



## Financial Reporting Package

Prepared for

### **Oak Hills Homeowners Association**

02/01/2025 – 02/28/2025

Prepared by:



*Unaudited, no disclosures; for Board Management purposes ONLY!*

# Oak Hills Homeowners Association

Run Date: 04/01/2025

Run Time: 09:36 AM

## BALANCE SHEET As of: 02/28/2025 Assets

| Account #              | Account Name                             | Total          |
|------------------------|------------------------------------------|----------------|
| <b>Cash -</b>          |                                          |                |
| <b>Operating</b>       |                                          |                |
| 1010                   | Cash - PPB Operating #1503               | \$67,260.04    |
| 1025                   | Cash - PPB Debit Card #1511              | \$1,333.14     |
|                        | CASH - OPERATING TOTAL:                  | \$68,593.18    |
| <b>Cash - Reserves</b> |                                          |                |
| 1070                   | Cash - PPB Reserve #1270                 | \$71,656.22    |
| 1075                   | Cash - PPB Arrowleaf Trail Reserve #1312 | \$4,197.44     |
| 1080                   | Cash - PPB Clover Trail Reserve #1304    | \$13,640.38    |
| 1085                   | Cash - PPB Sandbur Place Reserve #1296   | \$2,044.00     |
| 1090                   | Cash - PPB Shadow Oak Reserve #1288      | \$61,321.74    |
| 1210                   | CD Funds - 9 mos Mat: 05.19.25           | \$104,437.57   |
| 1215                   | CD Funds -24 mos Mat 09.25.25            | \$104,757.35   |
|                        | CASH - RESERVES TOTAL:                   | \$362,054.70   |
| <b>Receivables</b>     |                                          |                |
| 1410                   | Accounts Receivable                      | \$11,758.72    |
| 1500                   | Allowance for credit losses              | (\$4,446.00)   |
| 1512                   | Restricted Interest Receivable           | \$1,806.00     |
|                        | RECEIVABLES TOTAL:                       | \$9,118.72     |
| <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: | \$726,546.04 |

### Liabilities

| Account #                        | Account Name                     | Total        |
|----------------------------------|----------------------------------|--------------|
| <b>Current Liabilities</b>       |                                  |              |
| 2010                             | Accounts Payable                 | \$514.19     |
| 2015                             | Income Tax Payable               | \$2,127.00   |
|                                  | CURRENT LIABILITIES TOTAL:       | \$2,641.19   |
| <b>Other Current Liabilities</b> |                                  |              |
| 2110                             | Prepaid Assessments              | \$12,355.00  |
|                                  | OTHER CURRENT LIABILITIES TOTAL: | \$12,355.00  |
| <b>Long Term Liabilities</b>     |                                  |              |
| 2610                             | Reserves - Unallocated           | \$282,077.74 |
| 2615                             | Reserves - Arrowleaf Trail       | \$4,183.71   |
| 2620                             | Reserves - Clover Trail          | \$13,479.90  |
| 2625                             | Reserves - Sandbur Place         | \$3,252.74   |
| 2630                             | Reserves - Shadow Oak            | \$60,796.38  |
| 2640                             | Reserves - Interest              | \$70.23      |
| 2650                             | Spent from Reserve               | (\$450.00)   |
|                                  | LONG TERM LIABILITIES TOTAL:     | \$363,410.70 |
|                                  | TOTAL LIABILITIES:               | \$378,406.89 |

### Equity

| Account #             | Account Name                   | Total        |
|-----------------------|--------------------------------|--------------|
| <b>Members Equity</b> |                                |              |
| 3510                  | Prior Year Net Income/Loss     | \$339,167.20 |
|                       | MEMBERS EQUITY TOTAL:          | \$339,167.20 |
|                       | Current Year Net Income/(Loss) | \$8,971.95   |
|                       | TOTAL EQUITY:                  | \$348,139.15 |
|                       | TOTAL LIABILITIES AND EQUITY:  | \$726,546.04 |

# Oak Hills Homeowners Association

Run Date: 04/01/2025

Run Time: 09:36 AM

## INCOME STATEMENT

Start: 02/01/2025 | End: 02/28/2025

### Income

| Account                               | Current          |                  |                   | Year to Date     |                  |                   | Yearly            |
|---------------------------------------|------------------|------------------|-------------------|------------------|------------------|-------------------|-------------------|
|                                       | Actual           | Budget           | Variance          | Actual           | Budget           | Variance          |                   |
| <b>Income</b>                         |                  |                  |                   |                  |                  |                   |                   |
| 4005 Carry-over Funds from Prior Year | 0.00             | 3,333.33         | (3,333.33)        | 0.00             | 6,666.66         | (6,666.66)        | 40,000.00         |
| 4010 Regular Assessment               | 19,072.50        | 19,072.50        | 0.00              | 38,145.00        | 38,145.00        | 0.00              | 229,510.00        |
| 4080 Violation/Fines                  | 100.00           | 50.00            | 50.00             | 150.00           | 100.00           | 50.00             | 600.00            |
| 4085 Collection Fee                   | 0.00             | 166.67           | (166.67)          | 0.00             | 333.34           | (333.34)          | 2,000.00          |
| 4090 Late Fee                         | 364.50           | 83.33            | 281.17            | 567.00           | 166.66           | 400.34            | 1,000.00          |
| 4220 NSF Check Charge                 | 0.00             | 0.00             | 0.00              | 25.00            | 0.00             | 25.00             | 0.00              |
| <b>Income Total</b>                   | <b>19,537.00</b> | <b>22,705.83</b> | <b>(3,168.83)</b> | <b>38,887.00</b> | <b>45,411.66</b> | <b>(6,524.66)</b> | <b>273,110.00</b> |

|                     |                  |                  |                   |                  |                  |                   |                   |
|---------------------|------------------|------------------|-------------------|------------------|------------------|-------------------|-------------------|
| <b>Total Income</b> | <b>19,537.00</b> | <b>22,705.83</b> | <b>(3,168.83)</b> | <b>38,887.00</b> | <b>45,411.66</b> | <b>(6,524.66)</b> | <b>273,110.00</b> |
|---------------------|------------------|------------------|-------------------|------------------|------------------|-------------------|-------------------|

### Expense

| Account                          | Current          |                  |                 | Year to Date     |                  |                  | Yearly            |
|----------------------------------|------------------|------------------|-----------------|------------------|------------------|------------------|-------------------|
|                                  | Actual           | Budget           | Variance        | Actual           | Budget           | Variance         |                   |
| <b>Expenses</b>                  |                  |                  |                 |                  |                  |                  |                   |
| 5020 Accounting Service          | 1,292.83         | 2,166.67         | 873.84          | 2,652.74         | 4,333.34         | 1,680.60         | 26,000.00         |
| 5050 Community Event             | 0.00             | 330.67           | 330.67          | 80.00            | 661.34           | 581.34           | 3,968.00          |
| 5060 Legal Fees                  | 0.00             | 416.67           | 416.67          | 0.00             | 833.34           | 833.34           | 5,000.00          |
| 5070 Licenses/Permits            | 0.00             | 133.33           | 133.33          | 0.00             | 266.66           | 266.66           | 1,600.00          |
| 5090 Taxes/Corporate             | 705.44           | 125.00           | (580.44)        | 787.78           | 250.00           | (537.78)         | 1,500.00          |
| 5130 Postage                     | 32.13            | 41.67            | 9.54            | 46.96            | 83.34            | 36.38            | 500.00            |
| 5150 Office Expense              | 7.20             | 83.33            | 76.13           | (124.22)         | 166.66           | 290.88           | 1,000.00          |
| 5170 Greenbelt Maintenance       | 0.00             | 2,500.00         | 2,500.00        | 861.67           | 5,000.00         | 4,138.33         | 30,000.00         |
| 5250 Mileage                     | 26.60            | 66.67            | 40.07           | 26.60            | 133.34           | 106.74           | 800.00            |
| 5260 Membership/Education        | 0.00             | 66.67            | 66.67           | 0.00             | 133.34           | 133.34           | 800.00            |
| 5610 General Insurance           | 937.89           | 1,666.67         | 728.78          | 1,700.65         | 3,333.34         | 1,632.69         | 20,000.00         |
| 6105 Landscaping Contract        | 2,939.00         | 3,250.00         | 311.00          | 5,878.00         | 6,500.00         | 622.00           | 39,000.00         |
| 6205 Utilities General           | 360.57           | 2,250.00         | 1,889.43        | 1,910.70         | 4,500.00         | 2,589.30         | 27,000.00         |
| 6230 Telephone                   | 224.07           | 291.67           | 67.60           | 443.28           | 583.34           | 140.06           | 3,500.00          |
| 6240 Gas                         | 0.00             | 0.00             | 0.00            | 199.66           | 0.00             | (199.66)         | 0.00              |
| 6740 Maintenance                 | 651.32           | 333.33           | (317.99)        | 651.32           | 666.66           | 15.34            | 4,000.00          |
| 7010 Payroll Wages               | 3,059.30         | 3,666.67         | 607.37          | 6,334.63         | 7,333.34         | 998.71           | 44,000.00         |
| 7020 Payroll Expense             | 408.63           | 458.33           | 49.70           | 1,020.88         | 916.66           | (104.22)         | 5,500.00          |
| 7510 Pool Maintenance & Supplies | 150.74           | 1,250.00         | 1,099.26        | 99.40            | 2,500.00         | 2,400.60         | 15,000.00         |
| <b>Expenses Total</b>            | <b>10,795.72</b> | <b>19,097.35</b> | <b>8,301.63</b> | <b>22,570.05</b> | <b>38,194.70</b> | <b>15,624.65</b> | <b>229,168.00</b> |

### Account Funding -Reserves

|                                        |                 |                 |                |                 |                 |                |                  |
|----------------------------------------|-----------------|-----------------|----------------|-----------------|-----------------|----------------|------------------|
| 8010 Reserve Account                   | 2,693.50        | 2,693.50        | 0.00           | 5,387.00        | 5,387.00        | 0.00           | 32,322.00        |
| 8020 Arrowleaf Private Drive           | 168.00          | 163.33          | (4.67)         | 336.00          | 326.66          | (9.34)         | 1,960.00         |
| 8030 Clover Private Drive              | 105.00          | 105.00          | 0.00           | 210.00          | 210.00          | 0.00           | 1,260.00         |
| 8040 Sandbur Private Drive             | 216.00          | 210.00          | (6.00)         | 432.00          | 420.00          | (12.00)        | 2,520.00         |
| 8050 Shadow Oak                        | 490.00          | 490.00          | 0.00           | 980.00          | 980.00          | 0.00           | 5,880.00         |
| <b>Account Funding -Reserves Total</b> | <b>3,672.50</b> | <b>3,661.83</b> | <b>(10.67)</b> | <b>7,345.00</b> | <b>7,323.66</b> | <b>(21.34)</b> | <b>43,942.00</b> |

|                      |                  |                  |                 |                  |                  |                  |                   |
|----------------------|------------------|------------------|-----------------|------------------|------------------|------------------|-------------------|
| <b>Total Expense</b> | <b>14,468.22</b> | <b>22,759.18</b> | <b>8,290.96</b> | <b>29,915.05</b> | <b>45,518.36</b> | <b>15,603.31</b> | <b>273,110.00</b> |
|----------------------|------------------|------------------|-----------------|------------------|------------------|------------------|-------------------|

|                   |                 |                |                 |                 |                 |                 |             |
|-------------------|-----------------|----------------|-----------------|-----------------|-----------------|-----------------|-------------|
| <b>Net Income</b> | <b>5,068.78</b> | <b>(53.35)</b> | <b>5,122.13</b> | <b>8,971.95</b> | <b>(106.70)</b> | <b>9,078.65</b> | <b>0.00</b> |
|-------------------|-----------------|----------------|-----------------|-----------------|-----------------|-----------------|-------------|