

Oak Hills HOA

Balance Sheet For The Period Ended December 31, 2018

ASSETS

**CURRENT ASSETS**

1000	Cash in Bank - Checking	\$	239,575.82
1140	Accounts Receivable		46,038.27
1141	Heritage Bank		3,328.66
1142	Doubtful Accounts Receivable		(5,561.87)
1175	Deposits		1,000.00
1220	Petty Cash		100.00
1265	Prepaid Insurance		5,510.57
1280	Prepaid Oregon Income Tax		699.00
<b>TOTAL CURRENT ASSETS</b>			<b>\$ 290,690.45</b>

**DESIGNATED CAPITAL AND UNDESIGNATED OPERATING FUNDS**

1790	General Operating	\$	183,429.73
1908	Replacement Reserve		228,186.64
1910	Special Assessment Reserve		(23,779.17)
<b>TOTAL FUNDS</b>			<b>\$ 387,837.20</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>\$5,528,227.76</u></b>

APPROVED N. L. V.

JAN 15 2019

## Oak Hills HOA

### Balance Sheet For The Period Ended December 31, 2018

#### LIABILITIES & EQUITY

##### CURRENT LIABILITIES

2100	Accounts Payable	\$	(1,099.25)
2101	Accrued Accounts Payable		4,910.36
2130	Accrued Payroll		143.91
2140	Unearned Revenue/Assessment		83,519.61
2235	Prebilled HOA Fees		230,625.00

**TOTAL CURRENT LIABILITIES** \$ 318,099.63

##### LONG TERM LIABILITIES

2730	Note Payable	\$	2,583,879.01
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**TOTAL LONG TERM LIABILITIES** \$ 2,583,879.01

**TOTAL LIABILITIES** **\$2,901,978.64**

##### MEMBERS' EQUITY

3100	Designated Replacement Fund	\$	219,341.34
	Current Year Addition		<u>8,845.30</u>
	<b>TOTAL RESERVES (DESIGNATED)</b>	\$	228,186.64
3130	SA	\$	(2,675,702.08)
	Current Year Addition		<u>68,043.90</u>
	<b>TOTAL SA</b>	\$	(2,607,658.18)
3145	Undesignated Operating Fund	\$	4,992,970.94
	Current Year Addition		<u>12,749.72</u>
	<b>TOTAL OPERATING (UNDESIGNATED)</b>	\$	<u>5,005,720.66</u>
	<b>TOTAL MEMBERS' EQUITY</b>		<b><u>\$2,626,249.12</u></b>

**TOTAL LIABILITIES AND EQUITY** **\$5,528,227.76**

Oak Hills HOA

For the month ended December 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	\$ 76875.00	\$ 76875.00	\$ .00	.0 %	\$ 307500.00
1778.00	.00	1778.00	5077	Misc Heritage Bank Income	4393.22	.00	4393.22	.0	.00
.00	.00	.00	5130	Rocket Ship	775.60	.00	775.60	.0	.00
37.00	208.33	171.33-	5177	Dropbox Income	66.95	624.99	558.04-	89.3-	2500.00
1546.00	416.67	1129.33	5230	Bldg Rental	1986.00	1250.01	735.99	58.9	5000.00
50.00	83.33	33.33-	5305	Keys & Fobs	50.00	249.99	199.99-	80.0-	1000.00
2079.10	1250.00	829.10	5370	RV Lot	6436.05	3750.00	2686.05	71.6	15000.00
50.00	104.17	54.17-	5380	Move in/Move Out	100.00	312.51	212.51-	68.0-	1250.00
120.00	1666.67	1546.67-	5500	4th of July	120.00	5000.01	4880.01-	97.6-	20000.00
7560.00	1833.33	5726.67	5560	Field Rental	9480.00	5499.99	3980.01	72.4	22000.00
.00	2083.33	2083.33-	5575	Pool Tags	487.20	6249.99	5762.79-	92.2-	25000.00
813.35	375.00	438.35	5590	Pool Rental	813.35	1125.00	311.65-	27.7-	4500.00
610.95	300.00	310.95	5605	Neighborhood Activities	4025.95	900.00	3125.95	347.3	3600.00
.00	29.17	29.17-	5620	Community Garden	.00	87.51	87.51-	100.0-	350.00
.00	541.67	541.67-	5635	Swim Lessons	30.00	1625.01	1595.01-	98.2-	6500.00
250.00	1875.00	1625.00-	5640	OH Swim Team	2661.20	5625.00	2963.80-	52.7-	22500.00
1000.00	166.67	833.33	5650	Tennis/Pickleball	1573.78	500.01	1073.77	214.7	2000.00
78.25	33.33	44.92	5830	Interest	158.62	99.99	58.63	58.6	400.00
1902.92	500.00	1402.92	5845	Late Charges	2220.42	1500.00	720.42	48.0	6000.00
.00	41.67	41.67-	5890	Miscellaneous Income	1225.00	125.01	1099.99	879.9	500.00
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\$ 43500.57	\$ 37133.34	\$ 6367.23			\$ 113478.34	\$ 111400.02	\$ 2078.32	1.9 %	\$ 445600.00
<b>Expenses</b>									
<b>Utilities</b>									
\$ 171.34	\$ 858.33	\$ 686.99-	6045	Dumpster	\$ 1074.54	\$ 2574.99	\$ 1500.45-	58.3-	% \$ 10300.00
1354.96	944.17	410.79	6060	Electric	3193.65	2832.51	361.14	12.7	11330.00
121.86	309.00	187.14-	6090	Garbage	727.24	927.00	199.76-	21.5-	3708.00
2110.90	1845.42	265.48	6105	Gas	5806.10	5536.26	269.84	4.9	22145.00
.00	171.67	171.67-	6120	Fuel/Oil	.00	515.01	515.01-	100.0-	2060.00
262.50	600.83	338.33-	6150	Sewer	2180.62	1802.49	378.13	21.0	7210.00
480.87	660.92	180.05-	6180	Telephone/Int/Alarm	1447.51	1982.76	535.25-	27.0-	7931.00
.00	42.92	42.92-	6181	Tools/Equipment	.00	128.76	128.76-	100.0-	515.00
.00	1545.00	1545.00-	6195	Water	3955.41	4635.00	679.59-	14.7-	18540.00
.00	1030.00	1030.00-	6225	Water-Irrigation	1444.53	3090.00	1645.47-	53.3-	12360.00
<b>Facility</b>									
.00	429.17	429.17-	6375	Fac Repairs	.00	1287.51	1287.51-	100.0-	5150.00
890.00	944.17	54.17-	6584	Janitorial Labor	2670.00	2832.51	162.51-	5.7-	11330.00
20.97	274.67	253.70-	6585	Janitorial Supplies	1241.14	824.01	417.13	50.6	3296.00
316.16	772.50	456.34-	6690	Property Maintenance	4004.97	2317.50	1687.47	72.8	9270.00
.00	750.00	750.00-	6750	RV Lot	4432.50	2250.00	2182.50	97.0	9000.00
<b>General &amp; Administrative</b>									
.00	250.00	250.00-	7015	Architectural Review Board	.00	750.00	750.00-	100.0-	3000.00
292.85	600.83	307.98-	7105	Office Supplies - CMI	691.54	1802.49	1110.95-	61.6-	7210.00
.00	107.29	107.29-	7120	Consultants	.00	321.87	321.87-	100.0-	1287.50
7037.39	515.00	6522.39	7180	OHHA Office	9378.36	1545.00	7833.36	507.0	6180.00
816.83	858.33	41.50-	7225	Insurance	2765.24	2574.99	190.25	7.4	10300.00
.00	515.00	515.00-	7255	General Legal Expense	490.00	1545.00	1055.00-	68.3-	6180.00
.00	85.83	85.83-	7256	Compliance Legal	.00	257.49	257.49-	100.0-	1030.00
363.00	283.25	79.75	7285	CMI Extra Management	1463.00	849.75	613.25	72.2	3399.00
2609.00	2609.33	.33-	7300	Management Fee	7827.00	7827.99	.99-	.0	31312.00
390.00	128.75	261.25	7315	Software	390.00	386.25	3.75	1.0	1545.00
.00	25.75	25.75-	7330	Employee Testing	.00	77.25	77.25-	100.0-	309.00
446.75	515.00	68.25-	7375	Communications	1361.75	1545.00	183.25-	11.9-	6180.00
.00	17.17	17.17-	7390	Compliance/Cmpli Postage	.00	51.51	51.51-	100.0-	206.00
816.00	171.67	644.33	7465	Taxes, Fees	831.00	515.01	315.99	61.4	2060.00
.00	309.00	309.00-	7466	Review Audit	5560.00	927.00	4633.00	499.8	3708.00
<b>Landscaping</b>									
4995.00	5500.00	505.00-	7675	Landscape Contract	9990.00	16500.00	6510.00-	39.5-	66000.00
298.86-	30.04	328.90-	7735	Community Garden	298.86-	90.12	388.98-	431.6-	360.50
<b>Staffing</b>									
4400.00	4059.92	340.08	7990	Maintenance Payroll	11440.00	12179.76	739.76-	6.1-	48719.00
1711.47	1974.17	262.70-	8035	Workers Comp., payroll taxes	6645.76	5922.51	723.25	12.2	23690.00
<b>Recreation</b>									
.00	1716.67	1716.67-	8215	4th of July	.00	5150.01	5150.01-	100.0-	20600.00

\$ 854.25	\$ 686.67	\$ 167.58	8230	Rec Admin PR 110	\$ 1984.75	\$ 2060.01	\$ 75.26-	3.7-	%	\$ 8240.00	
123.75	557.92	434.17-	8260	PR 150	729.00	1673.76	944.76-	56.4-		6695.00	
589.75	4351.75	3762.00-	8320	PR 120	1498.70	13055.25	11556.55-	88.5-		52221.00	
.00	429.17	429.17-	8395	Pool Repairs	1225.97	1287.51	61.54-	4.8-		5150.00	
.00	125.00	125.00-	8440	Community Affairs Expense	.00	375.00	375.00-	100.0-		1500.00	
.00	1287.50	1287.50-	8455	Rec Programs	2331.94	3862.50	1530.56-	39.6-		15450.00	
1000.24	.00	1000.24	8470	Rec Admin	1128.29	.00	1128.29	.0		.00	
.00	197.42	197.42-	8471	Social PR140	.00	592.26	592.26-	100.0-		2369.00	
.00	17.17	17.17-	8472	Tennis/Pickleball	229.00-	51.51	280.51-	544.6-		206.00	
139.80	755.33	615.53-	8515	Pool Chemicals	1345.97	2265.99	920.02-	40.6-		9064.00	
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\$ 32016.78	\$ 39859.70	\$ 7842.92-			\$ 100728.62	\$ 119579.10	\$ 18850.48-	15.8-	%	\$ 478316.00	
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Current Period Net Activity:					YTD Net Activity:						
\$ 11483.79	\$ 2726.36-	\$ 14210.15			\$ 12749.72	\$ 8179.08-	\$ 20928.80	17.7		\$ 32716.00-	

Oak Hills HOA

For the month ended December 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>									
\$ 38981.24	\$ .00	\$ 38981.24	5015	Serial Assessment	\$ 105141.66	\$ .00	\$ 105141.66	.0 %	\$ .00
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\$ 38981.24	\$ .00	\$ 38981.24			\$ 105141.66	\$ .00	\$ 105141.66	.0 %	\$ .00
<b>Expenses</b>									
				Utilities					
				Facility					
				General & Administrative					
\$ 9740.54	\$ .00	\$ 9740.54	7240	Loan Interest	\$ 29697.76	\$ .00	\$ 29697.76	.0 %	\$ .00
.00	.00	.00	7360	Project Completion	7400.00	.00	7400.00	.0	.00
				Landscaping					
				Staffing					
				Recreation					
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\$ 9740.54	\$ .00	\$ 9740.54			\$ 37097.76	\$ .00	\$ 37097.76	.0 %	\$ .00
Current Period Net Activity:					YTD Net Activity:				
\$ 29240.70	\$ .00	\$ 29240.70			\$ 68043.90	\$ .00	\$ 68043.90	.0	\$ .00

Oak Hills HOA

For the month ended December 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>									
\$ .00	\$ .00	\$ .00	5000	Homeowner's Fees	\$ 50000.00	\$ 50000.00	\$ .00	.0 %	\$ 50000.00
87.60	.00	87.60	5830	Interest	236.20	.00	236.20	.0	.00
300.00	.00	300.00	5890	Miscellaneous	300.00	.00	300.00	.0	.00
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\$ 387.60	\$ .00	\$ 387.60			\$ 50536.20	\$ 50000.00	\$ 536.20	1.1 %	\$ 50000.00
<b>Expenses</b>									
Utilities									
Facility									
\$ .00	\$ .00	\$ .00	6375	Common Elements	\$ 16632.40	\$ .00	\$ 16632.40	.0 %	\$ .00
.00	.00	.00	6795	Sidewalks	25058.50	.00	25058.50	.0	.00
General & Administrative									
Landscaping									
Staffing									
Recreation									
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\$ .00	\$ .00	\$ .00			\$ 41690.90	\$ .00	\$ 41690.90	.0 %	\$ .00
Current Period Net Activity:					YTD Net Activity:				
\$ 387.60	\$ .00	\$ 387.60			\$ 8845.30	\$ 50000.00	\$ 41154.70-	1.1	\$ 50000.00