

Oak Hills HOA

Balance Sheet For The Period Ended October 31, 2018

ASSETS

**CURRENT ASSETS**

1000	Cash in Bank - Checking	\$	88,281.15
1140	Accounts Receivable		303,199.94
1141	Premier Community Bank		3,347.22
1142	Doubtful Accounts Receivable		(5,561.87)
1175	Deposits		1,000.00
1220	Petty Cash		100.00
1265	Prepaid Insurance		2,929.64
1280	Prepaid Oregon Income Tax		699.00
<b>TOTAL CURRENT ASSETS</b>			<b>\$ 393,995.08</b>

**DESIGNATED CAPITAL AND UNDESIGNATED OPERATING FUNDS**

1790	General Operating	\$	73,975.14
1908	Replacement Reserve		244,352.55
1910	Special Assessment Reserve		(52,811.30)
<b>TOTAL FUNDS</b>			<b>\$ 265,516.39</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>\$5,509,211.58</u></b>

APPROVED N. L. V.

NOV 29 2018

Oak Hills HOA

Balance Sheet For The Period Ended October 31, 2018

LIABILITIES & EQUITY

**CURRENT LIABILITIES**

2100	Accounts Payable	\$	31,190.63
2101	Accrued Accounts Payable		397.44
2130	Accrued Payroll		185.41
2140	Unearned Revenue/Assessment		19,715.07
2235	Prebilled HOA Fees		281,875.00

**TOTAL CURRENT LIABILITIES** \$ 333,363.55

**LONG TERM LIABILITIES**

2730	Note Payable	\$	2,610,701.14
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**TOTAL LONG TERM LIABILITIES** \$ 2,610,701.14

**TOTAL LIABILITIES** **\$ 2,944,064.69**

**MEMBERS' EQUITY**

3100	Designated Replacement Fund	\$	219,341.34
	Current Year Addition		<u>25,011.21</u>
	<b>TOTAL RESERVES (DESIGNATED)</b>	\$	244,352.55

3130	SA	\$	(2,675,702.08)
	Current Year Addition		<u>12,189.64</u>
	<b>TOTAL SA</b>	\$	(2,663,512.44)

3145	Undesignated Operating Fund	\$	4,992,970.94
	Current Year Addition		<u>(8,664.16)</u>
	<b>TOTAL OPERATING (UNDESIGNATED)</b>	\$	4,984,306.78

**TOTAL MEMBERS' EQUITY** **\$ 2,565,146.89**

**TOTAL LIABILITIES AND EQUITY** **\$ 5,509,211.58**

Oak Hills HOA

For the month ended October 31, 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>									
\$ 25625.00	\$ 25625.00	\$ .00	5000	Homeowner's Dues	\$ 25625.00	\$ 25625.00	\$ .00	.0 %	\$ 307500.00
1838.50-	.00	1838.50-	5077	Misc Premier Bank Income	1838.50-	.00	1838.50-	.0	.00
29.95	208.33	178.38-	5177	Dropbox Income	29.95	208.33	178.38-	85.6-	2500.00
.00	416.67	416.67-	5230	Bldg Rental	.00	416.67	416.67-	100.0-	5000.00
.00	83.33	83.33-	5305	Keys & Fobs	.00	83.33	83.33-	100.0-	1000.00
1366.00	1250.00	116.00	5370	RV Lot	1366.00	1250.00	116.00	9.3	15000.00
25.00	104.17	79.17-	5380	Move in/Move Out	25.00	104.17	79.17-	76.0-	1250.00
.00	1666.67	1666.67-	5500	4th of July	.00	1666.67	1666.67-	100.0-	20000.00
1920.00	1833.33	86.67	5560	Field Rental	1920.00	1833.33	86.67	4.7	22000.00
407.10	2083.33	1676.23-	5575	Pool Tags	407.10	2083.33	1676.23-	80.5-	25000.00
.00	375.00	375.00-	5590	Pool Rental	.00	375.00	375.00-	100.0-	4500.00
350.00	300.00	50.00	5605	Neighborhood Activities	350.00	300.00	50.00	16.7	3600.00
.00	29.17	29.17-	5620	Community Garden	.00	29.17	29.17-	100.0-	350.00
30.00	541.67	511.67-	5635	Swim Lessons	30.00	541.67	511.67-	94.5-	6500.00
2411.20	1875.00	536.20	5640	OH Swim Team	2411.20	1875.00	536.20	28.6	22500.00
.00	166.67	166.67-	5650	Tennis/Pickleball	.00	166.67	166.67-	100.0-	2000.00
36.87	33.33	3.54	5830	Interest	36.87	33.33	3.54	10.6	400.00
407.50	500.00	92.50-	5845	Late Charges	407.50	500.00	92.50-	18.5-	6000.00
1225.00	41.67	1183.33	5890	Miscellaneous Income	1225.00	41.67	1183.33	2839.8	500.00
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\$ 31995.12	\$ 37133.34	\$ 5138.22-			\$ 31995.12	\$ 37133.34	\$ 5138.22-	13.8- %	\$ 445600.00
<b>Expenses</b>									
<b>Utilities</b>									
\$ 710.35	\$ 858.33	\$ 147.98-	6045	Dumpster	\$ 710.35	\$ 858.33	\$ 147.98-	17.2- %	\$ 10300.00
894.52	944.17	49.65-	6060	Electric	894.52	944.17	49.65-	5.3-	11330.00
296.38	309.00	12.62-	6090	Garbage	296.38	309.00	12.62-	4.1-	3708.00
1849.78	1845.42	4.36	6105	Gas	1849.78	1845.42	4.36	.2	22145.00
.00	171.67	171.67-	6120	Fuel/Oil	.00	171.67	171.67-	100.0-	2060.00
262.50	600.83	338.33-	6150	Sewer	262.50	600.83	338.33-	56.3-	7210.00
635.92	660.92	25.00-	6180	Telephone/Int/Alarm	635.92	660.92	25.00-	3.8-	7931.00
.00	42.92	42.92-	6181	Tools/Equipment	.00	42.92	42.92-	100.0-	515.00
.00	1545.00	1545.00-	6195	Water	.00	1545.00	1545.00-	100.0-	18540.00
.00	1030.00	1030.00-	6225	Water-Irrigation	.00	1030.00	1030.00-	100.0-	12360.00
<b>Facility</b>									
.00	429.17	429.17-	6375	Fac Repairs	.00	429.17	429.17-	100.0-	5150.00
.00	944.17	944.17-	6584	Janitorial Labor	.00	944.17	944.17-	100.0-	11330.00
890.00	274.67	615.33	6585	Janitorial Supplies	890.00	274.67	615.33	224.0	3296.00
3688.81	772.50	2916.31	6690	Property Maintenance	3688.81	772.50	2916.31	377.5	9270.00
4432.50	750.00	3682.50	6750	RV Lot	4432.50	750.00	3682.50	491.0	9000.00
<b>General &amp; Administrative</b>									
.00	250.00	250.00-	7015	Architectural Review Board	.00	250.00	250.00-	100.0-	3000.00
204.30	600.83	396.53-	7105	Office Supplies - CMI	204.30	600.83	396.53-	66.0-	7210.00
.00	107.29	107.29-	7120	Consultants	.00	107.29	107.29-	100.0-	1287.50
128.08	515.00	386.92-	7180	OHHA Office	128.08	515.00	386.92-	75.1-	6180.00
1069.83	858.33	211.50	7225	Insurance	1069.83	858.33	211.50	24.6	10300.00
140.00	515.00	375.00-	7255	General Legal Expense	140.00	515.00	375.00-	72.8-	6180.00
.00	85.83	85.83-	7256	Compliance Legal	.00	85.83	85.83-	100.0-	1030.00
875.00	283.25	591.75	7285	CMI Extra Management	875.00	283.25	591.75	208.9	3399.00
2306.00	2609.33	303.33-	7300	Management Fee	2306.00	2609.33	303.33-	11.6-	31312.00
.00	128.75	128.75-	7315	Software	.00	128.75	128.75-	100.0-	1545.00
.00	25.75	25.75-	7330	Employee Testing	.00	25.75	25.75-	100.0-	309.00
629.00	515.00	114.00	7375	Communications	629.00	515.00	114.00	22.1	6180.00
.00	17.17	17.17-	7390	Compliance/Cmpli Postage	.00	17.17	17.17-	100.0-	206.00
5560.00	171.67	5388.33	7465	Taxes, Fees	5560.00	171.67	5388.33	3138.8	2060.00
.00	309.00	309.00-	7466	Review Audit	.00	309.00	309.00-	100.0-	3708.00
<b>Landscaping</b>									
4995.00	5500.00	505.00-	7675	Landscape Contract	4995.00	5500.00	505.00-	9.2-	66000.00
.00	30.04	30.04-	7735	Community Garden	.00	30.04	30.04-	100.0-	360.50
<b>Staffing</b>									
3520.00	4059.92	539.92-	7990	Maintenance Payroll	3520.00	4059.92	539.92-	13.3-	48719.00
2691.38	1974.17	717.21	8035	Workers Comp., payroll taxes	2691.38	1974.17	717.21	36.3	23690.00
<b>Recreation</b>									
.00	1716.67	1716.67-	8215	4th of July	.00	1716.67	1716.67-	100.0-	20600.00
586.50	686.67	100.17-	8230	Rec Admin PR 110	586.50	686.67	100.17-	14.6-	8240.00

\$ 234.00	\$ 557.92	\$ 323.92-	8260	PR 150	\$ 234.00	\$ 557.92	\$ 323.92-	58.1-	%	\$ 6695.00	
532.25	4351.75	3819.50-	8320	PR 120	532.25	4351.75	3819.50-	87.8-		52221.00	
1225.97	429.17	796.80	8395	Pool Repairs	1225.97	429.17	796.80	185.7		5150.00	
.00	125.00	125.00-	8440	Community Affairs Expense	.00	125.00	125.00-	100.0-		1500.00	
2331.94	1287.50	1044.44	8455	Rec Programs	2331.94	1287.50	1044.44	81.1		15450.00	
.00	197.42	197.42-	8471	Social PR140	.00	197.42	197.42-	100.0-		2369.00	
229.00-	17.17	246.17-	8472	Tennis/Pickleball	229.00-	17.17	246.17-	1433.7-		206.00	
198.27	755.33	557.06-	8515	Pool Chemicals	198.27	755.33	557.06-	73.8-		9064.00	
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\$ 40659.28	\$ 39859.70	\$ 799.58			\$ 40659.28	\$ 39859.70	\$ 799.58	2.0	%	\$ 478316.00	
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<u>Current Period Net Activity:</u>					<u>YTD Net Activity:</u>						
\$ 8664.16-	\$ 2726.36-	\$ 5937.80-			\$ 8664.16-	\$ 2726.36-	\$ 5937.80-	15.8-		\$ 32716.00-	

Oak Hills HOA

For the month ended October 31, 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>									
\$ 22030.39	\$ .00	\$ 22030.39	5015	Serial Assessment	\$ 22030.39	\$ .00	\$ 22030.39	.0 %	\$ .00
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\$ 22030.39	\$ .00	\$ 22030.39			\$ 22030.39	\$ .00	\$ 22030.39	.0 %	\$ .00
<b>Expenses</b>									
Utilities									
Facility									
General & Administrative									
\$ 9840.75	\$ .00	\$ 9840.75	7240	Loan Interest	\$ 9840.75	\$ .00	\$ 9840.75	.0 %	\$ .00
Landscaping									
Staffing									
Recreation									
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\$ 9840.75	\$ .00	\$ 9840.75			\$ 9840.75	\$ .00	\$ 9840.75	.0 %	\$ .00
<u>Current Period Net Activity:</u>					<u>YTD Net Activity:</u>				
\$ 12189.64	\$ .00	\$ 12189.64			\$ 12189.64	\$ .00	\$ 12189.64	.0 %	\$ .00

Oak Hills HOA

For the month ended October 31, 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>									
\$ 50000.00	\$ 4166.67	\$ 45833.33	5000	Homeowner's Fees	\$ 50000.00	\$ 4166.67	\$ 45833.33	1100.0 %	\$ 50000.00
69.71	.00	69.71	5830	Interest	69.71	.00	69.71	.0	.00
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\$ 50069.71	\$ 4166.67	\$ 45903.04			\$ 50069.71	\$ 4166.67	\$ 45903.04	1101.7 %	\$ 50000.00
<b>Expenses</b>									
				Utilities					
				Facility					
\$ 25058.50	\$ .00	\$ 25058.50	6795	Sidewalks	\$ 25058.50	\$ .00	\$ 25058.50	.0 %	\$ .00
				General & Administrative					
				Landscaping					
				Staffing					
				Recreation					
<hr/>									
\$ 25058.50	\$ .00	\$ 25058.50			\$ 25058.50	\$ .00	\$ 25058.50	.0 %	\$ .00
<u>Current Period Net Activity:</u>					<u>YTD Net Activity:</u>				
\$ 25011.21	\$ 4166.67	\$ 20844.54			\$ 25011.21	\$ 4166.67	\$ 20844.54	1101.7	\$ 50000.00