

Oak Hills HOA

Balance Sheet For The Period Ended May 31, 2019

ASSETS

CURRENT ASSETS

| | | | |
|------|------------------------------|----|------------|
| 1000 | Cash in Bank - Checking | \$ | 12,424.71 |
| 1140 | Accounts Receivable | | 19,035.06 |
| 1142 | Doubtful Accounts Receivable | | (5,561.87) |
| 1143 | US Bank-Activities | | 28,948.48 |
| 1175 | Deposits | | 1,000.00 |
| 1220 | Petty Cash | | 100.00 |
| 1250 | Prepaid Fed. & State Tax | | (699.00) |
| 1265 | Prepaid Insurance | | 4,622.50 |
| 1280 | Prepaid Oregon Income Tax | | 199.00 |

TOTAL CURRENT ASSETS \$ 60,068.88

DESIGNATED CAPITAL AND UNDESIGNATED OPERATING FUNDS

| | | | |
|------|----------------------------|----|--------------|
| 1790 | General Operating | \$ | 280,790.80 |
| 1908 | Replacement Reserve | | 188,415.36 |
| 1910 | Special Assessment Reserve | | (131,354.39) |

TOTAL FUNDS \$ 337,851.77

FIXED (LONG TERM) ASSETS

| | | | |
|------|-------------------------------|----|--------------|
| 1515 | Recreation Center | \$ | 4,931,356.25 |
| 1516 | Recreation Center Accum. Dep' | | (255,568.08) |

TOTAL FIXED (LONG TERM) ASSETS \$ 4,675,788.17

TOTAL ASSETS **\$5,073,708.82**

APPROVED N. L. V.
JUN 12 2019

Oak Hills HOA

Balance Sheet For The Period Ended May 31, 2019

LIABILITIES & EQUITY

CURRENT LIABILITIES

| | | | |
|------|-----------------------------|----|------------|
| 2100 | Accounts Payable | \$ | 2,744.86 |
| 2101 | Accrued Accounts Payable | | 7,418.39 |
| 2130 | Accrued Payroll | | 143.91 |
| 2140 | Unearned Revenue/Assessment | | 61,103.84 |
| 2201 | Due to Master Assoc. | | 620.00 |
| 2202 | Due to Master Assoc. | | 21,676.67 |
| 2235 | Prebilled HOA Fees | | 102,500.00 |

TOTAL CURRENT LIABILITIES \$ 196,207.67

LONG TERM LIABILITIES

| | | | |
|------|--------------|----|--------------|
| 2730 | Note Payable | \$ | 2,397,842.93 |
|------|--------------|----|--------------|

TOTAL LONG TERM LIABILITIES \$ 2,397,842.93

TOTAL LIABILITIES \$ **2,594,050.60**

MEMBERS' EQUITY

| | | | |
|------|---------------------------------------|----|-------------------------------|
| 3100 | Designated Replacement Fund | \$ | 214,040.09 |
| | Current Year Addition | | <u>(25,624.73)</u> |
| | TOTAL RESERVES (DESIGNATED) | | \$ 188,415.36 |
| 3130 | SA | \$ | (2,677,800.83) |
| | Current Year Addition | | <u>148,603.51</u> |
| | TOTAL SA | | \$ (2,529,197.32) |
| 3145 | Undesignated Operating Fund | \$ | 4,777,991.78 |
| | Current Year Addition | | <u>42,448.40</u> |
| | TOTAL OPERATING (UNDESIGNATED) | | \$ <u>4,820,440.18</u> |
| | TOTAL MEMBERS' EQUITY | | \$ <u>2,479,658.22</u> |

TOTAL LIABILITIES AND EQUITY

\$ 5,073,708.82

Oak Hills HOA

For the month ended May 31, 2019

| Current Actual \$ | Current Budget | Current Var \$ | Acct # | Account Title | YTD Actual \$ | YTD Budget \$ | YTD Var \$ | YTD VAR % | Annual Budget \$ |
|-------------------------------------|----------------|----------------|--------|------------------------------|---------------|---------------|--------------|-----------|------------------|
| Oak Hills HOA- Operating | | | | | | | | | |
| Revenue | | | | | | | | | |
| \$ 25625.00 | \$ 25625.00 | \$.00 | 5000 | Homeowner's Dues | \$ 205000.00 | \$ 205000.00 | \$.00 | .0 % | \$ 307500.00 |
| .00 | .00 | .00 | 5077 | Misc Heritage Bank Income | 4741.51- | .00 | 4741.51- | .0 | .00 |
| .00 | .00 | .00 | 5130 | Rocket Ship | 975.60 | .00 | 975.60 | .0 | .00 |
| 660.00 | 208.33 | 451.67 | 5177 | Dropbox Income | 776.95 | 1666.64 | 889.69- | 53.4- | 2500.00 |
| 2757.55 | 416.67 | 2340.88 | 5230 | Bldg Rental | 7731.55 | 3333.36 | 4398.19 | 131.9 | 5000.00 |
| 200.00 | 83.33 | 116.67 | 5305 | Keys & Fobs | 700.00 | 666.64 | 33.36 | 5.0 | 1000.00 |
| .05 | 1250.00 | 1249.95- | 5370 | RV Lot | 15866.18 | 10000.00 | 5866.18 | 58.7 | 15000.00 |
| 25.00 | 104.17 | 79.17- | 5380 | Move in/Move Out | 350.00 | 833.36 | 483.36- | 58.0- | 1250.00 |
| .00 | 1666.67 | 1666.67- | 5500 | 4th of July | 120.00 | 13333.36 | 13213.36- | 99.1- | 20000.00 |
| .00 | 1833.33 | 1833.33- | 5560 | Field Rental | 16614.40 | 14666.64 | 1947.76 | 13.3 | 22000.00 |
| 364.00 | 2083.33 | 1719.33- | 5575 | Pool Tags | 1202.95 | 16666.64 | 15463.69- | 92.8- | 25000.00 |
| .00 | 375.00 | 375.00- | 5590 | Pool Rental | 2101.00 | 3000.00 | 899.00- | 30.0- | 4500.00 |
| 899.95- | 300.00 | 1199.95- | 5605 | Neighborhood Activities | 4102.28 | 2400.00 | 1702.28 | 70.9 | 3600.00 |
| 83.00 | 29.17 | 53.83 | 5620 | Community Garden | 413.00 | 233.36 | 179.64 | 77.0 | 350.00 |
| 3255.00 | 541.67 | 2713.33 | 5635 | Swim Lessons | 3285.00 | 4333.36 | 1048.36- | 24.2- | 6500.00 |
| 5375.00 | 1875.00 | 3500.00 | 5640 | OH Swim Team | 8888.20 | 15000.00 | 6111.80- | 40.7- | 22500.00 |
| 60.00 | 166.67 | 106.67- | 5650 | Tennis/Pickleball | 1090.00 | 1333.36 | 243.36- | 18.3- | 2000.00 |
| 3.70 | 33.33 | 29.63- | 5830 | Interest | 407.16 | 266.64 | 140.52 | 52.7 | 400.00 |
| 419.58 | 500.00 | 80.42- | 5845 | Late Charges | 4080.06 | 4000.00 | 80.06 | 2.0 | 6000.00 |
| 5605.48 | 41.67 | 5563.81 | 5890 | Miscellaneous Income | 16120.03 | 333.36 | 15786.67 | 4735.6 | 500.00 |
| <hr/> | | | | | <hr/> | | | | |
| \$ 43533.41 | \$ 37133.34 | \$ 6400.07 | | | \$ 285082.85 | \$ 297066.72 | \$ 11983.87- | 4.0- % | \$ 445600.00 |
| Expenses | | | | | | | | | |
| Utilities | | | | | | | | | |
| \$ 992.78 | \$ 858.33 | \$ 134.45 | 6045 | Dumpster | \$ 3073.65 | \$ 6866.64 | \$ 3792.99- | 55.2- % | \$ 10300.00 |
| 802.50 | 944.17 | 141.67- | 6060 | Electric | 6207.62 | 7553.36 | 1345.74- | 17.8- | 11330.00 |
| 105.03 | .00 | 105.03 | 6061 | Electric-Entry Maintenance | 2600.21 | .00 | 2600.21 | .0 | .00 |
| 418.24 | 309.00 | 109.24 | 6090 | Garbage | 2505.52 | 2472.00 | 33.52 | 1.4 | 3708.00 |
| 1474.75 | 1845.42 | 370.67- | 6105 | Gas | 9440.60 | 14763.36 | 5322.76- | 36.1- | 22145.00 |
| 17.45 | .00 | 17.45 | 6106 | Gas - Maintenance | 735.69 | .00 | 735.69 | .0 | .00 |
| .00 | 171.67 | 171.67- | 6120 | Fuel/Oil | .00 | 1373.36 | 1373.36- | 100.0- | 2060.00 |
| 595.62 | 600.83 | 5.21- | 6150 | Sewer | 6962.48 | 4806.64 | 2155.84 | 44.9 | 7210.00 |
| 598.09 | 660.92 | 62.83- | 6180 | Telephone/Int/Alarm | 3914.34 | 5287.36 | 1373.02- | 26.0- | 7931.00 |
| .00 | 42.92 | 42.92- | 6181 | Tools/Equipment | .00 | 343.36 | 343.36- | 100.0- | 515.00 |
| 1480.88- | 1545.00 | 3025.88- | 6195 | Water | 3976.00 | 12360.00 | 8384.00- | 67.8- | 18540.00 |
| 920.90- | 1030.00 | 1950.90- | 6225 | Water-Irrigation | 694.75 | 8240.00 | 7545.25- | 91.6- | 12360.00 |
| Facility | | | | | | | | | |
| .00 | 429.17 | 429.17- | 6375 | Fac Repairs | 4.97 | 3433.36 | 3428.39- | 99.9- | 5150.00 |
| 1040.00 | 944.17 | 95.83 | 6584 | Janitorial Labor | 6874.00 | 7553.36 | 679.36- | 9.0- | 11330.00 |
| .00 | 274.67 | 274.67- | 6585 | Janitorial Supplies | 1241.14 | 2197.36 | 956.22- | 43.5- | 3296.00 |
| 800.96- | 772.50 | 1573.46- | 6690 | Property Maintenance | 6977.13 | 6180.00 | 797.13 | 12.9 | 9270.00 |
| .00 | 750.00 | 750.00- | 6750 | RV Lot | 14431.37 | 6000.00 | 8431.37 | 140.5 | 9000.00 |
| General & Administrative | | | | | | | | | |
| .00 | 250.00 | 250.00- | 7015 | Architectural Review Board | 58.01 | 2000.00 | 1941.99- | 97.1- | 3000.00 |
| 261.00 | 600.83 | 339.83- | 7105 | Office Supplies - CMI | 5094.51 | 4806.64 | 287.87 | 6.0 | 7210.00 |
| .00 | 107.29 | 107.29- | 7120 | Consultants | .00 | 858.32 | 858.32- | 100.0- | 1287.50 |
| 3094.80 | 515.00 | 2579.80 | 7180 | OHHA Office | 5526.32 | 4120.00 | 1406.32 | 34.1 | 6180.00 |
| 816.83 | 858.33 | 41.50- | 7225 | Insurance | 6849.39 | 6866.64 | 17.25- | .3- | 10300.00 |
| .00 | 515.00 | 515.00- | 7255 | General Legal Expense | 4697.10 | 4120.00 | 577.10 | 14.0 | 6180.00 |
| .00 | 85.83 | 85.83- | 7256 | Compliance Legal | .00 | 686.64 | 686.64- | 100.0- | 1030.00 |
| 875.00- | 283.25 | 1158.25- | 7285 | CMI Extra Management | 2134.75 | 2266.00 | 131.25- | 5.8- | 3399.00 |
| 2375.00 | 2609.33 | 234.33- | 7300 | Management Fee | 19000.00 | 20874.64 | 1874.64- | 9.0- | 31312.00 |
| .00 | 128.75 | 128.75- | 7315 | Software | 2202.22 | 1030.00 | 1172.22 | 113.8 | 1545.00 |
| .00 | 25.75 | 25.75- | 7330 | Employee Testing | 39.00 | 206.00 | 167.00- | 81.1- | 309.00 |
| 251.10 | 515.00 | 263.90- | 7375 | Communications | 3279.89 | 4120.00 | 840.11- | 20.4- | 6180.00 |
| 59.14 | 17.17 | 41.97 | 7390 | Compliance/Cmpli Postage | 59.14 | 137.36 | 78.22- | 56.9- | 206.00 |
| 15.00 | 171.67 | 156.67- | 7465 | Taxes, Fees | 6757.62 | 1373.36 | 5384.26 | 392.1 | 2060.00 |
| 5560.00- | 309.00 | 5869.00- | 7466 | Review Audit | 2950.00 | 2472.00 | 478.00 | 19.3 | 3708.00 |
| Landscaping | | | | | | | | | |
| 5500.00 | 5500.00 | .00 | 7675 | Landscape Contract | 46120.00 | 44000.00 | 2120.00 | 4.8 | 66000.00 |
| 298.86- | 30.04 | 328.90- | 7735 | Community Garden | 298.86- | 240.32 | 539.18- | 224.4- | 360.50 |
| Staffing | | | | | | | | | |
| 3069.00 | 4059.92 | 990.92- | 7990 | Maintenance Payroll | 29865.00 | 32479.36 | 2614.36- | 8.0- | 48719.00 |
| 144.72- | 1974.17 | 2118.89- | 8035 | Workers Comp., payroll taxes | 14216.72 | 15793.36 | 1576.64- | 10.0- | 23690.00 |

| | | | | | | | | | |
|-------------------------------------|-------------|--------------|------|---------------------------|--------------------------|--------------|--------------|---------|--------------|
| \$ 240.00 | \$.00 | \$ 240.00 | 8065 | Seasonal Maint. Labor | \$ 320.00 | \$.00 | \$ 320.00 | .0 % | \$.00 |
| Recreation | | | | | | | | | |
| 49.90 | 1716.67 | 1666.77- | 8215 | 4th of July | 3799.90 | 13733.36 | 9933.46- | 72.3- | 20600.00 |
| 2439.00 | 686.67 | 1752.33 | 8230 | Rec Admin PR 110 | 9198.50 | 5493.36 | 3705.14 | 67.4 | 8240.00 |
| .00 | 557.92 | 557.92- | 8260 | PR 150 | 815.00 | 4463.36 | 3648.36- | 81.7- | 6695.00 |
| 622.05 | 4351.75 | 3729.70- | 8320 | PR 120 | 2994.61 | 34814.00 | 31819.39- | 91.4- | 52221.00 |
| 240.00 | 429.17 | 189.17- | 8395 | Pool Repairs | 1465.97 | 3433.36 | 1967.39- | 57.3- | 5150.00 |
| .00 | 125.00 | 125.00- | 8440 | Community Affairs Expense | .00 | 1000.00 | 1000.00- | 100.0- | 1500.00 |
| 485.80 | 1287.50 | 801.70- | 8455 | Rec Programs | 5540.37 | 10300.00 | 4759.63- | 46.2- | 15450.00 |
| 2175.58- | .00 | 2175.58- | 8470 | Rec Admin | 2132.94- | .00 | 2132.94- | .0 | .00 |
| .00 | 197.42 | 197.42- | 8471 | Social PR140 | .00 | 1579.36 | 1579.36- | 100.0- | 2369.00 |
| .00 | 17.17 | 17.17- | 8472 | Rec PR130 | 71.00 | 137.36 | 66.36- | 48.3- | 206.00 |
| 249.39 | 755.33 | 505.94- | 8515 | Pool Chemicals | 2371.76 | 6042.64 | 3670.88- | 60.7- | 9064.00 |
| ----- | | | | | | | | | |
| \$ 13555.57 | \$ 39859.70 | \$ 26304.13- | | | \$ 242634.45 | \$ 318877.60 | \$ 76243.15- | 23.9- % | \$ 478316.00 |
| ----- | | | | | | | | | |
| <u>Current Period Net Activity:</u> | | | | | <u>YTD Net Activity:</u> | | | | |
| \$ 29977.84 | \$ 2726.36- | \$ 32704.20 | | | \$ 42448.40 | \$ 21810.88- | \$ 64259.28 | 19.9 | \$ 32716.00- |

Oak Hills HOA

For the month ended May 31, 2019

| Current Actual \$ | Current Budget | Current Var \$ | Acct # | Account Title | YTD Actual \$ | YTD Budget \$ | YTD Var \$ | YTD VAR % | Annual Budget \$ |
|-------------------------------------|----------------|----------------|--------|--------------------|--------------------------|---------------|--------------|-----------|------------------|
| Oak Hills HOA- SA | | | | | | | | | |
| Revenue | | | | | | | | | |
| \$ 27001.03 | \$.00 | \$ 27001.03 | 5015 | Serial Assessment | \$ 235424.82 | \$.00 | \$ 235424.82 | .0 % | \$.00 |
| ----- | | | | | ----- | | | | |
| \$ 27001.03 | \$.00 | \$ 27001.03 | | | \$ 235424.82 | \$.00 | \$ 235424.82 | .0 % | \$.00 |
| Expenses | | | | | | | | | |
| Utilities | | | | | | | | | |
| Facility | | | | | | | | | |
| General & Administrative | | | | | | | | | |
| \$ 18346.73 | \$.00 | \$ 18346.73 | 7240 | Loan Interest | \$ 86821.31 | \$.00 | \$ 86821.31 | .0 % | \$.00 |
| 7400.00- | .00 | 7400.00- | 7360 | Project Completion | .00 | .00 | .00 | .0 | .00 |
| Landscaping | | | | | | | | | |
| Staffing | | | | | | | | | |
| Recreation | | | | | | | | | |
| ----- | | | | | ----- | | | | |
| \$ 10946.73 | \$.00 | \$ 10946.73 | | | \$ 86821.31 | \$.00 | \$ 86821.31 | .0 % | \$.00 |
| <u>Current Period Net Activity:</u> | | | | | <u>YTD Net Activity:</u> | | | | |
| \$ 16054.30 | \$.00 | \$ 16054.30 | | | \$ 148603.51 | \$.00 | \$ 148603.51 | .0 | \$.00 |

Oak Hills HOA

For the month ended May 31, 2019

| Current Actual \$ | Current Budget | Current Var \$ | Acct # | Account Title | YTD Actual \$ | YTD Budget \$ | YTD Var \$ | YTD VAR % | Annual Budget \$ |
|--------------------------------|----------------|----------------|--------|-----------------------|-------------------|---------------|--------------|-----------|------------------|
| Oak Hills HOA- Reserves | | | | | | | | | |
| Revenue | | | | | | | | | |
| \$.00 | \$.00 | .00 | 5000 | Homeowner's Fees | \$ 50000.00 | \$ 50000.00 | \$.00 | .0 % | \$ 50000.00 |
| 165.56 | .00 | 165.56 | 5830 | Interest | 1190.41 | .00 | 1190.41 | .0 | .00 |
| .00 | .00 | .00 | 5890 | Miscellaneous | 32190.00 | .00 | 32190.00 | .0 | .00 |
| <hr/> | | | | | <hr/> | | | | |
| \$ 165.56 | \$.00 | \$ 165.56 | | | \$ 83380.41 | \$ 50000.00 | \$ 33380.41 | 66.8 % | \$ 50000.00 |
| Expenses | | | | | | | | | |
| Utilities | | | | | | | | | |
| Facility | | | | | | | | | |
| \$.00 | \$.00 | .00 | 6375 | Common Elements | \$ 27452.89 | \$.00 | \$ 27452.89 | .0 % | .00 |
| .00 | .00 | .00 | 6795 | Sidewalks | 25058.50 | .00 | 25058.50 | .0 | .00 |
| General & Administrative | | | | | | | | | |
| Landscaping | | | | | | | | | |
| .00 | .00 | .00 | 7676 | Landscape - Equipment | 56493.75 | .00 | 56493.75 | .0 | .00 |
| Staffing | | | | | | | | | |
| Recreation | | | | | | | | | |
| <hr/> | | | | | <hr/> | | | | |
| \$.00 | \$.00 | \$.00 | | | \$ 109005.14 | \$.00 | \$ 109005.14 | .0 % | \$.00 |
| <hr/> | | | | | <hr/> | | | | |
| Current Period Net Activity: | | | | | YTD Net Activity: | | | | |
| \$ 165.56 | \$.00 | \$ 165.56 | | | \$ 25624.73- | \$ 50000.00 | \$ 75624.73- | 66.8 | \$ 50000.00 |