

Oak Hills HOA

Unaudited Balance Sheet For The Period Ended July 31, 2019

ASSETS

CURRENT ASSETS

1000	Cash in Bank - Checking	\$	16,238.63
1140	Accounts Receivable		15,737.97
1142	Doubtful Accounts Receivable		(5,561.87)
1143	US Bank-Activities		77,068.51
1175	Deposits		1,000.00
1220	Petty Cash		100.00
1250	Prepaid Fed. & State Tax		(699.00)
1265	Prepaid Insurance		2,382.68
1280	Prepaid Oregon Income Tax		199.00

TOTAL CURRENT ASSETS \$ 106,465.92

DESIGNATED CAPITAL AND UNDESIGNATED OPERATING FUNDS

1790	General Operating	\$	129,282.83
1793	Rocketship Playground Donatio		21,863.60
1908	Replacement Reserve		163,673.62
1910	Special Assessment Reserve		(127,299.12)

TOTAL FUNDS \$ 187,520.93

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 **\$4,969,775.02**

APPROVED N. L. V.

AUG 16 2019

Oak Hills HOA

Balance Sheet For The Period Ended July 31, 2019

LIABILITIES & EQUITY

CURRENT LIABILITIES

2100	Accounts Payable	\$	935.66
2101	Accrued Accounts Payable		15,029.45
2115	A/P Clearing		(184.94)
2130	Accrued Payroll		143.91
2140	Unearned Revenue/Assessment		50,311.36
2201	Due to Master Assoc.		620.00
2202	Due to Master Assoc.		21,676.67
2235	Prebilled HOA Fees		51,250.00
TOTAL CURRENT LIABILITIES			\$ 139,782.11

LONG TERM LIABILITIES

2730	Note Payable	\$	2,367,861.65
TOTAL LONG TERM LIABILITIES			\$ 2,367,861.65

TOTAL LIABILITIES **\$ 2,507,643.76**

MEMBERS' EQUITY

3100	Designated Replacement Fund	\$	214,040.09
	Current Year Addition		(50,366.47)
TOTAL RESERVES (DESIGNATED)			\$ 163,673.62
3130	SA	\$	(2,677,800.83)
	Current Year Addition		182,640.06
TOTAL SA			\$ (2,495,160.77)
3145	Undesignated Operating Fund	\$	4,777,991.78
	Current Year Addition		15,626.63
TOTAL OPERATING (UNDESIGNATED)			\$ 4,793,618.41
TOTAL MEMBERS' EQUITY			<u>\$ 2,462,131.26</u>

TOTAL LIABILITIES AND EQUITY

\$4,969,775.02

Oak Hills HOA

For the month ended July 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	\$ 256250.00	\$ 256250.00	\$.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
520.00	208.33	311.67	5177	Dropbox Income	2662.95	2083.30	579.65	27.8	2500.00
467.33	416.67	50.66	5230	Bldg Rental	10310.88	4166.70	6144.18	147.5	5000.00
570.00	83.33	486.67	5305	Keys & Fobs	1620.00	833.30	786.70	94.4	1000.00
123.52-	1250.00	1373.52-	5370	RV Lot	16065.09	12500.00	3565.09	28.5	15000.00
50.00	104.17	54.17-	5380	Move in/Move Out	550.00	1041.70	491.70-	47.2-	1250.00
16007.53	1666.67	14340.86	5500	4th of July	17257.53	16666.70	590.83	3.5	20000.00
.00	1833.33	1833.33-	5560	Field Rental	16614.40	18333.30	1718.90-	9.4-	22000.00
3342.05	2083.33	1258.72	5575	Pool Tags	18936.20	20833.30	1897.10-	9.1-	25000.00
717.50	375.00	342.50	5590	Pool Rental	9055.50	3750.00	5305.50	141.5	4500.00
.00	300.00	300.00-	5605	Neighborhood Activities	4102.28	3000.00	1102.28	36.7	3600.00
.00	29.17	29.17-	5620	Community Garden	413.00	291.70	121.30	41.6	350.00
1890.00	541.67	1348.33	5635	Swim Lessons	6655.00	5416.70	1238.30	22.9	6500.00
1680.00	1875.00	195.00-	5640	OH Swim Team	21138.20	18750.00	2388.20	12.7	22500.00
.00	166.67	166.67-	5650	Tennis/Pickleball	1870.00	1666.70	203.30	12.2	2000.00
118.47	33.33	85.14	5830	Interest	541.76	333.30	208.46	62.5	400.00
330.02	500.00	169.98-	5845	Late Charges	4577.20	5000.00	422.80-	8.5-	6000.00
.00	41.67	41.67-	5890	Miscellaneous Income	1341.92	416.70	925.22	222.0	500.00
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\$ 51194.38	\$ 37133.34	\$ 14061.04			\$ 386196.00	\$ 371333.40	\$ 14862.60	4.0 %	\$ 445600.00
Expenses									
Utilities									
\$ 800.40	\$ 858.33	\$ 57.93-	6045	Dumpster	\$ 5469.57	\$ 8583.30	\$ 3113.73-	36.3- %	\$ 10300.00
1038.86	944.17	94.69	6060	Electric	8279.19	9441.70	1162.51-	12.3-	11330.00
70.56	.00	70.56	6061	Electric-Entry Maintenance	2744.42	.00	2744.42	.0	.00
444.77	309.00	135.77	6090	Garbage	3151.64	3090.00	61.64	2.0	3708.00
1845.42	1845.42	.00	6105	Gas	12197.48	18454.20	6256.72-	33.9-	22145.00
.00	.00	.00	6106	Gas - Maintenance	736.05	.00	736.05	.0	.00
.00	171.67	171.67-	6120	Fuel/Oil	.00	1716.70	1716.70-	100.0-	2060.00
1266.53	600.83	665.70	6150	Sewer	8491.51	6008.30	2483.21	41.3	7210.00
364.58	660.92	296.34-	6180	Telephone/Int/Alarm	4759.59	6609.20	1849.61-	28.0-	7931.00
.00	42.92	42.92-	6181	Tools/Equipment	.00	429.20	429.20-	100.0-	515.00
7667.34	1545.00	6122.34	6195	Water	11643.34	15450.00	3806.66-	24.6-	18540.00
2293.00	1030.00	1263.00	6225	Water-Irrigation	2987.75	10300.00	7312.25-	71.0-	12360.00
Facility									
.00	429.17	429.17-	6375	Fac Repairs	4.97	4291.70	4286.73-	99.9-	5150.00
.00	944.17	944.17-	6584	Janitorial Labor	8274.00	9441.70	1167.70-	12.4-	11330.00
1026.84	274.67	752.17	6585	Janitorial Supplies	2285.70	2746.70	461.00-	16.8-	3296.00
52.23	772.50	720.27-	6690	Property Maintenance	8513.85	7725.00	788.85	10.2	9270.00
.00	750.00	750.00-	6750	RV Lot	14431.37	7500.00	6931.37	92.4	9000.00
General & Administrative									
.00	250.00	250.00-	7015	Architectural Review Board	58.01	2500.00	2441.99-	97.7-	3000.00
600.83	600.83	.00	7105	Office Supplies - CMI	6728.83	6008.30	720.53	12.0	7210.00
.00	107.29	107.29-	7120	Consultants	.00	1072.90	1072.90-	100.0-	1287.50
1269.06	515.00	754.06	7180	OHHA Office	8328.72	5150.00	3178.72	61.7	6180.00
816.83	858.33	41.50-	7225	Insurance	8483.05	8583.30	100.25-	1.2-	10300.00
.00	515.00	515.00-	7255	General Legal Expense	4782.10	5150.00	367.90-	7.1-	6180.00
.00	85.83	85.83-	7256	Compliance Legal	.00	858.30	858.30-	100.0-	1030.00
.00	283.25	283.25-	7285	CMI Extra Management	4267.00	2832.50	1434.50	50.6	3399.00
2375.00	2609.33	234.33-	7300	Management Fee	23750.00	26093.30	2343.30-	9.0-	31312.00
.00	128.75	128.75-	7315	Software	2202.22	1287.50	914.72	71.0	1545.00
.00	25.75	25.75-	7330	Employee Testing	39.00	257.50	218.50-	84.9-	309.00
374.07	515.00	140.93-	7375	Communications	4158.06	5150.00	991.94-	19.3-	6180.00
.00	17.17	17.17-	7390	Compliance/Cmpli Postage	59.14	171.70	112.56-	65.6-	206.00
486.38	171.67	314.71	7465	Taxes, Fees	8509.00	1716.70	6792.30	395.7	2060.00
.00	309.00	309.00-	7466	Review Audit	2950.00	3090.00	140.00-	4.5-	3708.00
Landscaping									
5500.00	5500.00	.00	7675	Landscape Contract	56615.00	55000.00	1615.00	2.9	66000.00
.00	.00	.00	7710	Landscape Prune & Spray	1101.00	.00	1101.00	.0	.00
.00	30.04	30.04-	7735	Community Garden	298.86-	300.40	599.26-	199.5-	360.50
.00	.00	.00	7780	Tree	4796.40	.00	4796.40	.0	.00
Staffing									

\$ 4436.00	\$ 4059.92	\$ 376.08	7990	Maintenance Payroll	\$ 38386.00	\$ 40599.20	\$ 2213.20-	5.5-	% \$	48719.00
4816.04	1974.17	2841.87	8035	Workers Comp., payroll taxes	21904.53	19741.70	2162.83	11.0		23690.00
Recreation										
14617.74	1716.67	12901.07	8215	4th of July	19892.64	17166.70	2725.94	15.9		20600.00
3230.00	686.67	2543.33	8230	Rec Admin PR 110	15164.50	6866.70	8297.80	120.8		8240.00
3884.78	557.92	3326.86	8260	PR 150	6150.04	5579.20	570.84	10.2		6695.00
14496.88	4351.75	10145.13	8320	PR 120	23215.43	43517.50	20302.07-	46.7-		52221.00
.00	429.17	429.17-	8395	Pool Repairs	1515.97	4291.70	2775.73-	64.7-		5150.00
374.72	125.00	249.72	8440	Community Affairs Expense	374.72	1250.00	875.28-	70.0-		1500.00
387.76	1287.50	899.74-	8455	Rec Programs	4881.34	12875.00	7993.66-	62.1-		15450.00
325.35	.00	325.35	8470	Rec Admin	325.35	.00	325.35	.0		.00
.00	197.42	197.42-	8471	Social PR140	.00	1974.20	1974.20-	100.0-		2369.00
.00	17.17	17.17-	8472	Rec PR130	71.00	171.70	100.70-	58.6-		206.00
260.86	755.33	494.47-	8515	Pool Chemicals	3388.75	7553.30	4164.55-	55.1-		9064.00
.00	.00	.00	8545	Tennis Courts	4800.00	.00	4800.00	.0		.00

\$ 75122.83	\$ 39859.70	\$ 35263.13			\$ 370569.37	\$ 398597.00	\$ 28027.63-	7.0-	% \$	478316.00
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<u>Current Period Net Activity:</u>					<u>YTD Net Activity:</u>						
\$ 23928.45-	\$ 2726.36-	\$ 21202.09-			\$ 15626.63	\$ 27263.60-	\$ 42890.23	11.0		\$ 32716.00-	

Oak Hills HOA

For the month ended July 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									
\$ 21483.36	\$.00	\$ 21483.36	5015	Serial Assessment	\$ 278391.54	\$.00	\$ 278391.54	.0 %	\$.00
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\$ 21483.36	\$.00	\$ 21483.36			\$ 278391.54	\$.00	\$ 278391.54	.0 %	\$.00
Expenses									
Utilities									
Facility									
General & Administrative									
\$ 8930.17	\$.00	\$ 8930.17	7240	Loan Interest	\$ 95751.48	\$.00	\$ 95751.48	.0 %	\$.00
Landscaping									
Staffing									
Recreation									
<hr/>					<hr/>				
\$ 8930.17	\$.00	\$ 8930.17			\$ 95751.48	\$.00	\$ 95751.48	.0 %	\$.00
<u>Current Period Net Activity:</u>					<u>YTD Net Activity:</u>				
\$ 12553.19	\$.00	\$ 12553.19			\$ 182640.06	\$.00	\$ 182640.06	.0	\$.00

Oak Hills HOA

For the month ended July 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
1.65	.00	1.65	5830	Interest	1321.27	.00	1321.27	.0	.00
.00	.00	.00	5890	Miscellaneous	32190.00	.00	32190.00	.0	.00
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\$ 1.65	\$.00	\$ 1.65			\$ 83511.27	\$ 50000.00	\$ 33511.27	67.0 %	\$ 50000.00
Expenses									
Utilities									
Facility									
\$.00	\$.00	\$.00	6375	Common Elements	\$ 27452.89	\$.00	\$ 27452.89	.0 %	.00
24220.00	.00	24220.00	6795	Sidewalks	49278.50	.00	49278.50	.0	.00
.00	.00	.00	6885	Windows	652.60	.00	652.60	.0	.00
General & Administrative									
Landscaping									
.00	.00	.00	7676	Landscape - Equipment	56493.75	.00	56493.75	.0	.00
Staffing									
Recreation									
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\$ 24220.00	\$.00	\$ 24220.00			\$ 133877.74	\$.00	\$ 133877.74	.0 %	.00
<u>Current Period Net Activity:</u>					<u>YTD Net Activity:</u>				
\$ 24218.35-	\$.00	\$ 24218.35-			\$ 50366.47-	\$ 50000.00	\$ 100366.47-	67.0	\$ 50000.00