

**Oak Hills HOA**

**Balance Sheet For The Period Ended September 30, 2018**

**ASSETS**

**CURRENT ASSETS**

1000	Cash in Bank - Checking	\$	91,711.71
1140	Accounts Receivable		18,231.95
1141	Premier Community Bank		5,298.44
1142	Doubtful Accounts Receivable		(5,561.87)
1220	Petty Cash		100.00
1265	Prepaid Insurance		4,337.00
1280	Prepaid Oregon Income Tax		699.00
<b>TOTAL CURRENT ASSETS</b>			<b>\$ 114,816.23</b>

**DESIGNATED CAPITAL AND UNDESIGNATED OPERATING FUNDS**

1790	General Operating	\$	75,544.99
1908	Replacement Reserve		219,341.34
1910	Special Assessment Reserve		(51,502.12)
<b>TOTAL FUNDS</b>			<b>\$ 243,384.21</b>

**FIXED (LONG TERM) ASSETS**

1515	Recreation Center	\$	4,912,965.94
1516	Recreation Center Accum. Dep'		(63,265.83)
<b>TOTAL FIXED (LONG TERM) ASSETS</b>			<b>\$ 4,849,700.11</b>
<b>TOTAL ASSETS</b>			<b><u>\$5,207,900.55</u></b>

APPROVED N. L. V.

OCT 15 2018

Oak Hills HOA

Balance Sheet For The Period Ended September 30, 2018

LIABILITIES & EQUITY

**CURRENT LIABILITIES**

2100	Accounts Payable	\$	3,682.11
2101	Accrued Accounts Payable		6,475.02
2130	Accrued Payroll		282.50
2140	Unearned Revenue/Assessment		36,650.76

**TOTAL CURRENT LIABILITIES** \$ 47,090.39

**LONG TERM LIABILITIES**

2730	Note Payable	\$	2,624,199.96
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**TOTAL LONG TERM LIABILITIES** \$ 2,624,199.96

**TOTAL LIABILITIES** **\$ 2,671,290.35**

**MEMBERS' EQUITY**

3100	Designated Replacement Fund	\$	191,659.61
	Current Year Addition		<u>27,681.73</u>

**TOTAL RESERVES (DESIGNATED)** \$ 219,341.34

3130	SA	\$	(2,976,893.13)
	Current Year Addition		<u>301,191.05</u>

**TOTAL SA** \$ (2,675,702.08)

3145	Undesignated Operating Fund	\$	4,979,128.37
	Current Year Addition		<u>13,842.57</u>

**TOTAL OPERATING (UNDESIGNATED)** \$ 4,992,970.94

**TOTAL MEMBERS' EQUITY** **\$ 2,536,610.20**

**TOTAL LIABILITIES AND EQUITY** **\$ 5,207,900.55**

Oak Hills HOA

For the month ended September 30, 2018

Current Actual \$	Current Budget	Current Var \$	Acct #	Account Title	YTD Actual \$	YTD Budget \$	YTD Var \$	YTD VAR %	Annual Budget \$
<b>Oak Hills HOA- Operating</b>									
<b>Revenue</b>									
\$ 25375.00	\$ 25375.00	\$ .00	5000	Homeowner's Dues	\$ 304500.00	\$ 304500.00	\$ .00	.0 %	\$ 304500.00
417.60	.00	417.60	5077	Misc Premier Bank Income	1676.35	.00	1676.35	.0	.00
900.00	.00	900.00	5130	Rocket Ship	1653.00	.00	1653.00	.0	.00
.00	208.33	208.33-	5177	Dropbox Income	2866.00	2499.96	366.04	14.6	2500.00
.00	208.33	208.33-	5305	Keys & Fobs	50.00	2499.96	2449.96-	98.0-	2500.00
.00	1250.00	1250.00-	5370	RV Lot	15172.50	15000.00	172.50	1.2	15000.00
50.00	104.17	54.17-	5380	Move in/Move Out	800.00	1250.04	450.04-	36.0-	1250.00
.00	1666.67	1666.67-	5500	4th of July	20057.23	20000.04	57.19	.3	20000.00
8000.00	2564.58	5435.42	5560	Field & Facility Rental	60939.20	30774.96	30164.24	98.0	30775.00
.00	1000.00	1000.00-	5575	Pool Tags & Guest Punch Cards	25540.30	12000.00	13540.30	112.8	12000.00
.00	183.33	183.33-	5605	Neighborhood Activities	1505.00	2199.96	694.96-	31.6-	2200.00
.00	29.17	29.17-	5620	Community Garden	455.00	350.04	104.96	30.0	350.00
.00	691.67	691.67-	5635	Swim Lessons	7500.00	8300.04	800.04-	9.6-	8300.00
.00	1250.00	1250.00-	5640	OH Swim Team	29355.14	15000.00	14355.14	95.7	15000.00
.00	813.33	813.33-	5650	Tennis/Fitness	7996.71	9759.96	1763.25-	18.1-	9760.00
44.19	33.33	10.86	5830	Interest	393.56	399.96	6.40-	1.6-	400.00
285.17	500.00	214.83-	5845	Late Charges	4867.46	6000.00	1132.54-	18.9-	6000.00
4758.00-	1083.33	5841.33-	5890	Miscellaneous Income	25361.12	12999.96	12361.16	95.1	13000.00
.00	416.67	416.67-	5905	Irrigation Income	5000.00	5000.04	.04-	.0	5000.00
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\$ 30313.96	\$ 37377.91	\$ 7063.95-			\$ 515688.57	\$ 448534.92	\$ 67153.65	15.0 %	\$ 448535.00
<b>Expenses</b>									
<b>Utilities</b>									
\$ 1668.01	\$ 1666.67	\$ 1.34	6045	Dumpster	\$ 8411.70	\$ 20000.04	\$ 11588.34-	57.9- %	\$ 20000.00
1058.66	635.83	422.83	6060	Electric	13533.76	7629.96	5903.80	77.4	7630.00
322.33	300.00	22.33	6090	Garbage	3594.62	3600.00	5.38-	.1-	3600.00
1917.24	1323.17	594.07	6105	Gas	27349.61	15878.04	11471.57	72.2	15878.00
.00	166.67	166.67-	6120	Fuel/Oil	1094.50	2000.04	905.54-	45.3-	2000.00
9091.54	583.33	8508.21	6150	Sewer	7318.89	6999.96	318.93	4.6	7000.00
812.55	375.00	437.55	6180	Telephone	6197.09	4500.00	1697.09	37.7	4500.00
.00	41.67	41.67-	6181	Tools/Equipment	61.07	500.04	438.97-	87.8-	500.00
5072.32	931.00	4141.32	6195	Water	23079.50	11172.00	11907.50	106.6	11172.00
7428.43	.00	7428.43	6225	Water-Irrigation	16397.78	.00	16397.78	.0	.00
<b>Facility</b>									
.00	41.67	41.67-	6330	Mileage	.00	500.04	500.04-	100.0-	500.00
709.18	416.67	292.51	6375	Improvements	18857.69	5000.04	13857.65	277.2	5000.00
890.00	833.33	56.67	6584	Janitorial Labor	11229.38	9999.96	1229.42	12.3	10000.00
536.63-	100.00	636.63-	6585	Janitorial Supplies	2038.69	1200.00	838.69	69.9	1200.00
2964.19	500.00	2464.19	6690	Property Maintenance	12416.17	6000.00	6416.17	106.9	6000.00
.00	83.34	83.34-	6750	RV Lot	140.97	1000.00	859.03-	85.9-	1000.00
.00	375.00	375.00-	6895	Signs	4234.26	4500.00	265.74-	5.9-	4500.00
<b>General &amp; Administrative</b>									
.00	166.66	166.66-	7015	Architectural Review Board	1000.00	2000.00	1000.00-	50.0-	2000.00
213.61-	583.33	796.94-	7105	Office Supplies - CMI	5367.70	6999.96	1632.26-	23.3-	7000.00
.00	79.17	79.17-	7120	Consultants	1500.00	950.04	549.96	57.9	950.00
108.25	283.34	175.09-	7180	OHHA Office	6586.50	3400.00	3186.50	93.7	3400.00
798.12	833.33	35.21-	7225	Insurance	10363.50	9999.96	363.54	3.6	10000.00
.00	500.00	500.00-	7255	General Legal Expense	425.25	6000.00	5574.75-	92.9-	6000.00
.00	83.33	83.33-	7256	Compliance Legal	.00	999.96	999.96-	100.0-	1000.00
262.50	125.00	137.50	7285	CMI Extra Management	3284.25	1500.00	1784.25	119.0	1500.00
2306.00	2533.34	227.34-	7300	Management Fee	27672.00	30400.00	2728.00-	9.0-	30400.00
.00	41.67	41.67-	7315	Software	.00	500.04	500.04-	100.0-	500.00
.00	75.00	75.00-	7330	Employee Testing	300.00	900.00	600.00-	66.7-	900.00
286.00	500.00	214.00-	7375	Communications	6561.69	6000.00	561.69	9.4	6000.00
.00	8.33	8.33-	7390	Compliance/Cmpli Postage	53.30	99.96	46.66-	46.7-	100.00
82.00-	166.67	248.67-	7465	Taxes, Fees	1559.00	2000.04	441.04-	22.1-	2000.00
.00	300.00	300.00-	7466	Review Audit	.00	3600.00	3600.00-	100.0-	3600.00
<b>Landscaping</b>									
5059.97	5500.00	440.03-	7675	Landscape Contract	64713.97	66000.00	1286.03-	1.9-	66000.00
.00	29.17	29.17-	7735	Community Garden	298.86	350.04	51.18-	14.6-	350.00
<b>Staffing</b>									
5280.00	3583.33	1696.67	7990	Maintenance Payroll	44374.85	42999.96	1374.89	3.2	43000.00
3274.15	2083.33	1190.82	8035	Workers Comp., payroll taxes	31530.01	24999.96	6530.05	26.1	25000.00
<b>Recreation</b>									

\$ 1010.00	\$ 1666.67	\$ 656.67-	8215	4th of July	\$ 21179.63	\$ 20000.04	\$ 1179.59	5.9 %	\$ 20000.00
1292.00	1208.33	83.67	8230	Activities Director	14103.69	14499.96	396.27-	2.7-	14500.00
518.25	875.00	356.75-	8260	Swim Team Coach	8880.28	10500.00	1619.72-	15.4-	10500.00
.00	62.50	62.50-	8275	Swim Finals	708.00	750.00	42.00-	5.6-	750.00
4770.11	4446.67	323.44	8320	Lifeguard/Staff Payroll	41792.01	53360.04	11568.03-	21.7-	53360.00
.00	1250.00	1250.00-	8395	Pool Repairs	22633.15	15000.00	7633.15	50.9	15000.00
1022.56	416.67	605.89	8470	Neighborhood Activities	14005.82	5000.04	9005.78	180.1	5000.00
71.30	766.67	695.37-	8472	Tennis/Fitness	8283.50	9200.04	916.54-	10.0-	9200.00
.00	420.42	420.42-	8515	Pool Chemicals	8713.36	5045.04	3668.32	72.7	5045.00
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\$ 57161.42	\$ 36961.28	\$ 20200.14			\$ 501846.00	\$ 443535.20	\$ 58310.80	13.1 %	\$ 443535.00
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Current Period Net Activity:					YTD Net Activity:				
\$ 26847.46-	\$ 416.63	\$ 27264.09-			\$ 13842.57	\$ 4999.72	\$ 8842.85	1.9	\$ 5000.00

Oak Hills HOA

For the month ended September 30, 2018

Current Actual \$	Current Budget	Current Var \$	Acct #	Account Title	YTD Actual \$	YTD Budget \$	YTD Var \$	YTD VAR %	Annual Budget \$
<b>Oak Hills HOA- SA</b>									
<b>Revenue</b>									
\$ 27704.49	\$ .00	\$ 27704.49	5015	Serial Assessment	\$ 417372.36	\$ .00	\$ 417372.36	.0 %	\$ .00
28.65	.00	28.65	5830	Interest	28.65	.00	28.65	.0	.00
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\$ 27733.14	\$ .00	\$ 27733.14			\$ 417401.01	\$ .00	\$ 417401.01	.0 %	\$ .00
<b>Expenses</b>									
Utilities									
Facility									
General & Administrative									
\$ 10219.61	\$ .00	\$ 10219.61	7240	Loan Interest	\$ 123609.96	\$ .00	\$ 123609.96	.0 %	\$ .00
183803.32-	.00	183803.32-	7360	Project Completion	7400.00-	.00	7400.00-	.0	.00
Landscaping									
Staffing									
Recreation									
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\$ 173583.71-	\$ .00	\$ 173583.71-			\$ 116209.96	\$ .00	\$ 116209.96	.0 %	\$ .00
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Current Period Net Activity:					YTD Net Activity:				
\$ 201316.85	\$ .00	\$ 201316.85			\$ 301191.05	\$ .00	\$ 301191.05	.0	\$ .00

Oak Hills HOA

For the month ended September 30, 2018

Current Actual \$	Current Budget	Current Var \$	Acct #	Account Title	YTD Actual \$	YTD Budget \$	YTD Var \$	YTD VAR %	Annual Budget \$
<b>Oak Hills HOA- Reserves</b>									
<b>Revenue</b>									
\$ .00	\$ 4416.67	\$ 4416.67-	5000	Homeowner's Fees	\$ 53000.00	\$ 53000.04	\$ .04-	.0 %	\$ 53000.00
59.48	.00	59.48	5830	Interest	463.15	.00	463.15	.0	.00
.00	.00	.00	5890	Miscellaneous	5825.01	.00	5825.01	.0	.00
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\$ 59.48	\$ 4416.67	\$ 4357.19-			\$ 59288.16	\$ 53000.04	\$ 6288.12	11.9 %	\$ 53000.00
<b>Expenses</b>									
Utilities									
\$ .00	\$ .00	\$ .00	6181	Tools/Equipment	\$ .00	\$ 745.00	\$ 745.00-	100.0- %	\$ 745.00
Facility									
.00	.00	.00	6345	Building Maintenance	3445.00	.00	3445.00	.0	.00
.00	.00	.00	6375	Common Elements	20223.80	.00	20223.80	.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
2130.00-	.00	2130.00-	6795	Sidewalks	.00	.00	.00	.0	.00
General & Administrative									
.00	.00	.00	7285	Management	523.75	.00	523.75	.0	.00
Landscaping									
.00	.00	.00	7615	Barkdust	.00	3266.00	3266.00-	100.0-	3266.00
.00	.00	.00	7675	Landscape Maintenance	1043.88	.00	1043.88	.0	.00
.00	.00	.00	7780	Tree	6370.00	.00	6370.00	.0	.00
Staffing									
Recreation									
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\$ 2130.00-	\$ .00	\$ 2130.00-			\$ 31606.43	\$ 27452.00	\$ 4154.43	15.1 %	\$ 27452.00
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Current Period Net Activity:					YTD Net Activity:				
\$ 2189.48	\$ 4416.67	\$ 2227.19-			\$ 27681.73	\$ 25548.04	\$ 2133.69	3.2-	\$ 25548.00