

Oak Hills HOA

Balance Sheet For The Period Ended January 31, 2019

ASSETS

**CURRENT ASSETS**

1000	Cash in Bank - Checking	\$	214,621.19
1140	Accounts Receivable		28,099.32
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		5,013.41
1280	Prepaid Oregon Income Tax		699.00

**TOTAL CURRENT ASSETS** \$ 247,299.71

**DESIGNATED CAPITAL AND UNDESIGNATED OPERATING FUNDS**

1790	General Operating	\$	205,945.06
1908	Replacement Reserve		223,535.20
1910	Special Assessment Reserve		(19,769.60)

**TOTAL FUNDS** \$ 409,710.66

**FIXED (LONG TERM) ASSETS**

1515	Recreation Center	\$	4,912,965.94
1516	Recreation Center Accum. Dep'		(63,265.83)

**TOTAL FIXED (LONG TERM) ASSETS** \$ 4,849,700.11

**TOTAL ASSETS** **\$5,506,710.48**

APPROVED N. L. V.

FEB 15 2019

# Oak Hills HOA

## Balance Sheet For The Period Ended January 31, 2019

### LIABILITIES & EQUITY

#### CURRENT LIABILITIES

2100	Accounts Payable	\$	17,253.72
2101	Accrued Accounts Payable		3,589.18
2130	Accrued Payroll		143.91
2140	Unearned Revenue/Assessment		80,772.34
2235	Prebilled HOA Fees		205,000.00

**TOTAL CURRENT LIABILITIES** \$ 306,759.15

#### LONG TERM LIABILITIES

2730	Note Payable	\$	2,570,551.97
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**TOTAL LONG TERM LIABILITIES** \$ 2,570,551.97

**TOTAL LIABILITIES** **\$2,877,311.12**

#### MEMBERS' EQUITY

3100	Designated Replacement Fund	\$	219,341.34
	Current Year Addition		<u>4,193.86</u>

**TOTAL RESERVES (DESIGNATED)** \$ 223,535.20

3130	SA	\$	(2,675,702.08)
	Current Year Addition		<u>85,380.51</u>

**TOTAL SA** \$ (2,590,321.57)

3145	Undesignated Operating Fund	\$	4,992,970.94
	Current Year Addition		<u>3,214.79</u>

**TOTAL OPERATING (UNDESIGNATED)** \$ 4,996,185.73

**TOTAL MEMBERS' EQUITY** **\$2,629,399.36**

**TOTAL LIABILITIES AND EQUITY** **\$5,506,710.48**

Oak Hills HOA

For the month ended January 31, 2019

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	\$ 102500.00	\$ 102500.00	\$ .00	.0 %	\$ 307500.00
.00	.00	.00	5077	Misc Heritage Bank Income	3065.51-	.00	3065.51-	.0	.00
.00	.00	.00	5130	Rocket Ship	775.60	.00	775.60	.0	.00
10.00	208.33	198.33-	5177	Dropbox Income	76.95	833.32	756.37-	90.8-	2500.00
1153.00	416.67	736.33	5230	Bldg Rental	3139.00	1666.68	1472.32	88.3	5000.00
.00	83.33	83.33-	5305	Keys & Fobs	50.00	333.32	283.32-	85.0-	1000.00
6916.80	1250.00	5666.80	5370	RV Lot	13352.85	5000.00	8352.85	167.1	15000.00
75.00	104.17	29.17-	5380	Move in/Move Out	175.00	416.68	241.68-	58.0-	1250.00
.00	1666.67	1666.67-	5500	4th of July	120.00	6666.68	6546.68-	98.2-	20000.00
.00	1833.33	1833.33-	5560	Field Rental	9480.00	7333.32	2146.68	29.3	22000.00
119.30	2083.33	1964.03-	5575	Pool Tags	818.85	8333.32	7514.47-	90.2-	25000.00
.00	375.00	375.00-	5590	Pool Rental	601.00	1500.00	899.00-	59.9-	4500.00
110.00	300.00	190.00-	5605	Neighborhood Activities	4709.73	1200.00	3509.73	292.5	3600.00
.00	29.17	29.17-	5620	Community Garden	.00	116.68	116.68-	100.0-	350.00
.00	541.67	541.67-	5635	Swim Lessons	30.00	2166.68	2136.68-	98.6-	6500.00
12.00	1875.00	1863.00-	5640	OH Swim Team	2673.20	7500.00	4826.80-	64.4-	22500.00
.00	166.67	166.67-	5650	Tennis/Pickleball	1000.00	666.68	333.32	50.0	2000.00
74.33	33.33	41.00	5830	Interest	232.95	133.32	99.63	74.7	400.00
502.74	500.00	2.74	5845	Late Charges	2723.16	2000.00	723.16	36.2	6000.00
82.05-	41.67	123.72-	5890	Miscellaneous Income	1142.95	166.68	976.27	585.7	500.00
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\$ 34516.12	\$ 37133.34	\$ 2617.22-			\$ 140535.73	\$ 148533.36	\$ 7997.63-	5.4- %	\$ 445600.00
<b>Expenses</b>									
<b>Utilities</b>									
\$ 1222.52	\$ 858.33	\$ 364.19	6045	Dumpster	\$ 2297.06	\$ 3433.32	\$ 1136.26-	33.1- %	\$ 10300.00
783.52	944.17	160.65-	6060	Electric	3977.17	3776.68	200.49	5.3	11330.00
67.33	.00	67.33	6061	Electric-Entry Maintenance	67.33	.00	67.33	.0	.00
470.90	309.00	161.90	6090	Garbage	1198.14	1236.00	37.86-	3.1-	3708.00
867.53	1845.42	977.89-	6105	Gas	6673.63	7381.68	708.05-	9.6-	22145.00
215.22	.00	215.22	6106	Gas - Maintenance	215.22	.00	215.22	.0	.00
.00	171.67	171.67-	6120	Fuel/Oil	.00	686.68	686.68-	100.0-	2060.00
1830.62	600.83	1229.79	6150	Sewer	4011.24	2403.32	1607.92	66.9	7210.00
505.96	660.92	154.96-	6180	Telephone/Int/Alarm	1953.47	2643.68	690.21-	26.1-	7931.00
.00	42.92	42.92-	6181	Tools/Equipment	.00	171.68	171.68-	100.0-	515.00
842.26	1545.00	702.74-	6195	Water	4797.67	6180.00	1382.33-	22.4-	18540.00
42.12	1030.00	987.88-	6225	Water-Irrigation	1486.65	4120.00	2633.35-	63.9-	12360.00
<b>Facility</b>									
.00	429.17	429.17-	6375	Fac Repairs	.00	1716.68	1716.68-	100.0-	5150.00
890.00	944.17	54.17-	6584	Janitorial Labor	3560.00	3776.68	216.68-	5.7-	11330.00
.00	274.67	274.67-	6585	Janitorial Supplies	1241.14	1098.68	142.46	13.0	3296.00
6326.08	772.50	5553.58	6690	Property Maintenance	10331.05	3090.00	7241.05	234.3	9270.00
.00	750.00	750.00-	6750	RV Lot	4432.50	3000.00	1432.50	47.8	9000.00
<b>General &amp; Administrative</b>									
.00	250.00	250.00-	7015	Architectural Review Board	.00	1000.00	1000.00-	100.0-	3000.00
1142.10	600.83	541.27	7105	Office Supplies - CMI	1833.64	2403.32	569.68-	23.7-	7210.00
.00	107.29	107.29-	7120	Consultants	.00	429.16	429.16-	100.0-	1287.50
1310.37-	515.00	1825.37-	7180	OHHA Office	609.26	2060.00	1450.74-	70.4-	6180.00
816.83	858.33	41.50-	7225	Insurance	3582.07	3433.32	148.75	4.3	10300.00
1000.00	515.00	485.00	7255	General Legal Expense	1490.00	2060.00	570.00-	27.7-	6180.00
.00	85.83	85.83-	7256	Compliance Legal	.00	343.32	343.32-	100.0-	1030.00
325.50	283.25	42.25	7285	CMI Extra Management	1788.50	1133.00	655.50	57.9	3399.00
1673.00	2609.33	936.33-	7300	Management Fee	9500.00	10437.32	937.32-	9.0-	31312.00
1545.00	128.75	1416.25	7315	Software	1935.00	515.00	1420.00	275.7	1545.00
39.00	25.75	13.25	7330	Employee Testing	39.00	103.00	64.00-	62.1-	309.00
294.10	515.00	220.90-	7375	Communications	1655.85	2060.00	404.15-	19.6-	6180.00
.00	17.17	17.17-	7390	Compliance/Cmpli Postage	.00	68.68	68.68-	100.0-	206.00
5688.00	171.67	5516.33	7465	Taxes, Fees	6519.00	686.68	5832.32	849.4	2060.00
.00	309.00	309.00-	7466	Review Audit	5560.00	1236.00	4324.00	349.8	3708.00
<b>Landscaping</b>									
9990.00	5500.00	4490.00	7675	Landscape Contract	19980.00	22000.00	2020.00-	9.2-	66000.00
298.86	30.04	268.82	7735	Community Garden	.00	120.16	120.16-	100.0-	360.50
<b>Staffing</b>									
4158.00	4059.92	98.08	7990	Maintenance Payroll	15598.00	16239.68	641.68-	4.0-	48719.00
2463.59	1974.17	489.42	8035	Workers Comp., payroll taxes	9109.35	7896.68	1212.67	15.4	23690.00

Recreation																		
\$	.00	\$	1716.67	\$	1716.67-	8215	4th of July	\$	.00	\$	6866.68	\$	6866.68-	100.0-	%	\$	20600.00	
	940.75		686.67		254.08	8230	Rec Admin PR 110		2925.50		2746.68		178.82		6.5		8240.00	
	30.00		557.92		527.92-	8260	PR 150		759.00		2231.68		1472.68-		66.0-		6695.00	
	208.00		4351.75		4143.75-	8320	PR 120		1834.75		17407.00		15572.25-		89.5-		52221.00	
	.00		429.17		429.17-	8395	Pool Repairs		1225.97		1716.68		490.71-		28.6-		5150.00	
	.00		125.00		125.00-	8440	Community Affairs Expense		.00		500.00		500.00-		100.0-		1500.00	
	684.63		1287.50		602.87-	8455	Rec Programs		4016.81		5150.00		1133.19-		22.0-		15450.00	
	.00		197.42		197.42-	8471	Social PR140		.00		789.68		789.68-		100.0-		2369.00	
	.00		17.17		17.17-	8472	Tennis/Pickleball		229.00-		68.68		297.68-		433.4-		206.00	
	.00		755.33		755.33-	8515	Pool Chemicals		1345.97		3021.32		1675.35-		55.5-		9064.00	
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\$	44051.05	\$	39859.70	\$	4191.35			\$	137320.94	\$	159438.80	\$	22117.86-		13.9-	%	\$	478316.00
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Current Period Net Activity:										YTD Net Activity:								
\$	9534.93-	\$	2726.36-	\$	6808.57-			\$	3214.79	\$	10905.44-	\$	14120.23		8.5		\$	32716.00-

Oak Hills HOA

For the month ended January 31, 2019

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>									
\$ 27349.14	\$ .00	\$ 27349.14	5015	Serial Assessment	\$ 132490.80	\$ .00	\$ 132490.80	.0 %	\$ .00
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\$ 27349.14	\$ .00	\$ 27349.14			\$ 132490.80	\$ .00	\$ 132490.80	.0 %	\$ .00
<b>Expenses</b>									
				Utilities					
				Facility					
				General & Administrative					
\$ 10012.53	\$ .00	\$ 10012.53	7240	Loan Interest	\$ 39710.29	\$ .00	\$ 39710.29	.0 %	\$ .00
.00	.00	.00	7360	Project Completion	7400.00	.00	7400.00	.0	.00
				Landscaping					
				Staffing					
				Recreation					
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\$ 10012.53	\$ .00	\$ 10012.53			\$ 47110.29	\$ .00	\$ 47110.29	.0 %	\$ .00
<u>Current Period Net Activity:</u>					<u>YTD Net Activity:</u>				
\$ 17336.61	\$ .00	\$ 17336.61			\$ 85380.51	\$ .00	\$ 85380.51	.0	\$ .00

Oak Hills HOA

For the month ended January 31, 2019

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
131.13	.00	131.13	5830	Interest	367.33	.00	367.33	.0	.00
.00	.00	.00	5890	Miscellaneous	300.00	.00	300.00	.0	.00
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\$ 131.13	\$ .00	\$ 131.13			\$ 50667.33	\$ 50000.00	\$ 667.33	1.3 %	\$ 50000.00
<b>Expenses</b>									
Utilities									
Facility									
\$ 4782.57	\$ .00	\$ 4782.57	6375	Common Elements	\$ 21414.97	\$ .00	\$ 21414.97	.0 %	.00
.00	.00	.00	6795	Sidewalks	25058.50	.00	25058.50	.0	.00
General & Administrative									
Landscaping									
Staffing									
Recreation									
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\$ 4782.57	\$ .00	\$ 4782.57			\$ 46473.47	\$ .00	\$ 46473.47	.0 %	.00
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Current Period Net Activity:					YTD Net Activity:				
\$ 4651.44	\$ .00	\$ 4651.44			\$ 4193.86	\$ 50000.00	\$ 45806.14	1.3	\$ 50000.00