



Oak Hills- HOA
Operating Analysis
Period Ending: December 31, 2017

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Oak Hills- HOA

Operating Analysis
Period Ending: December 31, 2017

Definitions for Balance Sheet Accounts

1000 Cash In Bank: This account represents the balances in the Association's checking account as of the end of the financial period.

1140 Accounts Receivable: Fees owed to the Association as of the end of the financial period, usually late or delinquent assessments.

1235 Prepaid Expenses: Amounts pre-paid for expenses like fire protection, maintenance/monitoring contract, and elevator maintenance contract.

Prepaid Insurance: Amounts paid ahead of the current month in insurance premiums. Oftentimes, certain premiums are paid yearly.

1790 General Operating: Operating funds set aside for seasonal and unexpected expenses. If this account goes into a negative position, it becomes account 1130 and means you have borrowed from reserves to pay operating expense.

1908 Replacement Reserve: Amounts in your reserve account.

2100 Accounts Payable: Expenses for the month of the financial statement which were unpaid at end of previous month (paid in the following month). For example, a utility invoice received in June, but for utilities used in the month of May.

2140 Prepaid Account Receivables (A/R): Assessments paid in advance of the assessment date during the financial reporting period, even if they are paid only one day in advance.

3100 Designated Replacement: The top amount represents the amount in your Reserve Account as of the prior year end. The bottom number represents change in amounts to the Reserve Account in the current year.

3145 Undesignated Operating Fund: The top figure is the net carry-forward cumulative profit of the association as of the prior year-end. The bottom number is the amount of expenses over revenue for the current year.

Please note; there are two income and expense statements. The first one is for operating expenses and the second is for reserve expenses.

Oak Hills HOA

Balance Sheet For The Period Ended December 31, 2017

ASSETS

CURRENT ASSETS

1000	Cash in Bank - Checking	\$	369,101.57
1140	Accounts Receivable		56,483.12
1141	Premier Community Bank		3,571.61
1142	Doubtful Accounts Receivable		(6,839.39)
1220	Petty Cash		100.00
1250	Prepaid Fed. & State Tax		31.00
1265	Prepaid Insurance		4,285.00

TOTAL CURRENT ASSETS \$ 426,732.91

DESIGNATED CAPITAL AND UNDESIGNATED OPERATING FUNDS

1790	General Operating	\$	50,721.88
1793	General Operating - Future		165.07
1908	Replacement Reserve		236,913.65
1910	Special Assessment Reserve		81,957.98

TOTAL FUNDS \$ 369,758.58

FIXED (LONG TERM) ASSETS

1545	Equipment/Furnishings	\$	23,193.00
1546	Equipment/Furnishings Accum.		(16,290.05)

TOTAL FIXED (LONG TERM) ASSETS \$ 6,902.95

TOTAL ASSETS **\$ 803,394.44**

APPROVED N. L. V.

JAN 19 2018

Oak Hills HOA

Balance Sheet For The Period Ended December 31, 2017

LIABILITIES & EQUITY

CURRENT LIABILITIES

2100	Accounts Payable	\$	12,374.28
2101	Accrued Accounts Payable		5,644.06
2140	Unearned Revenue/Assessment		82,205.70
2235	Prebilled HOA Fees		228,375.00

TOTAL CURRENT LIABILITIES \$ 328,599.04

LONG TERM LIABILITIES

2730	Note Payable	\$	2,742,133.59
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TOTAL LONG TERM LIABILITIES \$ 2,742,133.59

TOTAL LIABILITIES **\$3,070,732.63**

MEMBERS' EQUITY

3100	Designated Replacement Fund	\$	193,789.61
	Current Year Addition		<u>43,124.04</u>
	TOTAL RESERVES (DESIGNATED)		\$ 236,913.65
3130	SA	\$	(2,793,089.81)
	Current Year Addition		<u>132,914.20</u>
	TOTAL SA		\$ (2,660,175.61)
3145	Undesignated Operating Fund	\$	126,787.80
	Current Year Addition		<u>29,135.97</u>
	TOTAL OPERATING (UNDESIGNATED)		\$ <u>155,923.77</u>
	TOTAL MEMBERS' EQUITY		<u>\$(2,267,338.19)</u>

TOTAL LIABILITIES AND EQUITY **\$ 803,394.44**

Oak Hills HOA

For the month ended December 31, 2017

Current Actual \$	Current Budget	Current Var \$	Acct #	Account Title	YTD Actual \$	YTD Budget \$	YTD Var \$	YTD VAR %	Annual Budget \$	
Oak Hills HOA- Operating										
Income										
\$ 25375.00	\$ 25375.00	\$.00	5000	Homeowner's Dues	\$ 76125.00	\$ 76125.00	\$.00	.0 %	\$ 304500.00	
91.94	.00	91.94	5077	Misc Premier Bank Income	3419.07-	.00	3419.07-	.0	.00	
2087.00	.00	2087.00	5130	Rocket Ship	7562.00	.00	7562.00	.0	.00	
.00	208.33	208.33-	5177	Dropbox Income	.00	624.99	624.99-	100.0-	2500.00	
.00	208.33	208.33-	5305	Keys & Fobs	.00	624.99	624.99-	100.0-	2500.00	
8219.00	1250.00	6969.00	5370	RV Lot	8201.50	3750.00	4451.50	118.7	15000.00	
75.00	104.17	29.17-	5380	Move in/Move Out	225.00	312.51	87.51-	28.0-	1250.00	
.00	1666.67	1666.67-	5500	4th of July	.00	5000.01	5000.01-	100.0-	20000.00	
2455.00	2564.58	109.58-	5560	Field & Facility Rental	15930.00	7693.74	8236.26	107.1	30775.00	
126.00	1000.00	874.00-	5575	Pool Tags & Guest Punch Cards	506.00	3000.00	2494.00-	83.1-	12000.00	
1170.00	183.33	986.67	5605	Neighborhood Activities	1275.00	549.99	725.01	131.8	2200.00	
.00	29.17	29.17-	5620	Community Garden	.00	87.51	87.51-	100.0-	350.00	
.00	691.67	691.67-	5635	Swim Lessons	.00	2075.01	2075.01-	100.0-	8300.00	
1220.00	1250.00	30.00-	5640	Swim Team	2320.00	3750.00	1430.00-	38.1-	15000.00	
2442.00-	813.33	3255.33-	5650	Tennis/Fitness	3195.00	2439.99	755.01	30.9	9760.00	
15.20	33.33	18.13-	5830	Interest	25.37	99.99	74.62-	74.6-	400.00	
2465.40	500.00	1965.40	5845	Late Charges	2983.02	1500.00	1483.02	98.9	6000.00	
.00	1083.33	1083.33-	5890	Miscellaneous Income	8702.67	3249.99	5452.68	167.8	13000.00	
.00	416.67	416.67-	5905	Irrigation Income	5000.00	1250.01	3749.99	300.0	5000.00	
Income Summary					\$ 40857.54	\$ 37377.91	\$ 3479.63			\$ 448535.00
Expenses										
Utilities										
\$ 457.92	\$ 1666.67	\$ 1208.75-	6045	Dumpster	\$ 1970.61	\$ 5000.01	\$ 3029.40-	60.6-%	\$ 20000.00	
1288.55	635.83	652.72	6060	Electric	3336.93	1907.49	1429.44	74.9	7630.00	
284.98	300.00	15.02-	6090	Garbage	1010.61	900.00	110.61	12.3	3600.00	
4064.91	1323.17	2741.74	6105	Gas	10830.96	3969.51	6861.45	172.9	15878.00	
.00	166.67	166.67-	6120	Fuel/Oil	.00	500.01	500.01-	100.0-	2000.00	
3625.70-	583.33	4209.03-	6150	Sewer	4817.06-	1749.99	6567.05-	375.3-	7000.00	
427.18	375.00	52.18	6180	Telephone	1182.78	1125.00	57.78	5.1	4500.00	
.00	41.67	41.67-	6181	Tools/Equipment	.00	125.01	125.01-	100.0-	500.00	
5409.77	931.00	4478.77	6195	Water	9048.82	2793.00	6255.82	224.0	11172.00	
Facility										
.00	41.67	41.67-	6330	Mileage	.00	125.01	125.01-	100.0-	500.00	
167.50	416.67	249.17-	6375	Improvements	245.23	1250.01	1004.78-	80.4-	5000.00	
.00	833.33	833.33-	6584	Janitorial Labor	.00	2499.99	2499.99-	100.0-	10000.00	
.00	100.00	100.00-	6585	Janitorial Supplies	11.36	300.00	288.64-	96.2-	1200.00	
2336.15	416.67	1919.48	6690	Property Maintenance	4402.83	1250.01	3152.82	252.2	5000.00	
.00	375.00	375.00-	6895	Signs	.00	1125.00	1125.00-	100.0-	4500.00	
General & Administrative										
209.12	583.33	374.21-	7105	Office Supplies - CMI	1623.97	1749.99	126.02-	7.2-	7000.00	
250.00	79.17	170.83	7120	Consultants	250.00	237.51	12.49	5.3	950.00	
271.85	325.00	53.15-	7180	OHHA Office	1007.80	975.00	32.80	3.4	3900.00	
802.08	833.33	31.25-	7225	Insurance	2406.24	2499.99	93.75-	3.8-	10000.00	
.00	750.00	750.00-	7255	Legal	63.00	2250.00	2187.00-	97.2-	9000.00	
.00	83.33	83.33-	7256	Compliance Legal	.00	249.99	249.99-	100.0-	1000.00	
.00	125.00	125.00-	7285	CMI Extra Management	198.25	375.00	176.75-	47.1-	1500.00	
1768.00	2575.00	807.00-	7300	Management Fee	6918.00	7725.00	807.00-	10.4-	30900.00	
.00	41.67	41.67-	7315	Software	.00	125.01	125.01-	100.0-	500.00	
.00	75.00	75.00-	7330	Employee Testing	.00	225.00	225.00-	100.0-	900.00	
2154.16	.00	2154.16	7360	Rocket Ship	12869.81	.00	12869.81	.0	.00	
706.00	500.00	206.00-	7375	Communications	992.00	1500.00	508.00-	33.9-	6000.00	
.00	8.33	8.33-	7390	Compliance/Cmpli Postage	.00	24.99	24.99-	100.0-	100.00	
180.00	166.67	13.33	7465	Taxes, Fees	245.00	500.01	255.01-	51.0-	2000.00	
.00	300.00	300.00-	7466	Review Audit	.00	900.00	900.00-	100.0-	3600.00	
Landscaping										
6065.00	5500.00	565.00	7675	Landscape Maintenance	17297.00	16500.00	797.00	4.8	66000.00	
.00	29.17	29.17-	7735	Community Garden	.00	87.51	87.51-	100.0-	350.00	
Staffing										
3524.85	3583.33	58.48-	7990	Maintenance Payroll	9839.85	10749.99	910.14-	8.5-	43000.00	
1459.66	2083.33	623.67-	8035	Workers Comp., payroll taxes	5362.15	6249.99	887.84-	14.2-	25000.00	
Recreation										
.00	1666.67	1666.67-	8215	4th of July	50.00	5000.01	4950.01-	99.0-	20000.00	
1166.35	1208.33	41.98-	8230	Activities Director	3121.35	3624.99	503.64-	13.9-	14500.00	

\$ 987.65	\$ 875.00	\$ 112.65	8260	Swim Team Coach	\$ 3894.16	\$ 2625.00	\$ 1269.16	48.3 %	\$ 10500.00
.00	62.50	62.50-	8275	Swim Finals	.00	187.50	187.50-	100.0-	750.00
785.80	4446.67	3660.87-	8320	Lifeguard/Staff Payroll	2480.81	13340.01	10859.20-	81.4-	53360.00
.00	1250.00	1250.00-	8395	Pool Repairs	1517.14	3750.00	2232.86-	59.5-	15000.00
630.00	.00	630.00	8455	Rec Activities	1277.55	.00	1277.55	.0	.00
425.50	416.67	8.83	8470	Neighborhood Activities	567.07	1250.01	682.94-	54.6-	5000.00
.00	766.67	766.67-	8472	Tennis/Fitness	.00	2300.01	2300.01-	100.0-	9200.00
272.60	420.42	147.82-	8515	Pool Chemicals	291.30	1261.26	969.96-	76.9-	5045.00
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\$ 32469.88	\$ 36961.27	\$ 4491.39-			\$ 99495.52	\$ 110883.81	\$ 11388.29-	10.3- %	\$ 443535.00
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<u>Current Period Net Activity:</u>					<u>YTD Net Activity:</u>				
\$ 8387.66	\$ 416.64	\$ 7971.02			\$ 29135.97	\$ 1249.92	\$ 27886.05	25.0	\$ 5000.00

Oak Hills HOA

For the month ended December 31, 2017

Current Actual \$	Current Budget	Current Var \$	Acct #	Account Title	YTD Actual \$	YTD Budget \$	YTD Var \$	YTD VAR %	Annual Budget \$
Oak Hills HOA- SA									
Income									
\$ 59207.98	\$.00	\$ 59207.98	5015	Serial Assessment	\$ 164401.66	\$.00	\$ 164401.66	.0 %	\$.00
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\$ 59207.98	\$.00	\$ 59207.98			\$ 164401.66	\$.00	\$ 164401.66	.0 %	\$.00
Expenses									
				Utilities					
				Facility					
				General & Administrative					
\$ 10331.78	\$.00	\$ 10331.78	7240	Loan Interest	\$ 31487.46	\$.00	\$ 31487.46	.0 %	\$.00
				Landscaping					
				Staffing					
				Recreation					
<hr/>					<hr/>				
\$ 10331.78	\$.00	\$ 10331.78			\$ 31487.46	\$.00	\$ 31487.46	.0 %	\$.00
<hr/>					<hr/>				
<u>Current Period Net Activity:</u>					<u>YTD Net Activity:</u>				
\$ 48876.20	\$.00	\$ 48876.20			\$ 132914.20	\$.00	\$ 132914.20	.0 %	\$.00

Oak Hills HOA

For the month ended December 31, 2017

Current Actual \$	Current Budget	Current Var \$	Acct #	Account Title	YTD Actual \$	YTD Budget \$	YTD Var \$	YTD VAR %	Annual Budget \$
Oak Hills HOA- Reserves									
Income									
\$.00	\$ 4416.67	\$ 4416.67-	5000	Homeowner's Fees	\$ 53000.00	\$ 13250.01	\$ 39749.99	300.0 %	\$ 53000.00
52.30	.00	52.30	5830	Interest	60.06	.00	60.06	.0	.00
<hr/>					<hr/>				
\$ 52.30	\$ 4416.67	\$ 4364.37-			\$ 53060.06	\$ 13250.01	\$ 39810.05	300.5 %	\$ 53000.00
Expenses									
Utilities									
\$.00	.00	.00	6181	Tools/Equipment	\$.00	\$ 745.00	\$ 745.00-	100.0- %	745.00
Facility									
3445.00	.00	3445.00	6345	Building Maintenance	3445.00	.00	3445.00	.0	.00
.00	.00	.00	6615	Light Fixtures	.00	18369.00	18369.00-	100.0-	18369.00
.00	.00	.00	6750	RV Lot	.00	5072.00	5072.00-	100.0-	5072.00
.00	.00	.00	6795	Sidewalks	2130.00	.00	2130.00	.0	.00
.00	.00	.00	6895	Signs	2793.39	.00	2793.39	.0	.00
General & Administrative									
523.75	.00	523.75	7285	Management	523.75	.00	523.75	.0	.00
Landscaping									
.00	.00	.00	7615	Barkdust	.00	3266.00	3266.00-	100.0-	3266.00
1043.88	.00	1043.88	7675	Landscape Maintenance	1043.88	.00	1043.88	.0	.00
Staffing									
Recreation									
<hr/>					<hr/>				
\$ 5012.63	\$.00	\$ 5012.63			\$ 9936.02	\$ 27452.00	\$ 17515.98-	63.8- %	\$ 27452.00
Current Period Net Activity:					YTD Net Activity:				
\$ 4960.33-	\$ 4416.67	\$ 9377.00-			\$ 43124.04	\$ 14201.99-	\$ 57326.03	364.3	\$ 25548.00