



Community Management, Inc.

BOD/20/OAK 095

**TO: BOARD OF DIRECTORS, OAK HILLS HOA**

**FROM: NANCY LA VOIE, CMCA, CAMP, PCAM, COMMUNITY MANAGER**  
**COMMUNITY MANAGEMENT, INC., AAMC**

**SUBJECT: 2019 FINANCIAL STATEMENT**

**DATE: DECEMBER 20, 2019**

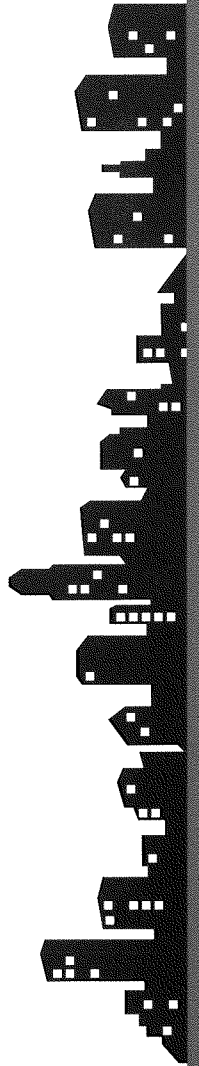
*You will find attached the financial statement for the period ending:*

**11/30/2019 [X]**

**Community Manager's Notes on Financial Statement:**  
**New fiscal year; includes changes to category names and new budget**

If you have any questions, please do not hesitate to contact our office at (503) 445-1102.

NL/p  
Enclosures



Oak Hills HOA

Unaudited Balance Sheet For The Period Ended November 30, 2019

ASSETS

**CURRENT ASSETS**

1000	Cash in Bank - Checking	\$	246,159.49
1140	Accounts Receivable		117,124.29
1141	A/R Clearing		184.94
1142	Doubtful Accounts Receivable		(5,561.87)
1143	US Bank-Activities		102,568.67
1220	Petty Cash		100.00
1265	Prepaid Insurance		1,226.30

**TOTAL CURRENT ASSETS** \$ 461,801.82

**DESIGNATED CAPITAL AND UNDESIGNATED OPERATING FUNDS**

1790	General Operating	\$	11,926.53
1793	Playground Equipment Donatio		21,863.60
1908	Maintenance Fund		147,023.60
1910	Special Assessment Reserve		(120,083.72)

**TOTAL FUNDS** \$ 60,730.01

**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** **\$ 5,198,320.00**

APPROVED N. L. V.

DEC 20 2019

Oak Hills HOA

Balance Sheet For The Period Ended November 30, 2019

LIABILITIES & EQUITY

**CURRENT LIABILITIES**

2100	Accounts Payable	\$	9,893.27
2101	Accrued Accounts Payable		1,664.56
2130	Accrued Payroll		143.91
2140	Unearned Revenue/Assessment		75,164.13
2201	Deferred Revenue (Donation)		620.00
2202	Deferred Rocketship Revenue		21,676.67
2235	Prebilled HOA Fees		306,250.00

**TOTAL CURRENT LIABILITIES** \$ 415,412.54

**LONG TERM LIABILITIES**

2730	Note Payable	\$	2,314,907.40
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**TOTAL LONG TERM LIABILITIES** \$ 2,314,907.40

**TOTAL LIABILITIES** **\$ 2,730,319.94**

**MEMBERS' EQUITY**

3100	Designated Maintenance Fund	\$	146,904.21
	Current Year Addition		<u>119.39</u>
	<b>TOTAL RESERVES (DESIGNATED)</b>	\$	147,023.60
3130	SA	\$	(2,470,494.26)
	Current Year Addition		<u>35,503.14</u>
	<b>TOTAL SA</b>	\$	(2,434,991.12)
3115	Fixed Assets	\$	<u>4,675,788.17</u>
	<b>TOTAL FIXED ASSETS</b>	\$	4,675,788.17
3145	Undesignated Retained Earning	\$	75,441.69
	Current Year Addition		<u>4,737.72</u>
	<b>TOTAL OPERATING (UNDESIGNATED)</b>	\$	<u>80,179.41</u>

**TOTAL MEMBERS' EQUITY**

**\$ 2,468,000.06**

**TOTAL LIABILITIES AND EQUITY**

**\$ 5,198,320.00**

Oak Hills HOA

For the month ended November 30, 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	\$ 51250.00	\$ 51250.00	\$ .00	.0 %	\$ 307500.00
20.00	291.67	271.67-	5177	Dropbox Income	90.00	583.34	493.34-	84.6-	3500.00
530.00	1016.67	486.67-	5230	Bldg Rental	4495.00	2033.34	2461.66	121.1	12200.00
.00	139.17	139.17-	5305	Keys & Fobs	.00	278.34	278.34-	100.0-	1670.00
672.00	1416.67	744.67-	5370	RV Lot	672.00	2833.34	2161.34-	76.3-	17000.00
50.00	66.67	16.67-	5380	Move in/Move Out	75.00	133.34	58.34-	43.8-	800.00
.00	1750.00	1750.00-	5500	4th of July	.00	3500.00	3500.00-	100.0-	21000.00
2185.00	208.33	1976.67	5530	Turkey Trot	2185.00	416.66	1768.34	424.4	2500.00
5600.00	1791.67	3808.33	5560	Field Rental	5600.00	3583.34	2016.66	56.3	21500.00
18.00	2916.67	2898.67-	5575	Pool Passes/Tags	126.00	5833.34	5707.34-	97.8-	35000.00
.00	250.00	250.00-	5590	Pool Rental	.00	500.00	500.00-	100.0-	3000.00
535.05	279.17	255.88	5605	Neighborhood Activities	800.10	558.34	241.76	43.3	3350.00
.00	34.42	34.42-	5620	Community Garden	.00	68.84	68.84-	100.0-	413.00
.00	666.67	666.67-	5635	Swim Lessons	50.00	1333.34	1283.34-	96.3-	8000.00
.00	1500.00	1500.00-	5640	Swim Team Registration	.00	3000.00	3000.00-	100.0-	18000.00
1191.00	270.83	920.17	5650	Tennis/Pickleball	1191.00	541.66	649.34	119.9	3250.00
2.74	48.42	45.68-	5830	Interest	3.04	96.84	93.80-	96.9-	581.00
40.75-	441.67	482.42-	5845	Late Charges	184.86-	883.34	1068.20-	120.9-	5300.00
.00	208.33	208.33-	5890	Miscellaneous Income	.00	416.66	416.66-	100.0-	2500.00
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\$ 36388.04	\$ 38922.03	\$ 2533.99-			\$ 66352.28	\$ 77844.06	\$ 11491.78-	14.8- %	\$ 467064.00
<b>Expenses</b>									
<b>Utilities</b>									
\$ 261.09	\$ 608.33	\$ 347.24-	6045	Dumpster	\$ 1179.67	\$ 1216.66	\$ 36.99-	3.0- %	\$ 7300.00
846.45	893.42	46.97-	6060	Electric - Pool	1572.60	1786.84	214.24-	12.0-	10721.00
157.23	248.00	90.77-	6061	Electric-Entry Maintenance	240.28	496.00	255.72-	51.6-	2976.00
299.22	322.92	23.70-	6090	Garbage	434.99	645.84	210.85-	32.6-	3875.00
497.17	1280.00	782.83-	6105	Natural Gas - Pool	1638.99	2560.00	921.01-	36.0-	15360.00
325.33	71.67	253.66	6106	Natural Gas - Entry/Maint	476.11	143.34	332.77	232.2	860.00
.00	83.33	83.33-	6120	Fuel/Oil	.00	166.66	166.66-	100.0-	1000.00
1320.88	865.67	455.21	6150	Sewer	1598.38	1731.34	132.96-	7.7-	10388.00
489.89	480.25	9.64	6180	Telephone/Int/Alarm	979.77	960.50	19.27	2.0	5763.00
.00	104.17	104.17-	6181	Tools/Equipment	.00	208.34	208.34-	100.0-	1250.00
5115.17	1906.08	3209.09	6195	Water - Bldg/Pool	5115.17	3812.16	1303.01	34.2	22873.00
1205.10	1016.67	188.43	6225	Water-Irrigation	1205.10	2033.34	828.24-	40.7-	12200.00
<b>Facility</b>									
.00	83.33	83.33-	6375	Facility Repairs	.00	166.66	166.66-	100.0-	1000.00
1000.00	833.33	166.67	6584	Janitorial Labor	2175.00	1666.66	508.34	30.5	10000.00
175.00	116.67	58.33	6585	Janitorial Supplies	350.00	233.34	116.66	50.0	1400.00
855.19	812.50	42.69	6690	Property Maintenance	2344.04	1625.00	719.04	44.2	9750.00
.00	83.33	83.33-	6750	RV Lot	.00	166.66	166.66-	100.0-	1000.00
<b>General &amp; Administrative</b>									
.00	20.83	20.83-	7015	Architectural Review Board	.00	41.66	41.66-	100.0-	250.00
1235.82	541.67	694.15	7105	CMI - Office Supplies	2504.12	1083.34	1420.78	131.1	6500.00
.00	41.67	41.67-	7120	Consultants	.00	83.34	83.34-	100.0-	500.00
50.49	625.00	574.51-	7180	OHHA Office	371.93	1250.00	878.07-	70.2-	7500.00
813.42	833.33	19.91-	7225	Insurance	1879.84	1666.66	213.18	12.8	10000.00
.00	83.33	83.33-	7255	Legal Expense	.00	166.66	166.66-	100.0-	1000.00
487.50	333.33	154.17	7285	CMI Extra Management	487.50	666.66	179.16-	26.9-	4000.00
2375.00	2422.50	47.50-	7300	Management Fee	4750.00	4845.00	95.00-	2.0-	29070.00
.00	183.33	183.33-	7315	Software Expense	.00	366.66	366.66-	100.0-	2200.00
.00	4.17	4.17-	7330	Employee Testing	.00	8.34	8.34-	100.0-	50.00
346.75	400.00	53.25-	7375	Communications	640.85	800.00	159.15-	19.9-	4800.00
.00	14.58	14.58-	7390	Compliance Postage	.00	29.16	29.16-	100.0-	175.00
15.00	666.67	651.67-	7465	Taxes, Fees	30.00	1333.34	1303.34-	97.8-	8000.00
.00	250.00	250.00-	7466	Review Audit	.00	500.00	500.00-	100.0-	3000.00
<b>Landscaping</b>									
7910.00	4833.33	3076.67	7675	Landscape Contract	13034.00	9666.66	3367.34	34.8	58000.00
901.00	183.33	717.67	7710	Landscape Prune & Spray	901.00	366.66	534.34	145.7	2200.00
.00	29.17	29.17-	7735	Community Garden	.00	58.34	58.34-	100.0-	350.00
.00	400.00	400.00-	7780	Arborist/Misc Landscape	190.00	800.00	610.00-	76.3-	4800.00
<b>Staffing</b>									
2728.00	3916.67	1188.67-	7990	Maintenance Payroll	5290.00	7833.34	2543.34-	32.5-	47000.00
3297.73	2500.00	797.73	8035	Payroll Taxes/Workers Comp	4817.10	5000.00	182.90-	3.7-	30000.00

Recreation																	
\$	.00	\$	1750.00	\$	1750.00-	8215	4th of July	\$	.00	\$	3500.00	\$	3500.00-	100.0-	%	\$	21000.00
	2018.25		2083.33		65.08-	8230	Admin Payroll PR110		3812.25		4166.66		354.41-		8.5-		25000.00
	.00		833.33		833.33-	8260	Rec Facility PR150		.00		1666.66		1666.66-		100.0-		10000.00
	634.71		4041.67		3406.96-	8320	Rec Aquatic PR120		1175.72		8083.34		6907.62-		85.5-		48500.00
	.00		666.67		666.67-	8395	Pool Repairs		.00		1333.34		1333.34-		100.0-		8000.00
	.00		31.25		31.25-	8440	Community Affairs Expense		.00		62.50		62.50-		100.0-		375.00
	369.43		750.00		380.57-	8455	Rec Programs		722.42		1500.00		777.58-		51.8-		9000.00
	1417.60		625.00		792.60	8515	Pool Chemicals		1697.73		1250.00		447.73		35.8		7500.00
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\$	37148.42	\$	38873.83	\$	1725.41-			\$	61614.56	\$	77747.66	\$	16133.10-	20.8-	%	\$	466486.00
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<u>Current Period Net Activity:</u>										<u>YTD Net Activity:</u>							
\$	760.38-	\$	48.20	\$	808.58-			\$	4737.72	\$	96.40	\$	4641.32	6.0		\$	578.00

Oak Hills HOA

For the month ended November 30, 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>									
\$ 31822.48	\$ .00	\$ 31822.48	5015	Serial Assessment	\$ 53305.84	\$ .00	\$ 53305.84	.0 %	\$ .00
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\$ 31822.48	\$ .00	\$ 31822.48			\$ 53305.84	\$ .00	\$ 53305.84	.0 %	\$ .00
<b>Expenses</b>									
				Utilities					
				Facility					
				General & Administrative					
\$ 9021.58	\$ .00	\$ 9021.58	7240	Loan Interest	\$ 17802.70	\$ .00	\$ 17802.70	.0 %	\$ .00
				Landscaping					
				Staffing					
				Recreation					
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\$ 9021.58	\$ .00	\$ 9021.58			\$ 17802.70	\$ .00	\$ 17802.70	.0 %	\$ .00
<u>Current Period Net Activity:</u>					<u>YTD Net Activity:</u>				
\$ 22800.90	\$ .00	\$ 22800.90			\$ 35503.14	\$ .00	\$ 35503.14	.0	\$ .00

Oak Hills HOA

For the month ended November 30, 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	\$ .00	\$ .00	.00	.0 %	\$ 50000.00
2.32	.00	2.32	5830	Interest	119.39	.00	119.39	.0	.00
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\$ 2.32	\$ .00	\$ 2.32			\$ 119.39	\$ .00	\$ 119.39	.0 %	\$ 50000.00
<b>Expenses</b>									
Utilities									
Facility									
General & Administrative									
Landscaping									
Staffing									
Recreation									
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<u>Current Period Net Activity:</u>					<u>YTD Net Activity:</u>				
\$ 2.32	\$ .00	\$ 2.32			\$ 119.39	\$ .00	\$ 119.39	.0	\$ 50000.00