	77,574	100,593	77,747	76,073	75,678	78,258	946,729

ARF Expense

Fund Balances													
36006-04 - Ball Courts - ERC	-	-	-	-	-	15,000	-	-	-	-	-	-	15,000
36009-02 - Swimming Pool - CAC	-	27,225	9,958	7,115	-	-	-	-	-	11,936	4,665	-	60,898
36009-03 - Swimming Pool - WRC	-	-	11,267	-	-	-	5,179	-	-	10,770	-	-	27,216
36009-04 - Swimming Pool - ERC	-	-	-	-	-	-	9,726	-	-	18,622	-	-	28,348
36010-03 - Spa - WRC	-	-	-	-	-	-	5,007	-	-	-	-	-	5,007
36010-04 - Spa - ERC	-	-	-	-	-	-	9,570	-	-	-	-	-	9,570
36050 - Fencing	-	-	-	-	-	-	-	4,967	-	-	-	-	4,967
36051 - Entry Control, Safety / Access	-	-	-	-	-	-	-	23,003	-	-	-	15,060	38,063
36053-04 - Wallcoverings - ERC	-	-	-	-	-	-	-	-	7,064	-	-	14,170	21,234
36055-02 - Lighting & Electrical - CAC	-	-	-	-	-	-	-	2,006	854	-	-	-	2,860
36055-03 - Lighting & Electrical - WRC	-	-	-	-	-	-	-	2,006	427	92,589	-	-	95,022
36055-04 - Lighting & Electrical - ERC	-	-	-	-	-	-	-	2,006	427	-	-	-	2,433
36056-02 - HVAC - CAC	-	-	-	-	-	-	-	-	-	-	5,939	-	5,939
36056-03 - HVAC - WRC	-	-	-	-	-	-	834	160,838	-	(92,589)	-	-	69,083
36057 - Landscaping	-	-	-	-	-	-	-	12,956	-	-	-	-	12,956
36073-01 - Appliances - BRG	-	-	-	-	-	-	9,030	-	-	-	-	-	9,030
36073-02 - Appliances - CAC	-	-	-	-	-	-	19,119	-	-	-	-	-	19,119
36086-02 - Fitness Equipment - CAC	-	-	-	-	-	-	-	-	-	7,995	-	-	7,995
36120 - Decking/Balconies	-	-	-	-	-	5,000	-	-	-	-	-	-	5,000
36176-01 - A/V Equipment - BRG	-	-	-	-	-	-	-	-	-	-	-	5,080	5,080
36176-03 - A/V Equipment - WRC	-	-	-	-	-	-	-	-	-	-	5,669	-	5,669

Oakmont Village Association

Summary Statement of Revenues and Expenses For 12/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
ARF Expense													
36176-04 - A/V Equipment - ERC	-	-	-	-	-	-	-	-	7,634	-	-	831	8,465
36205-03 - Flooring - WRC	-	-	-	-	-	-	-	5,026	-	-	-	-	5,026
36205-06 - Flooring - MNT	-	-	-	-	5,019	-	-	-	-	-	-	-	5,019
36302-01 - Water System - BRG	-	-	-	-	-	5,174	-	-	-	-	-	-	5,174
36307-02 - Maintenance/Custodial Equipment - CAC	-	-	-	-	-	-	-	-	-	5,296	-	-	5,296
36360-03 - Flood Damage	-	-	-	(10,000)	-	-	-	-	-	-	-	-	-10,000
36398 - State & Federal Taxes	-	-	-	-	-	-	-	-	6,714	(2,437)	-	-	4,277
36399 - Misc. Reserve Expense - ARF	-	-	-	-	-	-	300	-	-	11	4,779	(4,779)	311
36410 - Depreciation Expense	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	348,000
Total Fund Balances	29,000	56,225	50,224	26,115	34,019	54,174	87,765	241,809	52,120	81,193	50,051	59,362	822,058
Total Expense	29,000	56,225	50,224	26,115	34,019	54,174	87,765	241,809	52,120	81,193	50,051	59,362	822,058
ARF Net Total	\$47,950	\$19,724	\$27,566	\$49,970	\$42,119	\$23,722	(\$10,192)	(\$141,216)	\$25,626	(\$5,121)	\$25,626	\$18,896	\$124,671

Oakmont Village Association

Summary Statement of Revenues and Expenses For 12/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
CIF Income													
Fund Balances													
36500 - Current CIF Funding	83,334	83,334	83,334	83,334	83,334	83,334	83,334	83,334	83,334	83,334	83,334	83,334	1,000,008
36510 - CIF Interest Earned	403	388	425	362	323	402	454	471	463	488	485	524	5,189
Total Fund Balances	83,737	83,722	83,759	83,696	83,657	83,736	83,788	83,805	83,797	83,822	83,819	83,858	1,005,197
Total Income	83,737	83,722	83,759	83,696	83,657	83,736	83,788	83,805	83,797	83,822	83,819	83,858	1,005,197
CIF Expense													
Fund Balances													
36665 - Gates & Fencing	-	-	-	-	-	-	-	10,916	-	-	-	-	10,916
36665-02 - Gates & Fencing - CAC	-	7,700	-	-	-	-	-	-	-	-	-	-	7,700
36670-04 - Lighting - ERC	-	-	-	-	-	-	-	24,875	-	-	-	-	24,875
36750 - A/V Equipment	-	-	-	-	-	-	-	6,434	-	-	-	-	6,434
36795 - CIF Loan Interest	20,732	20,623	18,528	20,396	19,631	20,172	19,414	19,947	19,835	19,086	19,607	18,865	236,838
36805 - Surveillance Cameras	-	-	-	9,474	-	-	-	-	-	-	-	-	9,474
Total Fund Balances	20,732	28,323	18,528	29,870	19,631	20,172	19,414	62,172	19,835	19,086	19,607	18,865	296,237
Total Expense	20,732	28,323	18,528	29,870	19,631	20,172	19,414	62,172	19,835	19,086	19,607	18,865	296,237
CIF Net Total	\$63,005	\$55,399	\$65,231	\$53,825	\$64,025	\$63,563	\$64,374	\$21,633	\$63,962	\$64,736	\$64,212	\$64,993	\$708,959
Net Total	\$187,119	\$107,936	\$149,896	\$141,674	\$47,283	\$89,572	\$35,802	(\$90,553)	\$127,339	\$65,320	\$116,573	(\$22,912)	\$955,048

OVPC Golf Advisory Committee Report and Update to the OVA Board Public Summary & Overview

February 20, 2024

Introduction and Public Disclaimer:

The purpose of the Oakmont Village Property Corporation Golf Advisory Committee is to provide general oversight of CourseCo's (VOM) obligations as Lessee in accordance with Article 6 of the Lease - specifically reviewing and reporting on VOM's financial performance.

FINANCIAL DATA IS PRIVATE AND CONFIDENTIAL AND IS NOT SHARED BEYOND THE BOARD AND REQUIRED STAFF. Therefore, this report is being presented in two parts - one for public communication and the second, which includes specific financial information, for board review.

Notes and Comments:

On February 13, the committee met with General Manager Hilary Gruendle and Regional executive Lance Iwanaka. This was a scheduled quarterly meeting focusing on review of 2023 results, current operations and management's plans and expectations for 2024 and beyond.

- **A Brief Summary of Financial Performance** -- For those who have followed our reports during 2023 we had noted management would not be able to recover revenue lost in the first quarter of 2023 due to the 40+ inches of rain. Knowing this management focused on activities to close the revenue gap and, more importantly, to manage expenses.

GM Hilary Gruendle is very proud of the way her team responded and was successful in ending 2023 with a net profit. CourseCo has twelve properties in this region and, we are told, VOM was one of only two to overcome the winter deluge.

- **Staff Updates** Staffing has stabilized recognizing there is always a churn in Food & Beverage and Kitchen staff. While there is always room for improvement, staff has gotten much more efficient over the past year. Hiring remains a challenge both at VOM and throughout the F&B industry.
- **Capital Expense Status** Under the terms of the Lease Agreement CourseCo was obligated to spend at least \$1,000,000 toward capital improvements of the property. These are expenditures for improvements or repair that increase the value of the property. CourseCo has met and exceeded their initial obligation. We do note that a new roof and ongoing tree work made up the bulk of 2023 investment.

Going forward, CourseCo has an obligation to spend at least 3% of Gross Revenue each year on Capital improvements. There is five year plan which was reviewed. It is largely, but not entirely, directed at long overdue golf course improvement

- **On Course Conduct** There have been no noticeable changes in non-golfer use (walkers) on the property -- it's neither better nor worse. It is interesting that most of the calls Hilary receives are not from golfers but from residents reporting some breach of the rules.

As always **Be ALERT! Be aware of the schedule; stay on cart paths, keep pets on leash, pick up after pets and BE CONSIDERATE.**

- **Communications:**

Hilary has asked that we alert anyone holding gift cards that there is a change coming in mid March to early April. A new Point of Sale system is being adopted corporate wide. The new system won't recognize existing gift cards. They will still be good and will be honored but there will be a hassle both for the holder and staff in doing so. Use them now if you can and be patient when the new system arrives.

VOM has the most robust events' calendar of any CourseCo property. There are more and more events being added to the schedule and more and more sell out early. The events are tailored to our community and are largely enjoyed by folks who don't play golf. Hilary estimates 80% don't play golf. If you're not on the Club's email list go on line at www.playvom.com and sign up for the email newsletters.

Respectfully Submitted.

Gary W. Smith

Oakmont Village Property Corporation

Annual Director Meeting Minutes

Monday, January 8, 2024

OVA Office Main Conference Room, 6637 Oakmont Drive, Santa Rosa CA 95409

Call to order: 9:01 am

All Directors Present: Tom Kendrick (CEO), Elke Strunka (CFO), Jess Marzak (Secretary), Marianne Neufeld, Alan McLintock

Others present: Christel Antone, Dawn McFarland

Approve Agenda and Minutes of April 21, 2023

Both were approved unanimously.

Activity review of previous 12 months

- OVPC continues to monitor CourseCo operations and finances, including 2024 budget and capital spending plans.
- Residual funds from AGP bankruptcy will soon be returned to OVPC.

Old Business

None

New Business

Discussion of OGC residual financial balances and ongoing future transfers: (Elke): Oakmont Golf Course has been closed down as an entity, except for a bank account where Gary Smith retains a balance against potential liabilities. This account will be closed and all balances transferred to OVPC. Small additional future payments are expected, and these will be sent to the OVA office. Two resolutions related to this were approved:

- Remove S. Spanier (former OVPC board member) as an account signatory (Approved Unanimously).
- Add a “DBA” to the OVPC bank account for “Oakmont Golf Course” (Approved Unanimously).

Adjourned: 9:30 am


Jess Marzak, Corporate Secretary

1-8-24
Date

OAKMONT VILLAGE ASSOCIATION
Long Range Planning Committee
Report to Board of Directors, February 12, 2024

The LRPC met on January 8 and February 5 to consider next steps in support of the 2030 process and the Board approved contract with ArchiLOGIX (ALX).

Following discussions with ALX, the LRPC is identifying “user groups” to support the development of concept plans related to the Central Complex. As noted in the contract, “ALX proposes to offer a minimum of 3 multiple concept plan options for addressing the future needs of the Oakmont Central Complex area as generated by Oakmont 2030 Community conversations.”

Following conversations with ALX and the LRPC, the LRPC will establish the following user groups: Fitness Group; Education/Arts Group; Indoor Gathering Group; Outdoor Gathering Group; and the OVA Admin Group. The primary purpose of the user groups is to engage in dialog around the current and future needs of the spaces in the Central Complex area. These discussions will be guided by the fourteen Central Complex themes that emerged from the 2030 visioning process.

Toward this end the LRPC will lead an open meeting on March 5, 2024 to solicit volunteers and participants for each group. Each group will have a lead facilitator and a liaison from LRPC.

Additionally, a group will be created to conduct a Walk audit of the ½ mile area around the Central Complex. This activity is based on the AARP Walk Audit tool kit and the AARP livable community initiative. The Walk Audit will inform the planning process about the interface between surrounding streets and sidewalks near the Central Complex.

The LRPC established a subcommittee to complete a demographic update on Oakmont. This effort will include the remaining census data from the 2020 Census and is expected to be released shortly. This data is expected to provide key insights on demographic characteristics and trends when compared to the 2010 Census and will include related reports such as the new resident survey. The data from this project will also inform the planning effort related to the Central Complex.

The March 5 meeting will provide an overview of the planning process and the 2030 efforts. This work is aligned with Phase 2—namely identifying alternatives through convergent thinking.

- Phase 1 – Identify and **assess the opportunity**.
- Phase 2 – **Generate possibilities** (through divergent thinking) and **select the preferred alternative** (through convergent thinking).
- Phase 3 – **Develop detailed specifications** for the preferred alternative.
- Phase 4 – **Execute the preferred alternative** consistent with the specifications.
- Phase 5 – **Close the project** and do a “project lookback.”

The LRPC anticipates working with ALX to create a resource room that will include information about the work related to developing concept options. The LRPC also envisions hosting “town hall” meetings to discuss ideas that are created in this convergent stage of the process.

In summary, the LRPC fully supports ArchiLOGIX and the Oakmont Board of Directors in this exciting stage of planning for Oakmont’s future.

Respectfully submitted, Rex Fuller LRPC Chair

**RESOLUTION
APPROVING ARCHITECTURAL COMMITTEE PAINT POLICY**

FEBRUARY 20, 2024

Person Submitting: Marianne Neufeld

Date Submitted: February 20, 2024

Resolution Content:

Whereas, on January 16, 2024, the Board approved the Architectural Committee’s Paint Policy (in concept) to be posted on the Berger Bulletin Board to allow a 28-day review by the members of the Association; and

Whereas, pursuant to Civil Code Section 4360, a notice of the proposed Paint Policy was posted on the Berger bulletin board for 28 days for comment by Association members before adopting the policy: therefore, be it

RESOLVED: The Board approves and adopts the Architectural Committee’s Paint Policy effective immediately. Pursuant to Civil Code Section 4360, management will notify association members of the new policy by posting said Paint Policy on the Berger bulletin board within 15 days of adoption.

Fiscal Impact: None

Documents Attached: Architectural Committee’s Paint Policy

PAINTING POLICY (Proposed Draft)

The purpose of this policy is to assure a harmonious appearance through careful selection of exterior colors. Sonoma County has four seasons and plenty of sunshine throughout the year. Colors that harmonize with nature are most valued here. Trim paint **should enhance** the body color **and** exterior design. These Guidelines apply to exterior painting for both maintained and non-maintained areas.

- All exterior painting, **including repainting an existing color, and stains for wood, concrete or any exterior surface** require an Application for Approval from the Architectural Committee Office. A chip sample (**not a photocopy**) must be submitted with the application.
- A palette of **approved house body, window and trim colors to choose from** is available in the Architectural Committee Office. **Not all colors will be approved in all neighborhoods due to different existing house styles and settings.**
- Colors **which are** not on the approved palette **will be considered and approved at the discretion of the Architectural Committee. A paint chip sample (not a photocopy) must be submitted with the application.**
- **Not all house colors currently seen in Oakmont were approved or will be approved.**
- All units of duplexes, triplexes and four-plexes must be painted the same paint color(s) and at the same time. **Distinct colors for entry doors may be submitted at any time for approval by the Architectural Committee.**
- All exterior finishes **including garage doors** must be flat, **low sheen, low lustre, or similar sheen** except for **entry** doors which can be semi-gloss.
- *Garage doors may be **painted** the color of the **body of the house if the trim of the house is painted white or off-white, to match the trim.** Custom garage doors **of non-paintable materials** may be **allowed with prior Architectural Committee approval. Approval of paint colors and custom garage doors is at the discretion of the Architectural Committee.***
- The homeowner is entirely responsible for the quality of the paint and its application.
- Use the specifications chart on the back of this policy **to provide** full details of **the** proposed painting scheme **including walls, trim, entry doors, garage door, brick, stucco, and stone. All lines on the form must be completed.**

PAINTING POLICY (Proposed Draft)

The purpose of this policy is to assure a harmonious appearance through careful selection of exterior colors. Sonoma County has four seasons and plenty of sunshine throughout the year. Colors that harmonize with nature are most valued here. ~~Bright colors can create glare and colors that are too dark attract heat.~~ Trim paint ~~that compliments~~ **should enhance** the body color ~~enhances the~~ and exterior design. These Guidelines apply to exterior painting for both maintained and non-maintained areas.

- All exterior painting, **including repainting an existing color, and stains for wood, concrete or any exterior surface** requires an Application for Approval from the Architectural Committee Office. A ~~paint~~ chip sample **(not a photocopy)** must be submitted with the application.
- A palette of **approved house body colors, window and trim colors to choose from** is available in the Architectural Committee Office ~~from which to choose~~. **Not all colors will be approved in all neighborhoods due to different existing house styles and settings.**
- ~~Please select an approved color if your current~~ Colors **which are is** not on the approved palette **will be considered and approved at the discretion of the Architectural Committee. A paint chip sample (not a photocopy) must be submitted with the application.**
- **Not all house colors currently seen in Oakmont were approved or will be approved.**
- All units of duplexes, triplexes and four-plexes must be painted the same paint color(s) and at the same time. **Distinct colors for entry doors may be submitted at any time for approval by the Architectural Committee.**
- All exterior finishes **including garage doors** must be flat, **low sheen, low lustre, or similar sheen** except for **entry doors**, which can be semi-gloss.
- *Garage doors ~~shall~~ may be painted the ~~body~~ color of the **body of the house if the trim of the house is painted or white, including or off-white, if there is to matching white or off-white the trim or accent color. White or off-white colors on the garage door only without matching trim or accent color will not be approved. Approval of colors is at the discretion of the Architectural Committee. Custom garage doors **of non-paintable materials** may be **allowed with prior approved at the discretion of the Architectural Committee approval. Approval of paint colors and custom garage doors is at the discretion of the Architectural Committee.*****
- The homeowner is entirely responsible for the quality of ~~both~~ the paint and its application.
- Use the specifications chart on the back of this policy ~~for a~~ **to provide** full details of the proposed painting scheme **including walls, trim, entry doors, garage door, brick, stucco, and stone. All lines on the form must be completed.**

PAIN T SPECIFICATIONS CHART

	MANUFACTURER:	COLOR NUMBER:	COLOR NAME:
BODY:			
GARAGE DOOR:			
CHIMNEY:			
TRIM:			
FENCE:			
GUTTERS/DOWNSPOUTS:			
SHUTTERS:			
FRONT DOOR:			
OTHER DOOR:			
SIDEWALKS:			
DRIVEWAY:			
BRICK FAÇADE/COLUMNS:			
DECK:			
PATIO:			
STUCCO:			

IF ANY OF THE PROPOSED COLORS ARE NOT PRE-APPROVED COLORS FROM THE COLLECTION OF MANUFACTURER COLORS IN THE ARCHITECTURAL OFFICE, ATTACH A PAINT CHIP SAMPLE OF YOUR REQUESTED COLORS.

**RESOLUTION
APPROVING ARCHITECTURAL COMMITTEE
SIGN POLICY**

FEBRUARY 20, 2024

Person Submitting: Marianne Neufeld

Date Submitted: February 20, 2024

Resolution Content:

Whereas, on January 16, 2024, the Board approved the Architectural Committee’s Sign Policy (in concept) to be posted on the Berger Bulletin Board to allow a 28 day review by the members of the Association; and

Whereas, pursuant to Civil Code Section 4360, a notice of the proposed Paint Policy was posted on the Berger bulletin board for 28 days for comment by Association members before adopting the policy; therefore, be it

RESOLVED: The Board approves and adopts the Architectural Committee’s Sign Policy effective immediately. Pursuant to Civil Code Section 4360, management will notify association members of the new policy by posting said Sign Policy on the Berger bulletin board within 15 days of adoption.

Fiscal Impact: None

Documents Attached: Architectural Committee’s Sign Policy

OAKMONT VILLAGE ASSOCIATION
ARCHITECTURAL COMMITTEE

SIGN POLICY

Real Estate Signs:

- Owners or agents can place signs advertising properties for sale or rent in a visible location on the residential lot. Signs are to be removed by the next business day after the closing of escrow or rental/lease agreement is concluded.

Non-Commercial Signs – including posters, flags, banners:

- Allowed materials: paper, cardboard, cloth, plastic, or fabric.
- Prohibited materials: lights, roofing, siding, flora, etc.
- Size limits: Signs up to 9 sq. ft., flags, and banners up to 15 sq. ft.
- Allowed locations: Yard, window, door, balcony, or outside wall of a separate interest.

Political Signs:

- Allowed materials: paper, cardboard, cloth, plastic, or fabric.
- Prohibited materials: lights, roofing, siding, flora, etc.
- Size limits: Signs up to 9 sq. ft., flags, and banners up to 15 sq. ft.
- Allowed locations: Yard, window, door, balcony, or outside wall of a separate interest.
- Display period: 60 days before and 7 days after an election.

Estate Sales/Household Sales Signs:

- One sign up to 4 sq. ft. allowed on the property and nearest cross street. Signs must be removed nightly.

Contractor and Commercial Signs:

- Prohibited within the community.

General Conditions:

- Signs must be legible, in good condition, comply with state and local laws, and may not pose safety risks in traffic or common areas.
- Signs, banners, flags, or posters are not allowed in common areas unless pre-approved by the appropriate homeowners' association or the Oakmont Village Association.

Security Installation Signs:

- Size limits: 96 sq. inches
- Limit of two signs per property, positioned no more than 3 ft above grade, and a maximum of 5 ft out from the house foundation.

Duration of Sign Display:

- Temporary signs for events: Max 30 days per occurrence.
- Other signs not explicitly covered: Max 30 days within a consecutive six-month period.

Resolution
Preparation of an Oakmont Community Emergency Preparedness Guide

Persons Submitting: Jeff Neuman

Date Submitted: February 20, 2024

Resolution Content:

Whereas, OVA is not able to direct an emergency response or be legally accountable for the safety of residents during an emergency response, but it can provide valuable emergency preparedness information to residents, facilitate sharing information from official sources, provide facilities to support an emergency response, and train neighbors to help neighbors, and

Whereas, Oakmont does not have a document to inform the response to a variety of emergencies, and evacuation is not the appropriate response to every emergency. Fire is usually top-of-mind, where the usual response will be a city-directed evacuation, but in other emergencies we might need to gather in safe locations in Oakmont or shelter in place at home for an extended period, and,

Whereas, it has long been recognized that Oakmont (+ Wild Oak) is a large community with only two primary points of egress onto one two-lane highway for emergency evacuation, and

Whereas, Oakmont contracted KLD Engineering to do a study to do sensitivity analyses on factors which could improve or degrade our ability to evacuate during an emergency, and

Whereas, the KLD study has been completed. The logical next step is to prepare an emergency guide which should benefit from KLD's findings, and

Whereas, the City of Santa Rosa strongly recommended Oakmont to commission a custom emergency preparedness guide and offered to cooperate in its preparation, and

Whereas, proposals have been solicited from three providers, each of whom has incident command experience with Santa Rosa police, fire and emergency preparedness staff, and one favored proposal has been identified.

Be it resolved that:

The Board authorize the General Manager to contract with Two Lynchpin Road Inc. to prepare an emergency preparedness guide. The TLP proposal includes community engagement beyond delivery, to include Practice and Education, for \$15,000.

Fiscal Impact:

Up to \$15,000, expected dispersal in 2024.

Background:

The Oakmont Emergency Preparedness Committee operates under a charter last revised in 2014. With its Meet Your Neighbors sub-committee, OEPC engages with Oakmont by providing emergency preparedness information, and supports a network of neighborhood volunteers to gather and disseminate information during an emergency. This network participates in neighborhood meetings, weekly radio call-ins, and disaster-simulation drills.

An Ad-hoc committee was created in 2022 to research emergency planning and preparedness and make recommendations to the OVA BOD.

Christel Antone	OVA GM	Pat Barclay	OEPC Chair
Jeff Neuman	OVA Board member	Katy Carrel	MYN Lead
Iris Harrell	OVA Board member	Matt Zwerling	MYN Lead

This resolution is to commission a custom emergency preparedness guide for Oakmont. The recommended proposal is based on Two Lynchpin Road’s (TLP) superior description of support after the guide is completed. Many organizations prepare emergency plans which are shelved and forgotten. It is our intention that this guide will be a living document, to be updated under direction by the General Manager, that supports ongoing community engagement and education.

Company	Two Lynchpin Road
Principal	Alicia Johnson MPA CEO
Critical experience	Dir Emerg Mgt UC Berkeley Emerg Ops Ctr Mgr & Incident Command teams, served during 2017 Sonoma Co fires
Education	Univ Colo: Comms, Poli Sci & Public Admin
Time frame	Nov-Mar
Bid	Plan \$10,000 Plan+Practice \$12,000 Plan+Practice+Education \$15,000

DELIVERABLES FROM OVA TO THE EMERGENCY PLANNER:

1. Written, detailed community description by the AD HOC Committee on OVA staff organization and structure, roles, detail of our internal resources (MYN, OEPC (radios, hams, zone communicators), population, demographics, facilities, and back-up ability (generators at Berger, CAC, Maintenance Building, & office, gas)
2. Define currently known key hazard concerns to be addressed in the plan, including Wildland Urban Interface (WUI) proximity, seasonal & exceptional weather conditions, roads and non-public road accesses, evacuation routes, senior community special needs

DELIVERABLES FROM EMERGENCY PLANNER:

Address 4 main parts of our custom emergency plan: Mitigation, Preparedness, Response, & Recovery

1. How to plan for a range of possible emergencies that could affect Oakmont, consequences, required actions, written procedures, best use of resources available, detailed checklists specific to Oakmont residents on evacuation and shelter in place.
2. Inform us what we can expect from the city, count, state, city fire department And emergency manager and what not to expect.
QUOTE from city emergency planner, Neil Bregman:
"The provided (City) documents do not offer any information that could assist Oakmont with an evacuation plan. What is needed is a ...customized plan tailored for Oakmont, including an organization structure, transportation, and communication coordination for your residents. It is essential to recognize that the responsibility for organizing and implementing such plans..., documents does not fall under the city's jurisdiction. Oakmont needs to do this..."
3. Strategies on how to increase Meet Your Neighbors engagement for our community emergency planning, details of what personal plans should include, table top practice sessions for drills, ways to improve, practice and redefine our drills, how often to hold them, etc.
4. Incorporate KLD key findings in the custom emergency plan for Oakmont (what to spend time and energy on and what not to do)
5. How best to interact with city emergency departments and how to have our planner successfully relay how the city departments can best help us reduce our time to get out in an evacuation.
6. After completion of the plan, involve Neil Bregman to get his input on how these needs can be done.

NOTE: the Fire department's job is to save property and people by FOCUSING ON THE FIRE. In an emergency, we cannot depend on police and fire departments to come save us, as they may be overwhelmed.

**Resolution to Establish an Incident Command Post in Oakmont
Oakmont Emergency Preparedness Committee**

Person Submitting: Jeff Neuman

Date Submitted: Feb 20, 2024

Resolution Content:

Whereas, The Oakmont Emergency Preparedness Committee (OEPC) proposes to establish an Incident Command Post for Sonoma County’s Auxiliary Communication Service (ACS) in the Oakmont Central Activities Center. The installation will consist of radio and power equipment in an existing locked cabinet in the OTLC room, and an antenna to be mounted on the roof of the CAC building. The installation will enable licensed amateur radio operators with the OEPC to support the Sonoma County Auxiliary Communications Service during training and emergencies.

Resolved, the Board approves the proposal as attached and requests the GM to direct the OVA Maintenance staff to provide requested assistance.

Fiscal Impact: None

Documents Attached: Accompanying Proposal submitted by the OEPC.

Proposal to Establish an Incident Command Post in Oakmont

9 February 2024

Submitted by: Pat Barclay (OEPC)
Tom Pugliese (OEPC)

The Oakmont Emergency Preparedness Committee (OEPC) proposes to establish an Incident Command Post for Sonoma County’s Auxiliary Communication Service (ACS) in the Central Activities Center. There are no OVA capital expenditures required for this effort; all necessary equipment would be provided by the County. The OVA would be required to install County-provided radio antenna and cable, and provide for locked storage for minor radio equipment.

Background

The OEPC maintains an emergency radio communications capability that, historically, allowed our radio volunteers to report to and receive information

from the City of Santa Rosa Emergency Operation Center (COSR EOC), and relay this information to Oakmont residents with hand-held radios (aka Zone Communicators – ZCs for short). These ZCs interact with Oakmont residents and radio operators at our Recreation Centers, to request outside assistance, coordinate response efforts within Oakmont, and provide information to residents on the status of emergencies and City and County advisories.

Communications with the COSR EOC was via a volunteer amateur radio operator co-located within the EOC. This volunteer was a member of the Sonoma County's Auxiliary Communications Service, ACS. (The ACS is described later in this document.) The OEPC communicated with this ACS operator using radio equipment managed and operated by OEPC volunteers.

The Problem

The City is currently in process of relocating their EOC to a new facility. By design, this new facility does NOT include an amateur radio station for ACS use, eliminating the OEPC's capability for direct radio contact with the COSR EOC. Based on this change, the OEPC will have to modify its approach to emergency radio communications, focusing now on communications with the County versus the City. The County does provide ACS radio stations within the County EOC.

Auxiliary Communication Service (ACS)

ACS is an amateur radio communications capability sanctioned by the Governor of California's Office of Emergency Services (Cal OES). From the State OES web site: "The ACS mission is to serve the state of California in support of any possible need relative to communications in an emergency." ACS is part of FEMA's Radio Amateur Civil Emergency Service (RACES). ACS is organized regionally, including Sonoma County. The County manages local ACS efforts, and assigns volunteers to assist with communications between residents and County emergency services and the Red Cross. Also, the State provides liability insurance for ACS members when activated by the County and performing their duties.

ACS members must be approved and registered by the County. Members are required to: (1) hold an active radio amateur's license; (2) complete FEMA training courses; and (3) satisfy a County background check. The OEPC is fortunate to have ACS members on its volunteer staff.

Sonoma County's ACS organization is actively establishing Incident Command Centers (ICPs), to date predominately in West County. The construct used for ICP

radio communications is virtually identical to that established by the OEPC for Oakmont.

Proposal

The OEPC, in concert with Sonoma County ACS, is proposing to establish an ACS ICP within Oakmont, to facilitate radio communications between Oakmont and the County's EOC. This ICP would replace the capability lost to the OEPC with the City's new facility. Advantages for the OEPC and Oakmont would be improved response time for neighborhood requests for assistance and dissemination of County status reports and participation in County-wide emergency communications drills to enhance our capability.

To accomplish this, the OEPC proposes:

1. The mounting of a County-provided radio antenna on the CAC, with similar height to the existing OEPC repeater antenna, and routing of a cable from that antenna to the Oakmont Technology Learning Center (OTLC) within the CAC.
2. Use of locked storage within the OTLC for storage of County radio and ancillary equipment. This equipment would require one shelf within one of the OTLC's existing locked cabinets. Storage space currently exists within the OTLC to support this.
3. Key card(s) issued to County ACS member(s) for access to this equipment for quarterly radio checks and in the event of an emergency requiring ACS activation. The OEPC anticipates that ACS operators would be accompanied by OEPC volunteers since the OTLC is also the location for the OEPC's radio command center.
4. Use of the CAC's OTLC for OEPC emergency communications drills, as has been done in the past. There would be no impact on the OTLC, its facility, or its scheduled classes or other activities absent an emergency requiring OEPC or ACS activation.

Resolution for Purchasing a Golf Cart

Persons Submitting: Christel Antone

Date Submitted: February 20, 2024

Resolution Content:

The OVA staff currently rely on their personal vehicles to move between facilities and common areas within the community. While OVA owns two golf carts and one truck, these are insufficient to meet the needs of all staff, resulting in continued use of personal vehicles. This golf cart features a hard-shell covering, ensuring that staff can utilize it regardless of weather conditions. The objective of acquiring another golf cart is to ensure that staff exclusively utilize OVA-owned vehicles, offering several benefits:

- Cost Savings: Significant reduction in fuel expenses and mileage reimbursement compared to staff using personal vehicles.
- Environmental Consideration: Reduced emissions align with our commitment to sustainability.
- Enhanced Operational Flexibility: Improved accessibility to various areas within Oakmont.
- Simplified Operations: Immediate access to dedicated vehicles for staff without the need for personal transportation reliance.
- Reduced Liability Risk: Lessening the risk of personal vehicle liability for OVA and staff while performing duties.

Whereas, the board approves the request to purchase a hard-shell golf cart with a budget not to exceed \$25,000.

Fiscal Impact:

23,353.02 – This expenditure is budgeted for in the Reserves for 2024. The reserves allocate \$26,441 for two Golf Carts but this cost does not cover for hard-shell models. Opting for a hard-shell model would mean we could only purchase one, which would still meet the needs adequately.

See Section VI-b for Excluded Components

Component	Current Replacement Cost	Life Useful /	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
16000 - Irrigation: Controllers	5,953	2	1									
10 Wall Mounted Controllers (20%)				6,102		6,411		6,735		7,076		7,434
Total 18000 - Landscaping	5,953			6,102		6,411		6,735		7,076		7,434
22000 - Office Equipment												
216 - Computers, Misc.	9,540	5	4				10,530					
2 Office & Entry Computers												11,914
Total 22000 - Office Equipment	9,540						10,530					11,914
23000 - Mechanical Equipment												
224 - HVAC	12,400	15	1		12,711							
2 Maintenance Building Units												
Total 23000 - Mechanical Equipment	12,400				12,711							
30000 - Miscellaneous												
810 - Maintenance Equipment	8,480	10	9									
Custodial Equipment												10,590
318 - Maintenance Equipment	8,383	10	1		8,592							
Floor Cleaner												
122 - Vehicle	33,535	10	1		34,373							
Nissan King Cab Pick-Up												
20 - Utility Vehicle	25,796	5	1		26,441							
2 Smith Electric Carts									29,916			
Total 30000 - Miscellaneous	76,194				69,407				29,916			10,590
Total [Maintenance] Expenditures Inflated @ 2.50%				98,469		34,858	10,530	6,735	41,513	7,076	24,368	29,939
00070 - Common Area & Other												
04000 - Structural Repairs												
58 - Decking	48,880	10	8									
Dog Park Deck												59,556
10 - Railings	7,000	5	2									
Handrail- Dog Park/Community Pathway						7,354						
10 - Awnings	16,000	5	2							8,321		
9 Park Shade Sails						16,810						
Total 04000 - Structural Repairs	71,880					24,164				19,019		
12000 - Pool										27,340	59,556	
6 - Chemical System	15,000	10	0	15,000								
Poolchem at All Pool Sites												
Total 12000 - Pool	15,000			15,000								
19000 - Fencing												
1 - Miscellaneous	10,917	15	0	10,917								
Community Garden Fencing Expansion												
1 - Miscellaneous	13,000	15	0	13,000								
Paracourse Fencing- 2023 Only[nr:1]												
1 - Miscellaneous	5,000	15	0	5,000								
Guard Rail Meadowridge Creek/West Rec												
Trail[nr:1]												
1 - Miscellaneous	37,440	10	8									
Dog Park Fencing												45,617
Total 19000 - Fencing	66,357			28,917								45,617
4600 - Safety / Access												

OAKMONT

IN THE VALLEY OF THE MOON

Subject: Proposal: Acquisition of New Golf Cart for Staff Use

Request approval for an expenditure:

- **Objective:** Acquisition of an additional Golf Cart tailored for maintenance staff at Oakmont. This investment aims to streamline staff movement between facilities and common areas within our community.
- **Estimated Cost:** \$23,353.02 (Please refer to the attached proposal). This Golf Cart will be equipped with a hard-shell covering, ensuring operational versatility in all weather conditions.
- **Timeline:** Pending approval by the OVA board, procurement is scheduled within 30 days (March/April 2024).
- **Advantages:**

- *Financial Efficiency:* Substantial reduction in fuel expenses and mileage reimbursement compared to staff utilizing personal vehicles.

- *Environmental Responsibility:* Mitigated emissions in line with our commitment to sustainability.

- *Operational Flexibility:* Improved accessibility to various areas within Oakmont.

- *Operational Ease:* Immediate availability of a dedicated vehicle for staff without reliance on personal transportation.

- **Budgetary Impact:** To be covered by OPS/ARF/CIF funds. GL Code: 36739 (Electric Vehicles)
- **Alternatives Explored:** We assessed the possibility of using staff-owned vehicles along with our existing fleet of two golf carts. We also explored alternative carts that might provide similar advantages, but ultimately concluded that this purchase is the most favorable option. The 2024 Reserve Study allocates \$26,441 for two Golf Carts but does not cover the cost for two hard-shell models. However, opting for a hard-shell model would mean we could only purchase one, which would still meet our needs adequately.

General Manager Recommendation: I would recommend this expenditure as it is in line with the operational requirements of our community and demonstrates financial responsibility. Purchasing this cart would result in long-term cost savings and reduce liability risks for Oakmont by having staff use their personal vehicles for work purposes.

Finance Committee Review and Recommendation: Reviewed February 15, 2024 and recommend proceeding with the purchase.

OVA Board Review and Decision (Approved/Denied/Pending):



Smith's Golf Cars

5338 Sebastopol Rd
 Santa Rosa, CA 95407
 707-584-5488

Bill of Sale

Sales Person: Richard Soto

Deal # **0178**

Date: 02/07/2024

Buyer: Oakmont Village Association
 6639 Oakmont Dr. Suite A
 Santa Rosa, CA , Santa Rosa, CA
 (Sonoma) 95409 -
 gildardo@oakmontvillage.com
 (707) 536-0700 FAX (707) 536-1010

Stock#	Unit	VIN	Mi/Hrs	Price
CUS62328 1	New 2024 Cushman Shuttle 2 ELITE Lithium (Patriot Blue)	3623281	0	\$13,678.00
Total Unit(s) Price:				\$13,678.00

Requested Parts & Accessories:			
Part #	Part Description	Qty	Total Sale Amount
72684G02	SVC-CAB,STEEL W/O DOORS,	1.000	\$3,100.00
75856G02	DOOR-SET, STEEL	1.000	\$3,201.88
			\$6,301.88

Invoice Summary	
Total Unit(s) Price:	\$13,678.00
Total Freight:	\$800.00
Total Set-Up:	\$0.00
Total Other:	\$0.00
Total F&I:	\$0.00
Total Parts:	\$6,301.88
Total Service:	\$636.00
Sales Tax:	\$1,922.14
Doc Fees:	\$0.00
Other Fees:	\$15.00
Total Sale Price:	\$23,353.02
Trade-In Allowance:	\$0.00
Trade-In Payoff:	\$0.00
Trade-In Value:	\$0.00
Cash Back:	\$0.00
Payments:	\$0.00
Balance Due:	\$23,353.02



OAKMONT LONG RANGE PLANNING COMMITTEE
Monday, January 8, 2024, Suite B

Present: Josh Axelrod, Kate Bond, Leslie Brockman, Bruce Hartsough, Monica Heath, Tom Kendrick, Liz Lefson, Jess Marzak, Mary Myers, Marlena Tremont, Olga Ydrogo (OVA Board Liaison)

Absent: David Dearden, Rex Fuller

Guests: Christel Antone (OVA General Manager), Steve Spillman (OVA Board Alternate Liaison), Jackie Ryan (OVA Communications Committee), Crissi Langwell (OVA Communications Director), Marianne Neufeld (President, OVA Board of Directors), Mitch Conner (ArchiLOGIX) with assistant Gunnar, and Matt Oliver

The meeting was called to order by Vice Chair Liz Lefson at 1:01 p.m.

Determination of a Quorum: 11 out of 13 were present., so a quorum was established.

The agenda for the meeting was adopted. *(Jess/Marlena/Unanimous)*

Minutes from December 4, 2023 were approved. *(Marlena/Monica/Unanimous)*

NEW BUSINESS:

~ Future Focus for Committee with ArchiLOGIX

At their December 19, 2023 meeting, the Board of Directors approved hiring a planner to develop a comprehensive approach addressing the future needs of the Central Area Complex. The study will be conducted by Mitch Conner of ArchiLOGIX, a community-planning consultant and architect. The result will be used by future OVA boards and general managers as a facilities-planning tool for improvements in the Central Area Complex.

The LRPC welcomed Mitch and his assistant, Gunnar. Giving some history, Mitch stated he and ArchiLOGIX have been working with Oakmont for 19 years, and he is excited to begin this new adventure. There was discussion of LRPC's role with ArchiLOGIX, including Oakmont 2030 Working Groups, time tables, and related matters to support the work of ArchiLOGIX.

Mitch imagines a three-to-four-month time frame to create a visual poster to be available to Oakmont residents, using the 14 short- and long-term projects

determined through the 2030 process. He stated that the ultimate goal would be to create a better quality of life in Oakmont and that the residents of Oakmont see things happening during their lifetime.

~ 2023 Year-End FAQs Draft

The Oakmont 2030 Committee has begun a list of 2023 year-end frequently-asked questions to share with the community. There was discussion of the current list and suggestions were added. The plan is to keep Oakmont residents in consistent communication via the *Oakmont News* and weekly e-blasts.

The LRPC members brainstormed with Jackie and Crissi about various ways to keep the community informed on a regular basis, maybe even to include a periodic publication that goes to each home.

OLD BUSINESS:

~ LRPC Charter Update

The most recent draft of the Long Range Planning Committee Charter had been sent out to members for their perusal. It was moved, seconded, and approved to accept this January 2024 draft as written, including red-lined items and to present it to the OVA Board for their February meeting.

(Monica/Tom/Unanimous)

The meeting was adjourned at 2:40 p.m. *(Tom/Jess/Unanimous)*

Respectfully submitted by Leslie Brockman, Recording Secretary.

**Next meeting of LRPC will be on Monday, February 5, 2024
at 1:00 p.m. in Suite B.**