

# Oak Hills Homeowners Association

Run Date: 04/01/2025

Run Time: 10:02 AM

## BALANCE SHEET As of: 12/31/2024 Assets

| Account #              | Account Name                             | Total          |
|------------------------|------------------------------------------|----------------|
| <b>Cash -</b>          |                                          |                |
| <b>Operating</b>       |                                          |                |
| 1010                   | Cash - PPB Operating #1503               | \$58,200.61    |
| 1025                   | Cash - PPB Debit Card #1511              | \$1,195.47     |
| 1027                   | Due From /(To) Reserve Fund              | \$616.62       |
|                        | CASH - OPERATING TOTAL:                  | \$60,012.70    |
| <b>Cash - Reserves</b> |                                          |                |
| 1070                   | Cash - PPB Reserve #1270                 | \$66,852.79    |
| 1075                   | Cash - PPB Arrowleaf Trail Reserve #1312 | \$3,859.83     |
| 1080                   | Cash - PPB Clover Trail Reserve #1304    | \$13,424.92    |
| 1085                   | Cash - PPB Sandbur Place Reserve #1296   | \$1,827.21     |
| 1090                   | Cash - PPB Shadow Oak Reserve #1288      | \$60,096.42    |
| 1210                   | CD Funds - 9 mos Mat: 05.19.25           | \$104,437.57   |
| 1215                   | CD Funds -24 mos Mat 09.25.25            | \$104,757.35   |
| 1220                   | Due From / (To) Operating Fund           | (\$616.62)     |
|                        | CASH - RESERVES TOTAL:                   | \$354,639.47   |
| <b>Receivables</b>     |                                          |                |
| 1410                   | Accounts Receivable                      | \$10,550.22    |
| 1500                   | Allowance for credit losses              | (\$4,446.00)   |
| 1512                   | Restricted Interest Receivable           | \$1,806.00     |
|                        | RECEIVABLES TOTAL:                       | \$7,910.22     |
| <b>Fixed Assets</b>    |                                          |                |
| 1715                   | Accumulated Depreciation                 | (\$482,708.90) |
| 1720                   | Benches                                  | \$4,219.80     |
| 1725                   | Card Access Control System               | \$3,631.76     |
| 1730                   | Chain Link Fence                         | \$883.50       |
| 1735                   | Doggy Pet Stations                       | \$813.00       |
| 1740                   | Office Equipment                         | \$600.86       |
| 1745                   | Playground Fence                         | \$59,310.00    |
| 1750                   | Playground Fixtures                      | \$33,154.46    |
| 1755                   | Pool & Tennis Courts                     | \$391,804.35   |
| 1760                   | Chemical Auto Feeders                    | \$3,770.64     |
| 1765                   | Pumps                                    | \$939.99       |
| 1770                   | Pool Equipment Others                    | \$7,325.30     |
| 1775                   | Security Monitoring System               | \$1,160.14     |
| 1780                   | Storage Shed                             | \$2,833.61     |
|                        | FIXED ASSETS TOTAL:                      | \$27,738.51    |
| <b>Other Assets</b>    |                                          |                |
| 1790                   | Building improvement                     | \$60,961.67    |
| 1795                   | Land                                     | \$198,079.26   |
|                        | OTHER ASSETS TOTAL:                      | \$259,040.93   |

| Account # | Account Name  | Total               |
|-----------|---------------|---------------------|
|           | TOTAL ASSETS: | <u>\$709,341.83</u> |

### Liabilities

| Account #                        | Account Name                     | Total               |
|----------------------------------|----------------------------------|---------------------|
| <b>Current Liabilities</b>       |                                  |                     |
| 2010                             | Accounts Payable                 | \$1,885.82          |
| 2011                             | Accrued Payables                 | \$1,296.84          |
| 2015                             | Income Tax Payable               | <u>\$2,127.00</u>   |
|                                  | CURRENT LIABILITIES TOTAL:       | \$5,309.66          |
| <b>Other Current Liabilities</b> |                                  |                     |
| 2110                             | Prepaid Assessments              | <u>\$8,419.50</u>   |
|                                  | OTHER CURRENT LIABILITIES TOTAL: | \$8,419.50          |
| <b>Long Term Liabilities</b>     |                                  |                     |
| 2610                             | Reserves - Unallocated           | \$274,953.04        |
| 2615                             | Reserves - Arrowleaf Trail       | \$3,847.71          |
| 2620                             | Reserves - Clover Trail          | \$13,269.90         |
| 2625                             | Reserves - Sandbur Place         | \$2,820.74          |
| 2630                             | Reserves - Shadow Oak            | \$59,816.38         |
| 2640                             | Reserves - Interest              | \$8,998.58          |
| 2650                             | Spent from Reserve               | <u>(\$7,260.88)</u> |
|                                  | LONG TERM LIABILITIES TOTAL:     | \$356,445.47        |
|                                  | TOTAL LIABILITIES:               | <u>\$370,174.63</u> |

### Equity

| Account #             | Account Name                   | Total                |
|-----------------------|--------------------------------|----------------------|
| <b>Members Equity</b> |                                |                      |
| 3510                  | Prior Year Net Income/Loss     | <u>\$369,694.82</u>  |
|                       | MEMBERS EQUITY TOTAL:          | \$369,694.82         |
|                       | Current Year Net Income/(Loss) | <u>(\$30,527.62)</u> |
|                       | TOTAL EQUITY:                  | \$339,167.20         |
|                       | TOTAL LIABILITIES AND EQUITY:  | <u>\$709,341.83</u>  |

# Oak Hills Homeowners Association

Run Date: 04/01/2025

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## INCOME STATEMENT

Start: 12/01/2024 | End: 12/31/2024

### Income

| Account                 | Current          |                  |                 | Year to Date      |                   |                  | Yearly            |
|-------------------------|------------------|------------------|-----------------|-------------------|-------------------|------------------|-------------------|
|                         | Actual           | Budget           | Variance        | Actual            | Budget            | Variance         |                   |
| <b>Income</b>           |                  |                  |                 |                   |                   |                  |                   |
| 4010 Regular Assessment | 19,050.60        | 18,157.50        | 893.10          | 228,870.00        | 217,890.00        | 10,980.00        | 217,890.00        |
| 4080 Violation/Fines    | 50.00            | 50.00            | 0.00            | 1,850.00          | 600.00            | 1,250.00         | 600.00            |
| 4085 Collection Fee     | 148.00           | 166.63           | (18.63)         | 2,018.00          | 2,000.00          | 18.00            | 2,000.00          |
| 4090 Late Fee           | 121.50           | 186.63           | (65.13)         | 1,405.50          | 2,240.00          | (834.50)         | 2,240.00          |
| 4095 HOA Interest Fee   | 169.81           | 0.00             | 169.81          | 908.69            | 0.00              | 908.69           | 0.00              |
| 4220 NSF Check Charge   | 50.00            | 0.00             | 50.00           | 225.00            | 0.00              | 225.00           | 0.00              |
| 4320 Other Income       | 0.00             | 0.00             | 0.00            | 150.50            | 0.00              | 150.50           | 0.00              |
| <b>Income Total</b>     | <b>19,589.91</b> | <b>18,560.76</b> | <b>1,029.15</b> | <b>235,427.69</b> | <b>222,730.00</b> | <b>12,697.69</b> | <b>222,730.00</b> |

|                     |                  |                  |                 |                   |                   |                  |                   |
|---------------------|------------------|------------------|-----------------|-------------------|-------------------|------------------|-------------------|
| <b>Total Income</b> | <b>19,589.91</b> | <b>18,560.76</b> | <b>1,029.15</b> | <b>235,427.69</b> | <b>222,730.00</b> | <b>12,697.69</b> | <b>222,730.00</b> |
|---------------------|------------------|------------------|-----------------|-------------------|-------------------|------------------|-------------------|

### Expense

| Account                          | Current          |                  |                    | Year to Date      |                   |                    | Yearly            |
|----------------------------------|------------------|------------------|--------------------|-------------------|-------------------|--------------------|-------------------|
|                                  | Actual           | Budget           | Variance           | Actual            | Budget            | Variance           |                   |
| <b>Expenses</b>                  |                  |                  |                    |                   |                   |                    |                   |
| 5020 Accounting Service          | 1,212.83         | 2,272.88         | 1,060.05           | 25,041.34         | 27,275.00         | 2,233.66           | 27,275.00         |
| 5050 Community Event             | 0.00             | 208.37           | 208.37             | 2,647.27          | 2,500.00          | (147.27)           | 2,500.00          |
| 5060 Legal Fees                  | 0.00             | 291.63           | 291.63             | 3,591.65          | 3,500.00          | (91.65)            | 3,500.00          |
| 5070 Licenses/Permits            | 0.00             | 136.25           | 136.25             | 1,669.63          | 1,635.00          | (34.63)            | 1,635.00          |
| 5090 Taxes/Corporate             | 2,246.00         | 0.00             | (2,246.00)         | 3,835.34          | 700.00            | (3,135.34)         | 700.00            |
| 5130 Postage                     | 583.43           | 41.63            | (541.80)           | 850.35            | 500.00            | (350.35)           | 500.00            |
| 5150 Office Expense              | 555.36           | 166.63           | (388.73)           | 1,586.66          | 2,000.00          | 413.34             | 2,000.00          |
| 5170 Greenbelt Maintenance       | 4,117.06         | 2,500.00         | (1,617.06)         | 29,206.15         | 30,000.00         | 793.85             | 30,000.00         |
| 5250 Mileage                     | 204.35           | 66.63            | (137.72)           | 811.36            | 800.00            | (11.36)            | 800.00            |
| 5260 Membership/Education        | 0.00             | 66.63            | 66.63              | 375.00            | 800.00            | 425.00             | 800.00            |
| 5320 Credit Losses               | 2,113.00         | 0.00             | (2,113.00)         | 2,113.00          | 0.00              | (2,113.00)         | 0.00              |
| 5610 General Insurance           | 996.84           | 1,021.25         | 24.41              | 11,746.49         | 12,255.00         | 508.51             | 12,255.00         |
| 6105 Landscaping Contract        | 3,154.00         | 3,166.63         | 12.63              | 35,053.00         | 38,000.00         | 2,947.00           | 38,000.00         |
| 6205 Utilities General           | 2,843.01         | 1,833.37         | (1,009.64)         | 27,056.94         | 22,000.00         | (5,056.94)         | 22,000.00         |
| 6230 Telephone                   | 204.21           | 360.38           | 156.17             | 2,590.52          | 4,325.00          | 1,734.48           | 4,325.00          |
| 6740 Maintenance                 | (2,692.06)       | 291.63           | 2,983.69           | 3,520.46          | 3,500.00          | (20.46)            | 3,500.00          |
| 6750 Depreciation Expense        | 32,233.00        | 0.00             | (32,233.00)        | 32,233.00         | 0.00              | (32,233.00)        | 0.00              |
| 7010 Payroll Wages               | 4,031.52         | 3,416.63         | (614.89)           | 43,554.01         | 41,000.00         | (2,554.01)         | 41,000.00         |
| 7020 Payroll Expense             | 440.94           | 402.88           | (38.06)            | 5,016.72          | 4,835.00          | (181.72)           | 4,835.00          |
| 7510 Pool Maintenance & Supplies | 210.82           | 1,250.00         | 1,039.18           | 10,371.42         | 15,000.00         | 4,628.58           | 15,000.00         |
| <b>Expenses Total</b>            | <b>52,454.31</b> | <b>17,493.42</b> | <b>(34,960.89)</b> | <b>242,870.31</b> | <b>210,625.00</b> | <b>(32,245.31)</b> | <b>210,625.00</b> |

### Account Funding -Reserves

|                                        |                 |                 |             |                  |                  |             |                  |
|----------------------------------------|-----------------|-----------------|-------------|------------------|------------------|-------------|------------------|
| 8010 Reserve Account                   | 1,008.75        | 1,008.75        | 0.00        | 12,105.00        | 12,105.00        | 0.00        | 12,105.00        |
| 8020 Arrowleaf Private Drive           | 140.00          | 140.00          | 0.00        | 1,680.00         | 1,680.00         | 0.00        | 1,680.00         |
| 8030 Clover Private Drive              | 105.00          | 105.00          | 0.00        | 1,260.00         | 1,260.00         | 0.00        | 1,260.00         |
| 8040 Sandbur Private Drive             | 180.00          | 180.00          | 0.00        | 2,160.00         | 2,160.00         | 0.00        | 2,160.00         |
| 8050 Shadow Oak                        | 490.00          | 490.00          | 0.00        | 5,880.00         | 5,880.00         | 0.00        | 5,880.00         |
| <b>Account Funding -Reserves Total</b> | <b>1,923.75</b> | <b>1,923.75</b> | <b>0.00</b> | <b>23,085.00</b> | <b>23,085.00</b> | <b>0.00</b> | <b>23,085.00</b> |

|                      |                  |                  |                    |                   |                   |                    |                   |
|----------------------|------------------|------------------|--------------------|-------------------|-------------------|--------------------|-------------------|
| <b>Total Expense</b> | <b>54,378.06</b> | <b>19,417.17</b> | <b>(34,960.89)</b> | <b>265,955.31</b> | <b>233,710.00</b> | <b>(32,245.31)</b> | <b>233,710.00</b> |
|----------------------|------------------|------------------|--------------------|-------------------|-------------------|--------------------|-------------------|

|            |             |          |             |             |             |             |             |
|------------|-------------|----------|-------------|-------------|-------------|-------------|-------------|
| Net Income | (34,788.15) | (856.41) | (33,931.74) | (30,527.62) | (10,980.00) | (19,547.62) | (10,980.00) |
|------------|-------------|----------|-------------|-------------|-------------|-------------|-------------|