

Oak Forest Villas  
Financial Report  
February 19, 2026  
Submitted by Sharon Morgan, Treasurer

**January 2026**

**Operating Budget**

Revenue (Income) for January was \$44,311.

With \$15,673 added for the month the total amount in the Reserve Fund as of 1/31/2026 was \$92,304.

Expenses for January were \$; \$47,506

The budget for the month of January 2026 shows a deficit of (\$3,195). due to the expenses below coming in under budget and administrative expense coming in over budget (\$7,913)

- The Grounds Expense category is \$3,431 under budget due to less money yet to be spent for tree care and for erosion control.
- Pool and Recreation, Maintenance and Other expenses were under budget \$1,413 due to monies not yet needed.
- Administrative expenses that were charged to legal, as payment of the document rewrite of (\$8,700) will be balanced out at the end of March, when the assessment dollars of \$230.00 per villa will be collected and debited to this account.

**Reserves**

\$42,564 was spent from the reserve account for the following:

- Fence replacement, including cleanup & clearing of debris
- Final payment for tennis court resurfacing

Checks were made to USA Fence, Zuma Construction, Out on a Limb and Lawson Courts, Inc.