Financial Reporting Package

Prepared for

# Oak Hills Homeowners Association

04/01/2025 – 04/30/2025

Prepared by:

Community Financials™

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

# Oak Hills Homeowners Association

Run Date: 05/16/2025
Run Time: 06:29 AM

BALANCE SHEET

As of: 04/30/2025

**Assets**

| Account # | Account Name | Total |
|---|---|---|
| **Cash - Operating** | | |
| 1013 | Cash - PPB Operating #5819 (NEW) | $61,697.71 |
| 1025 | Cash - PPB Debit Card #1511 | $1,634.47 |
| | CASH - OPERATING TOTAL: | $63,332.18 |
| **Cash - Reserves** | | |
| 1070 | Cash - PPB Reserve #1270 | $79,732.88 |
| 1075 | Cash - PPB Arrowleaf Trail Reserve #1312 | $4,516.56 |
| 1080 | Cash - PPB Clover Trail Reserve #1304 | $13,856.11 |
| 1085 | Cash - PPB Sandbur Place Reserve #1296 | $2,669.00 |
| 1090 | Cash - PPB Shadow Oak Reserve #1288 | $62,116.58 |
| 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: | $372,086.05 |
| **Receivables** | | |
| 1410 | Accounts Receivable | $11,584.38 |
| 1500 | Allowance for credit losses | ($4,446.00) |
| 1512 | Restricted Interest Receivable | $1,806.00 |
| | RECEIVABLES TOTAL: | $8,944.38 |
| **Fixed Assets** | | |
| 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 |
| **Other Assets** | | |
| 1790 | Building improvement | $60,961.67 |
| 1795 | Land | $198,079.26 |
| 1826 | Prepaid Expenses | $189.00 |
| | OTHER ASSETS TOTAL: | $259,229.93 |

| Account # | Account Name | Total |
|---|---|---|
| | TOTAL ASSETS: | $731,331.05 |

## Liabilities

| Account # | Account Name | Total |
|---|---|---|
| **Current Liabilities** | | |
| 2010 | Accounts Payable | $60.15 |
| 2011 | Accrued Payables | $3,500.00 |
| | CURRENT LIABILITIES TOTAL: | $3,560.15 |
| **Other Current Liabilities** | | |
| 2110 | Prepaid Assessments | $14,031.50 |
| | OTHER CURRENT LIABILITIES TOTAL: | $14,031.50 |
| **Long Term Liabilities** | | |
| 2610 | Reserves - Unallocated | $287,464.74 |
| 2615 | Reserves - Arrowleaf Trail | $4,501.03 |
| 2620 | Reserves - Clover Trail | $13,689.90 |
| 2625 | Reserves - Sandbur Place | $3,660.74 |
| 2630 | Reserves - Shadow Oak | $61,776.38 |
| 2640 | Reserves - Interest | $146.20 |
| 2650 | Spent from Reserve | ($4,193.06) |
| | LONG TERM LIABILITIES TOTAL: | $367,045.93 |
| | TOTAL LIABILITIES: | $384,637.58 |

## Equity

| Account # | Account Name | Total |
|---|---|---|
| **Members Equity** | | |
| 3510 | Prior Year Net Income/Loss | $339,167.20 |
| | MEMBERS EQUITY TOTAL: | $339,167.20 |
| | Current Year Net Income/(Loss) | $7,526.27 |
| | TOTAL EQUITY: | $346,693.47 |
| | TOTAL LIABILITIES AND EQUITY: | $731,331.05 |

# Oak Hills Homeowners Association

Run Date: 05/16/2025
Run Time: 06:30 AM

## INCOME STATEMENT

Start: 04/01/2025 | End: 04/30/2025

**Income**

| Account # | Account Name | Total |
|---|---|---|
| **Income** | | |
| 4010 | Regular Assessment | $19,136.50 |
| 4080 | Violation/Fines | $100.00 |
| 4085 | Collection Fee | $160.00 |
| **Income Total:** | | **$19,396.50** |
| **Total Income:** | | **$19,396.50** |

**Expense**

| Account # | Account Name | Total |
|---|---|---|
| **Expenses** | | |
| 5020 | Accounting Service | $1,385.61 |
| 5050 | Community Event | $120.00 |
| 5080 | Meeting Room Fee | ($120.00) |
| 5090 | Taxes/Corporate | $3,000.00 |
| 5130 | Postage | $197.54 |
| 5150 | Office Expense | $205.34 |
| 5250 | Mileage | $292.06 |
| 5610 | General Insurance | $1,822.09 |
| 6105 | Landscaping Contract | $2,724.00 |
| 6205 | Utilities General | $2,593.58 |
| 6230 | Telephone | $254.08 |
| 6240 | Gas | ($199.66) |
| 6740 | Maintenance | ($3,423.06) |
| 7010 | Payroll Wages | $3,741.65 |
| 7020 | Payroll Expense | $488.12 |
| 7510 | Pool Maintenance & Supplies | $2,835.09 |
| **Expenses Total:** | | **$15,916.44** |
| **Account Funding -Reserves** | | |
| 8010 | Reserve Account | $2,693.50 |
| 8020 | Arrowleaf Private Drive | $163.33 |
| 8030 | Clover Private Drive | $105.00 |
| 8040 | Sandbur Private Drive | $210.00 |
| 8050 | Shadow Oak | $490.00 |
| **Account Funding -Reserves Total:** | | **$3,661.83** |
| **Total Expenses:** | | **$19,578.27** |
| **Net Income** | | **($181.77)** |

# Oak Hills Homeowners Association

Run Date: 05/16/2025
Run Time: 06:29 AM

## INCOME STATEMENT

## Start: 04/01/2025 | End: 04/30/2025

### Income

| Account | | | Current | | | Year to Date | Yearly |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Income** | | | | | | | |
| 4010 Regular Assessment | 19,136.50 | 19,136.50 | 0.00 | 76,418.00 | 76,418.00 | 0.00 | 229,510.00 |
| 4080 Violation/Fines | 100.00 | 166.67 | (66.67) | 350.00 | 666.68 | (316.68) | 2,000.00 |
| 4085 Collection Fee | 160.00 | 250.00 | (90.00) | 440.00 | 1,000.00 | (560.00) | 3,000.00 |
| 4090 Late Fee | 0.00 | 83.33 | (83.33) | 567.00 | 333.32 | 233.68 | 1,000.00 |
| 4220 NSF Check Charge | 0.00 | 0.00 | 0.00 | 25.00 | 0.00 | 25.00 | 0.00 |
| **Income Total** | **19,396.50** | **19,636.50** | **(240.00)** | **77,800.00** | **78,418.00** | **(618.00)** | **235,510.00** |
| **Total Income** | **19,396.50** | **19,636.50** | **(240.00)** | **77,800.00** | **78,418.00** | **(618.00)** | **235,510.00** |

### Expense

| Account | | | Current | | | Year to Date | Yearly |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Expenses** | | | | | | | |
| 5020 Accounting Service | 1,385.61 | 1,772.08 | 386.47 | 8,841.25 | 7,088.32 | (1,752.93) | 21,265.00 |
| 5050 Community Event | 120.00 | 201.42 | 81.42 | 200.00 | 805.68 | 605.68 | 2,417.00 |
| 5060 Legal Fees | 0.00 | 322.17 | 322.17 | 0.00 | 1,288.68 | 1,288.68 | 3,866.00 |
| 5070 Licenses/Permits | 0.00 | 145.00 | 145.00 | 0.00 | 580.00 | 580.00 | 1,740.00 |
| 5080 Meeting Room Fee | (120.00) | 0.00 | 120.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5090 Taxes/Corporate | 3,000.00 | 3,189.74 | 189.74 | 3,787.78 | 4,253.00 | 465.22 | 4,253.00 |
| 5130 Postage | 197.54 | 40.25 | (157.29) | 250.08 | 161.00 | (89.08) | 483.00 |
| 5150 Office Expense | 205.34 | 80.58 | (124.76) | 91.73 | 322.32 | 230.59 | 967.00 |
| 5170 Greenbelt Maintenance | 0.00 | 2,416.50 | 2,416.50 | 861.67 | 9,666.00 | 8,804.33 | 28,998.00 |
| 5250 Mileage | 292.06 | 68.50 | (223.56) | 450.26 | 274.00 | (176.26) | 822.00 |
| 5260 Membership/Education | 0.00 | 64.42 | 64.42 | 0.00 | 257.68 | 257.68 | 773.00 |
| 5610 General Insurance | 1,822.09 | 1,609.83 | (212.26) | 4,455.91 | 6,439.32 | 1,983.41 | 19,318.00 |
| 6105 Landscaping Contract | 2,724.00 | 2,899.83 | 175.83 | 11,541.00 | 11,599.32 | 58.32 | 34,798.00 |
| 6205 Utilities General | 2,593.58 | 2,335.92 | (257.66) | 5,788.94 | 9,343.68 | 3,554.74 | 28,031.00 |
| 6230 Telephone | 254.08 | 217.50 | (36.58) | 981.43 | 870.00 | (111.43) | 2,610.00 |
| 6240 Gas | (199.66) | 0.00 | 199.66 | 0.00 | 0.00 | 0.00 | 0.00 |
| 6740 Maintenance | (3,423.06) | 281.92 | 3,704.98 | 651.32 | 1,127.68 | 476.36 | 3,383.00 |
| 7010 Payroll Wages | 3,741.65 | 3,544.17 | (197.48) | 12,661.85 | 14,176.68 | 1,514.83 | 42,530.00 |
| 7020 Payroll Expense | 488.12 | 408.17 | (79.95) | 1,870.99 | 1,632.68 | (238.31) | 4,898.00 |
| 7510 Pool Maintenance & Supplies | 2,835.09 | 886.08 | (1,949.01) | 3,192.20 | 3,544.32 | 352.12 | 10,633.00 |
| **Expenses Total** | **15,916.44** | **20,484.08** | **4,567.64** | **55,626.41** | **73,430.36** | **17,803.95** | **211,785.00** |
| **Account Funding -Reserves** | | | | | | | |
| 8010 Reserve Account | 2,693.50 | 1,008.75 | (1,684.75) | 10,774.00 | 4,035.00 | (6,739.00) | 12,105.00 |
| 8020 Arrowleaf Private Drive | 163.33 | 163.33 | 0.00 | 653.32 | 653.32 | 0.00 | 1,960.00 |
| 8030 Clover Private Drive | 105.00 | 105.00 | 0.00 | 420.00 | 420.00 | 0.00 | 1,260.00 |
| 8040 Sandbur Private Drive | 210.00 | 210.00 | 0.00 | 840.00 | 840.00 | 0.00 | 2,520.00 |
| 8050 Shadow Oak | 490.00 | 490.00 | 0.00 | 1,960.00 | 1,960.00 | 0.00 | 5,880.00 |
| **Account Funding -Reserves Total** | **3,661.83** | **1,977.08** | **(1,684.75)** | **14,647.32** | **7,908.32** | **(6,739.00)** | **23,725.00** |
| **Total Expense** | **19,578.27** | **22,461.16** | **2,882.89** | **70,273.73** | **81,338.68** | **11,064.95** | **235,510.00** |
| **Net Income** | **(181.77)** | **(2,824.66)** | **2,642.89** | **7,526.27** | **(2,920.68)** | **10,446.95** | **0.00** |