

Oak Hills HOA

Balance Sheet For The Period Ended February 28, 2019

ASSETS

**CURRENT ASSETS**

1000	Cash in Bank - Checking	\$	147,904.54
1140	Accounts Receivable		23,293.53
1141	Heritage Bank		2,451.85
1142	Doubtful Accounts Receivable		(5,561.87)
1143	US Bank-Activities		1,000.00
1175	Deposits		1,000.00
1220	Petty Cash		100.00
1265	Prepaid Insurance		7,920.48
1280	Prepaid Oregon Income Tax		699.00
<b>TOTAL CURRENT ASSETS</b>			<b>\$ <u>178,807.53</u></b>

**DESIGNATED CAPITAL AND UNDESIGNATED OPERATING FUNDS**

1790	General Operating	\$	233,628.89
1908	Replacement Reserve		251,265.12
1910	Special Assessment Reserve		(21,476.62)
<b>TOTAL FUNDS</b>			<b>\$ <u>463,417.39</u></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>\$ <u>4,849,700.11</u></b>

**TOTAL ASSETS** **\$5,491,925.03**

APPROVED N. L. V.

MAR 12 2019

Oak Hills HOA

Balance Sheet For The Period Ended February 28, 2019

LIABILITIES & EQUITY

**CURRENT LIABILITIES**

2100	Accounts Payable	\$	(37.67)
2101	Accrued Accounts Payable		9,528.34
2130	Accrued Payroll		143.91
2140	Unearned Revenue/Assessment		75,871.87
2235	Prebilled HOA Fees		179,375.00

**TOTAL CURRENT LIABILITIES** \$ 264,881.45

**LONG TERM LIABILITIES**

2730	Note Payable	\$	2,557,173.29
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**TOTAL LONG TERM LIABILITIES** \$ 2,557,173.29

**TOTAL LIABILITIES** \$ 2,822,054.74

**MEMBERS' EQUITY**

3100	Designated Replacement Fund	\$	219,341.34
	Current Year Addition		<u>31,923.78</u>
	<b>TOTAL RESERVES (DESIGNATED)</b>	\$	251,265.12

3130	SA	\$	(2,675,702.08)
	Current Year Addition		<u>97,052.17</u>
	<b>TOTAL SA</b>	\$	(2,578,649.91)

3145	Undesignated Operating Fund	\$	4,992,970.94
	Current Year Addition		<u>4,284.14</u>
	<b>TOTAL OPERATING (UNDESIGNATED)</b>	\$	4,997,255.08

**TOTAL MEMBERS' EQUITY** \$ 2,669,870.29

**TOTAL LIABILITIES AND EQUITY** \$ 5,491,925.03

Oak Hills HOA

For the month ended February 28, 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	\$ 128125.00	\$ 128125.00	\$ .00	.0 %	\$ 307500.00
736.00-	.00	736.00-	5077	Misc Heritage Bank Income	3801.51-	.00	3801.51-	.0	.00
200.00	.00	200.00	5130	Rocket Ship	975.60	.00	975.60	.0	.00
.00	208.33	208.33-	5177	Dropbox Income	76.95	1041.65	964.70-	92.6-	2500.00
875.00	416.67	458.33	5230	Bldg Rental	4014.00	2083.35	1930.65	92.7	5000.00
.00	83.33	83.33-	5305	Keys & Fobs	50.00	416.65	366.65-	88.0-	1000.00
1643.95	1250.00	393.95	5370	RV Lot	14996.80	6250.00	8746.80	139.9	15000.00
25.00	104.17	79.17-	5380	Move in/Move Out	200.00	520.85	320.85-	61.6-	1250.00
.00	1666.67	1666.67-	5500	4th of July	120.00	8333.35	8213.35-	98.6-	20000.00
3720.00	1833.33	1886.67	5560	Field Rental	13200.00	9166.65	4033.35	44.0	22000.00
.05	2083.33	2083.28-	5575	Pool Tags	818.90	10416.65	9597.75-	92.1-	25000.00
1500.00	375.00	1125.00	5590	Pool Rental	2101.00	1875.00	226.00	12.1	4500.00
.00	300.00	300.00-	5605	Neighborhood Activities	4709.73	1500.00	3209.73	214.0	3600.00
.00	29.17	29.17-	5620	Community Garden	.00	145.85	145.85-	100.0-	350.00
.00	541.67	541.67-	5635	Swim Lessons	30.00	2708.35	2678.35-	98.9-	6500.00
.00	1875.00	1875.00-	5640	OH Swim Team	2673.20	9375.00	6701.80-	71.5-	22500.00
.00	166.67	166.67-	5650	Tennis/Pickleball	1000.00	833.35	166.65	20.0	2000.00
64.95	33.33	31.62	5830	Interest	297.90	166.65	131.25	78.8	400.00
197.25	500.00	302.75-	5845	Late Charges	2920.41	2500.00	420.41	16.8	6000.00
100.00	41.67	58.33	5890	Miscellaneous Income	1242.95	208.35	1034.60	496.6	500.00
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\$ 33215.20	\$ 37133.34	\$ 3918.14-			\$ 173750.93	\$ 185666.70	\$ 11915.77-	6.4-%	\$ 445600.00
<b>Expenses</b>									
<b>Utilities</b>									
\$ 158.16	\$ 858.33	\$ 700.17-	6045	Dumpster	\$ 2455.22	\$ 4291.65	\$ 1836.43-	42.8-%	\$ 10300.00
187.62	944.17	756.55-	6060	Electric	4164.79	4720.85	556.06-	11.8-	11330.00
584.78	.00	584.78	6061	Electric-Entry Maintenance	652.11	.00	652.11	.0	.00
309.00	309.00	.00	6090	Garbage	1507.14	1545.00	37.86-	2.5-	3708.00
659.06	1845.42	1186.36-	6105	Gas	7332.69	9227.10	1894.41-	20.5-	22145.00
202.85	.00	202.85	6106	Gas - Maintenance	418.07	.00	418.07	.0	.00
.00	171.67	171.67-	6120	Fuel/Oil	.00	858.35	858.35-	100.0-	2060.00
.00	600.83	600.83-	6150	Sewer	4011.24	3004.15	1007.09	33.5	7210.00
480.96	660.92	179.96-	6180	Telephone/Int/Alarm	2434.43	3304.60	870.17-	26.3-	7931.00
.00	42.92	42.92-	6181	Tools/Equipment	.00	214.60	214.60-	100.0-	515.00
.00	1545.00	1545.00-	6195	Water	4797.67	7725.00	2927.33-	37.9-	18540.00
.00	1030.00	1030.00-	6225	Water-Irrigation	1486.65	5150.00	3663.35-	71.1-	12360.00
<b>Facility</b>									
4.97	429.17	424.20-	6375	Fac Repairs	4.97	2145.85	2140.88-	99.8-	5150.00
890.00	944.17	54.17-	6584	Janitorial Labor	4450.00	4720.85	270.85-	5.7-	11330.00
.00	274.67	274.67-	6585	Janitorial Supplies	1241.14	1373.35	132.21-	9.6-	3296.00
3251.00-	772.50	4023.50-	6690	Property Maintenance	7080.05	3862.50	3217.55	83.3	9270.00
9200.67	750.00	8450.67	6750	RV Lot	13633.17	3750.00	9883.17	263.6	9000.00
<b>General &amp; Administrative</b>									
58.01	250.00	191.99-	7015	Architectural Review Board	58.01	1250.00	1191.99-	95.4-	3000.00
357.28	600.83	243.55-	7105	Office Supplies - CMI	2190.92	3004.15	813.23-	27.1-	7210.00
.00	107.29	107.29-	7120	Consultants	.00	536.45	536.45-	100.0-	1287.50
335.81	515.00	179.19-	7180	OHHA Office	945.07	2575.00	1629.93-	63.3-	6180.00
816.83	858.33	41.50-	7225	Insurance	4398.90	4291.65	107.25	2.5	10300.00
1741.50	515.00	1226.50	7255	General Legal Expense	3231.50	2575.00	656.50	25.5	6180.00
.00	85.83	85.83-	7256	Compliance Legal	.00	429.15	429.15-	100.0-	1030.00
325.50	283.25	42.25	7285	CMI Extra Management	2114.00	1416.25	697.75	49.3	3399.00
2375.00	2609.33	234.33-	7300	Management Fee	11875.00	13046.65	1171.65-	9.0-	31312.00
.00	128.75	128.75-	7315	Software	1935.00	643.75	1291.25	200.6	1545.00
.00	25.75	25.75-	7330	Employee Testing	39.00	128.75	89.75-	69.7-	309.00
419.10	515.00	95.90-	7375	Communications	2074.95	2575.00	500.05-	19.4-	6180.00
.00	17.17	17.17-	7390	Compliance/Cmpli Postage	.00	85.85	85.85-	100.0-	206.00
15.00	171.67	156.67-	7465	Taxes, Fees	6534.00	858.35	5675.65	661.2	2060.00
.00	309.00	309.00-	7466	Review Audit	5560.00	1545.00	4015.00	259.9	3708.00
<b>Landscaping</b>									
10650.00	5500.00	5150.00	7675	Landscape Contract	30630.00	27500.00	3130.00	11.4	66000.00
.00	30.04	30.04-	7735	Community Garden	.00	150.20	150.20-	100.0-	360.50
<b>Staffing</b>									
3168.00	4059.92	891.92-	7990	Maintenance Payroll	18766.00	20299.60	1533.60-	7.6-	48719.00
1582.28	1974.17	391.89-	8035	Workers Comp., payroll taxes	10691.63	9870.85	820.78	8.3	23690.00

Recreation																			
\$	.00	\$	1716.67	\$	1716.67	-	8215	4th of July	\$	.00	\$	8583.35	\$	8583.35	-	100.0	%	\$	20600.00
	756.00		686.67		69.33	-	8230	Rec Admin PR 110		3681.50		3433.35		248.15		7.2			8240.00
	56.00		557.92		501.92	-	8260	PR 150		815.00		2789.60		1974.60		70.8			6695.00
	101.40		4351.75		4250.35	-	8320	PR 120		1936.15		21758.75		19822.60		91.1			52221.00
	.00		429.17		429.17	-	8395	Pool Repairs		1225.97		2145.85		919.88		42.9			5150.00
	.00		125.00		125.00	-	8440	Community Affairs Expense		.00		625.00		625.00		100.0			1500.00
	38.93		1287.50		1326.43	-	8455	Rec Programs		3977.88		6437.50		2459.62		38.2			15450.00
	.00		197.42		197.42	-	8471	Social PR140		.00		987.10		987.10		100.0			2369.00
	.00		17.17		17.17	-	8472	Rec PR130		229.00		85.85		314.85		366.7			206.00
	.00		755.33		755.33	-	8515	Pool Chemicals		1345.97		3776.65		2430.68		64.4			9064.00
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\$	32145.85	\$	39859.70	\$	7713.85				\$	169466.79	\$	199298.50	\$	29831.71		15.0	%	\$	478316.00
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	<u>Current Period Net Activity:</u>										<u>YTD Net Activity:</u>								
\$	1069.35	\$	2726.36	\$	3795.71				\$	4284.14	\$	13631.80	\$	17915.94		8.6		\$	32716.00

Oak Hills HOA

For the month ended February 28, 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>									
\$ 21632.55	\$ .00	\$ 21632.55	5015	Serial Assessment	\$ 154123.35	\$ .00	\$ 154123.35	.0 %	\$ .00
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\$ 21632.55	\$ .00	\$ 21632.55			\$ 154123.35	\$ .00	\$ 154123.35	.0 %	\$ .00
<b>Expenses</b>									
Utilities									
Facility									
General & Administrative									
\$ 9960.89	\$ .00	\$ 9960.89	7240	Loan Interest	\$ 49671.18	\$ .00	\$ 49671.18	.0 %	\$ .00
.00	.00	.00	7360	Project Completion	7400.00	.00	7400.00	.0	.00
Landscaping									
Staffing									
Recreation									
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\$ 9960.89	\$ .00	\$ 9960.89			\$ 57071.18	\$ .00	\$ 57071.18	.0 %	\$ .00
<u>Current Period Net Activity:</u>					<u>YTD Net Activity:</u>				
\$ 11671.66	\$ .00	\$ 11671.66			\$ 97052.17	\$ .00	\$ 97052.17	.0	\$ .00

Oak Hills HOA

For the month ended February 28, 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
129.92	.00	129.92	5830	Interest	497.25	.00	497.25	.0	.00
31890.00	.00	31890.00	5890	Miscellaneous	32190.00	.00	32190.00	.0	.00
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\$ 32019.92	\$ .00	\$ 32019.92			\$ 82687.25	\$ 50000.00	\$ 32687.25	65.4 %	\$ 50000.00
<b>Expenses</b>									
Utilities									
Facility									
\$ 4290.00	\$ .00	\$ 4290.00	6375	Common Elements	\$ 25704.97	\$ .00	\$ 25704.97	.0 %	\$ .00
.00	.00	.00	6795	Sidewalks	25058.50	.00	25058.50	.0	.00
General & Administrative									
Landscaping									
Staffing									
Recreation									
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\$ 4290.00	\$ .00	\$ 4290.00			\$ 50763.47	\$ .00	\$ 50763.47	.0 %	\$ .00
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<u>Current Period Net Activity:</u>					<u>YTD Net Activity:</u>				
\$ 27729.92	\$ .00	\$ 27729.92			\$ 31923.78	\$ 50000.00	\$ 18076.22	65.4	\$ 50000.00