

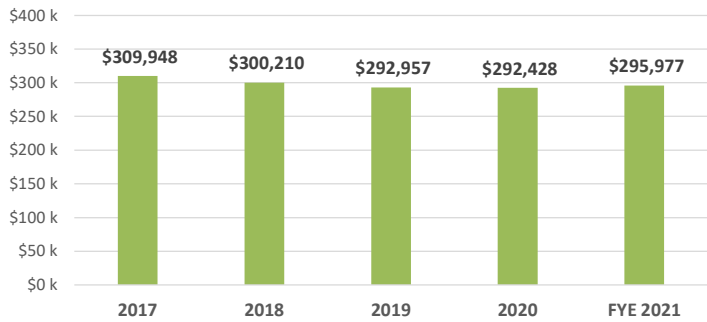
Oakledge Association 2021 Treasurer Report

Financial Health Ratios

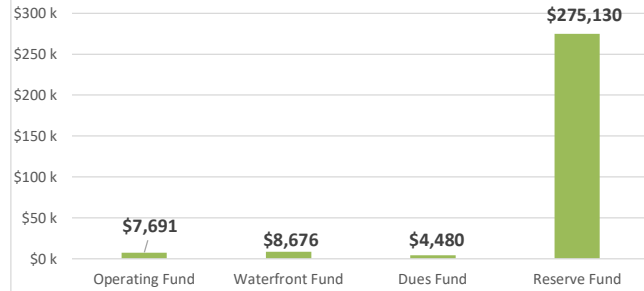
KPI	2017	2018	2019	2020	FYE 2021
Reserve Fund/Op. Expenses	2.4	2.0	2.0	1.9	1.7
Op Income/Op Expenses	1.15	0.93	1.14	1.10	1.01

Ratio Targets: Reserve Fund Balance / Operating Expenses > 1 Op Income / Op Expenses > 1

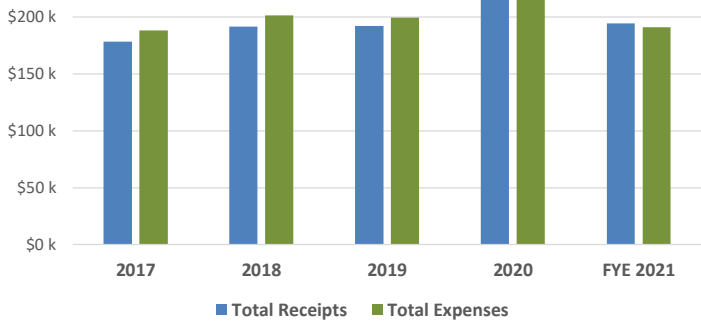
Total EOY Cash Position - Year over Year



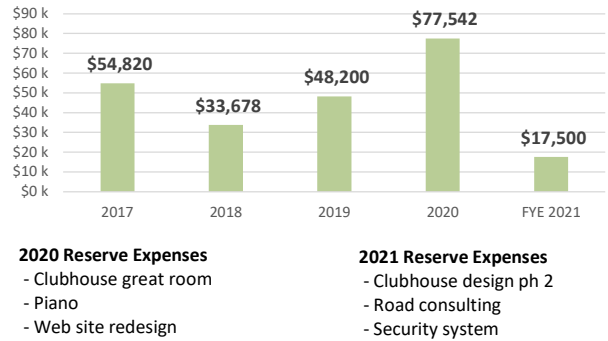
Fund Balances - FYE 2021



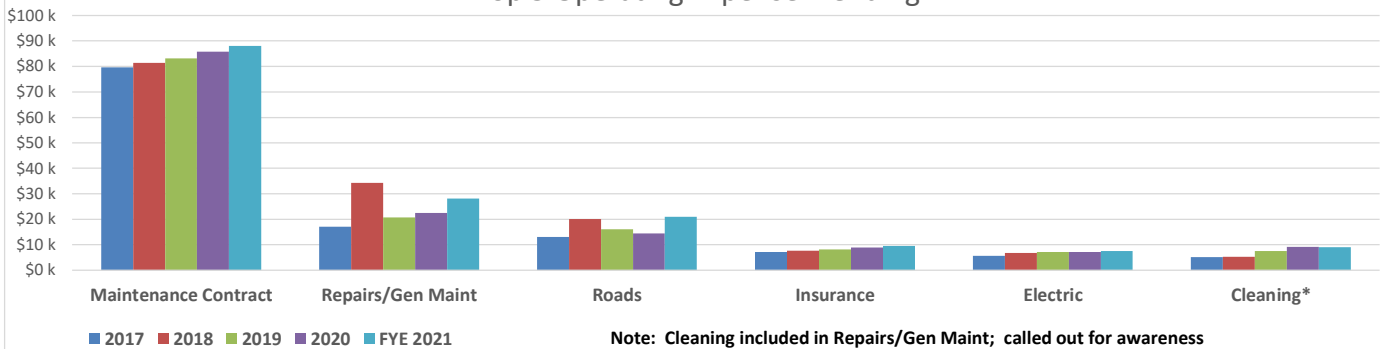
Community-wide Receipts vs. Expenses



Reserve Fund Expenses



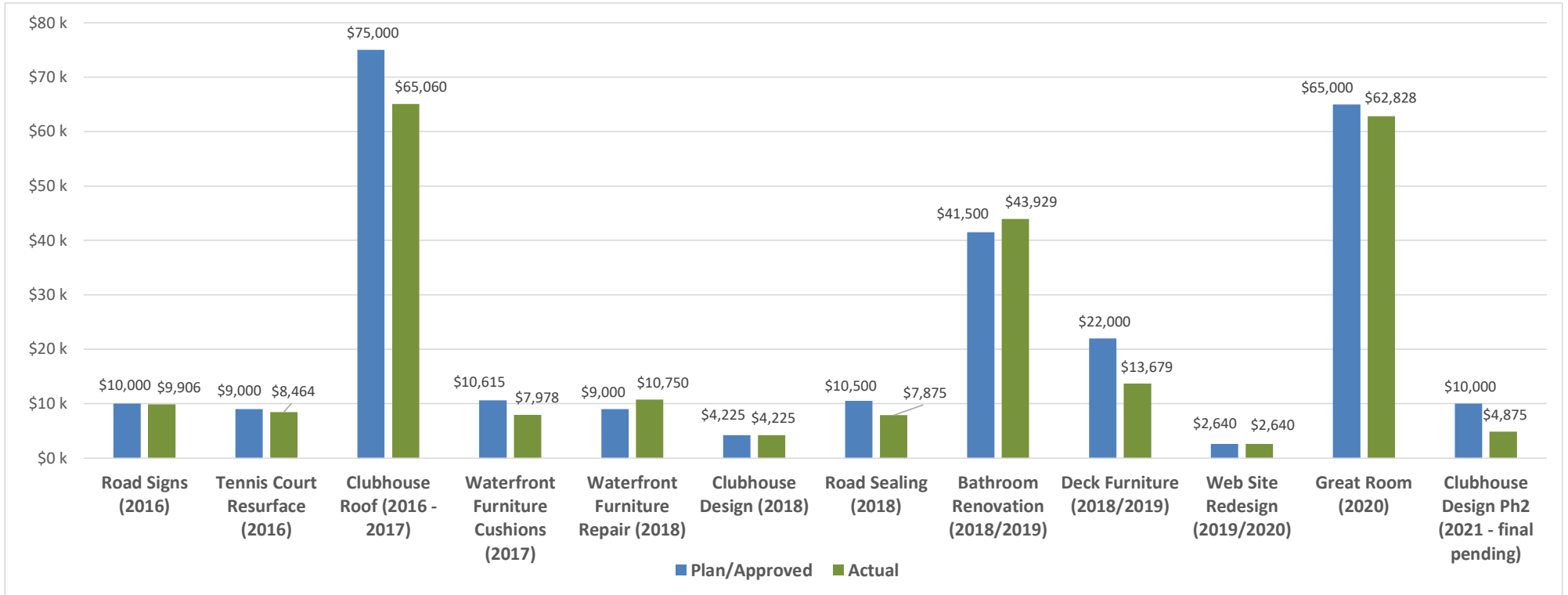
Top 5 Operating Expense Trending



Email treasuroakledge@gmail.com for any treasurer related requests, activity, or questions.

Oakledge Association 2021 Treasurer Report

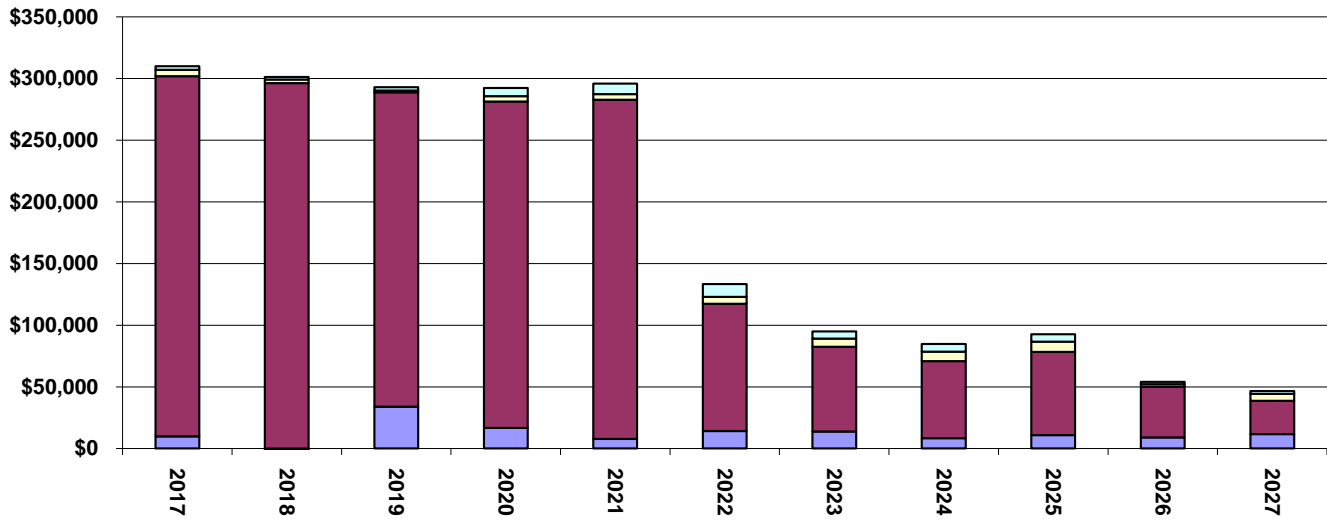
Plan vs. Actual Project Review



**Oakledge Financial Statement
thru June 30, 2021**

	2017 Final	2018 Final	2019 Final	2020 Final	2021 Budget	2021 YTD	2021 YE Forecast	Comments
OPERATING FUND								
INCOME								
Annual Assessments	142,600	140,600	156,000	156,000	158,600	150,800	158,600	
Interest	16	33	54	43	40	0	40	
Other	0	0	0	0	0	0	0	
TOTAL INCOME	142,616	140,633	156,054	156,043	158,640	150,800	158,640	
EXPENSES								
Maintenance Contract	79,566	81,440	83,100	85,800	88,000	53,166	88,000	
Repairs/Genl Maint	17,090	34,250	20,701	22,399	23,000	7,458	28,100	
Roads	13,014	20,032	16,116	14,404	20,000	6,577	21,000	
Electric	5,561	6,735	7,077	7,201	7,500	4,187	7,500	
General/Admin	303	430	611	969	1,000	753	1,000	
Insurance	7,201	7,705	8,068	8,828	9,500	9,491	9,491	
Operating Expenses - Other	0	0	0	0	0	0	-	
Telephone / Internet	1,089	1,096	1,395	1,739	1,900	1,145	2,500	
TOTAL EXPENSES	123,824	151,687	137,253	141,340	150,900	82,777	157,591	
NET CHANGE								
Operating Contribution to Reserve	18,793	(11,055)	18,987	14,703	7,740	68,023	1,049	
Transfer from reserve	(9,900)	0	(10,000)	(32,042)	(10,000)	0	(10,000)	
Reserve Fund Expenses	47,800	33,678	74,322	77,542	20,000	3,101	17,500	
Prior Year Balance Forward	(54,820)	(33,678)	(48,200)	(77,542)	(20,000)	(3,101)	(17,500)	
	8,054	9,927	1,127	33,981	16,642	16,642	16,642	
NET BALANCE	9,927	(1,127)	33,981	16,642	14,382	84,665	7,691	
WATERFRONT FUND								
Receipts	16,535	17,250	17,375	20,380	20,000	15,600	20,000	
Disbursements	(8,642)	(10,840)	(9,866)	(8,443)	(10,000)	(3,875)	(10,000)	
Contribution to Reserve Fund	(8,000)	(7,000)	(7,000)	(8,000)	(8,000)	0	(8,000)	
Balance Forward	2,927	2,820	2,230	2,739	6,676	6,676	6,676	
NET BALANCE	2,820	2,230	2,739	6,676	8,676	18,401	8,676	
RESERVE FUND								
RECEIPTS								
Membership Fees	15,000	30,000	15,000	45,000	8,500	0	8,500	
Operating Fund Contribution	9,900	0	10,000	32,042	10,000	0	10,000	
Waterfront Fund Contribution	8,000	7,000	7,000	8,000	8,000	0	8,000	
Dues Fund Contribution	0	0	0	0	0	0	0	
Interest	1,100	915	838	2,483	1,400	850	1,400	CD interest rates not as favorable 2021
TOTAL RECEIPTS	34,000	37,915	32,838	87,525	27,900	850	27,900	
DISBURSEMENTS								
Expenditures	36,258	23,875	64,504	68,378	10,000	(100)	10,000	CH design ph 2
Discretionary (Contingency)	9,760	9,803	9,818	9,164	10,000	3,201	7,500	Road consulting; security system
TOTAL DISBURSEMENTS	46,017	33,678	74,322	77,542	20,000	3,101	17,500	
NET CHANGE	(12,017)	4,237	(41,484)	9,982	7,900	(2,251)	10,400	
BALANCE FORWARD	304,012	291,994	296,232	254,748	264,730	264,730	264,730	
NET BALANCE	291,994	296,232	254,748	264,730	272,630	262,479	275,130	
DUES FUND								
Receipts	3,100	3,050	3,000	3,000	6,100	5,800	6,100	
Disbursements	(925)	(5,380)	(4,388)	(109)	(7,000)	(261)	(6,000)	Increased social funding post Covid
Contribution to Reserve Fund	0	0	0	0	0	0	0	
Balance Forward	3,031	5,206	2,876	1,488	4,380	4,380	4,380	
NET BALANCE	5,206	2,876	1,488	4,380	3,480	9,919	4,480	
CASH SUMMARY								
Operating Fund	9,927	-1,127	33,981	16,642	14,382	84,665	7,691	
Reserve Fund	291,994	296,232	254,748	264,730	272,630	262,479	275,130	
Dues Fund	5,206	2,876	1,488	4,380	3,480	9,919	4,480	
Waterfront fund	2,820	2,230	2,739	6,676	8,676	18,401	8,676	
TOTAL CASH	\$309,948	\$300,210	\$292,957	\$292,428	\$299,168	\$375,464	\$295,977	

**Oakledge Association
Cash EOY Balance (all funds)**



Major Projects	Clubhouse Roof (\$36K)	Roads Sealing (\$10K)	Bathrooms (\$28K)	Great Rm (\$65K)	Phase 2 Design (\$10K)	Oakledge Rd (\$160K)	1/2 Kitchen / Stubli (\$60K)	1/2 Dining Rm (\$45K)	1/2 Dining Rm (\$45K)	1/3 Decks (\$100K)	Tennis Courts (\$75K)
		CH Deck Furniture (\$13K)				1/2 Kitchen / Stubli (\$60K)	Septic (\$10K)			Game Rm Carpet (\$30K)	

Oakledge Long Range Plan Summary

	2019 Act	2020 Act	2021 Fore	2022 Fore	2023 Fore	2024 Fore	2025 Fore	2026 Fore	2027 Fore	10 Year Act CAGR	Forecasted 10yr CAGR
OPERATING FUND											
	Dues +			Dues +							
INCOME	11%	0%	2%	23%	0%	0%	22%	0%	0%		
Annual assessments	\$156,000	\$156,000	\$158,600	\$195,200	\$195,200	\$195,200	\$237,900	\$237,900	\$237,900	2.6%	6.3%
Interest	\$54	\$43	\$40	\$195	\$195	\$195	\$238	\$238	\$238		
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
TOTAL INCOME	\$156,054	\$156,043	\$158,640	\$195,395	\$195,395	\$195,395	\$238,138	\$238,138	\$238,138	2.5%	6.3%
EXPENSES											
Maintenance contract	\$83,100	\$85,800	\$88,000	\$90,640	\$93,359	\$96,160	\$99,045	\$102,016	\$105,077	2.7%	2.7%
Maintenance and repairs	\$20,886	\$22,399	\$28,100	\$26,943	\$24,751	\$30,494	\$26,409	\$32,201	\$28,167	11.7%	4.8%
Roads	\$16,116	\$14,404	\$21,000	\$30,850	\$26,776	\$22,579	\$28,256	\$23,104	\$28,797	3.6%	6.2%
Electric	\$7,077	\$7,201	\$7,500	\$7,763	\$8,034	\$8,315	\$8,606	\$8,908	\$9,219	2.9%	3.6%
General	\$611	\$969	\$1,000	\$1,020	\$1,040	\$1,061	\$1,082	\$1,104	\$1,126	-13.3%	2.1%
Insurance	\$8,068	\$8,828	\$9,491	\$9,681	\$9,874	\$10,072	\$10,273	\$10,479	\$10,688	-1.6%	2.5%
Telephone/internet/other	\$1,395	\$1,739	\$2,500	\$1,963	\$2,012	\$2,062	\$2,113	\$2,166	\$2,220	0.3%	3.2%
TOTAL EXPENSES	\$137,253	\$141,340	\$157,591	\$168,859	\$165,847	\$170,743	\$175,785	\$179,978	\$185,295	3.0%	3.5%
% increase (op exp)	-10%	3%	11%	7%	-2%	3%	3%	2%	3%		
NET CHANGE	\$18,987	\$14,703	\$1,049	\$26,536	\$29,549	\$24,652	\$62,353	\$58,160	\$52,843		
Contribution to reserve	(\$10,000)	(\$32,042)	(\$10,000)	(\$20,000)	(\$30,000)	(\$30,000)	(\$60,000)	(\$60,000)	(\$50,000)		
Reserve expense	(\$48,200)	(\$77,542)									
Transfer from reserve	\$74,322	\$77,542									
Prior year balance forward	(\$1,127)	\$33,981	\$16,642	\$7,691	\$14,228	\$13,776	\$8,429	\$10,781	\$8,942		
NET BALANCE	\$33,981	\$16,642	\$7,691	\$14,228	\$13,776	\$8,429	\$10,781	\$8,942	\$11,785		
Operating reserve	25%	12%	5%	8%	8%	5%	6%	5%	6%		
WATERFRONT FUND											
RECEIPTS	\$17,375	\$20,380	\$20,000	\$20,000	\$21,000	\$21,000	\$21,000	\$22,050	\$22,050	2.1%	2.6%
DISBURSEMENTS	(\$9,866)	(\$8,443)	(\$10,000)	(\$10,250)	(\$10,506)	(\$10,769)	(\$11,038)	(\$11,314)	(\$11,597)	-1.3%	1.9%
Contribution to reserve	(\$7,000)	(\$8,000)	(\$8,000)	(\$8,000)	(\$15,000)	(\$10,000)	(\$10,000)	(\$15,000)	(\$10,000)		
BALANCE FORWARD	\$2,230	\$2,739	\$6,676	\$8,676	\$10,426	\$5,920	\$6,151	\$6,113	\$1,849		
NET BALANCE	\$2,739	\$6,676	\$8,676	\$10,426	\$5,920	\$6,151	\$6,113	\$1,849	\$2,302		
Waterfront reserve	16%	33%	43%	52%	28%	29%	29%	8%	10%		
RESERVE FUND											
RECEIPTS										Average	Average
Membership fees	\$15,000	\$45,000	\$8,500	\$25,500	\$17,000	\$25,500	\$17,000	\$25,500	\$18,000	21,818	19,364
Op + H2O fund contribution	\$17,000	\$40,042	\$18,000	\$28,000	\$45,000	\$40,000	\$70,000	\$85,000	\$60,000	18,938	69,182
Interest	\$838	\$2,483	\$1,400	\$2,000	\$1,031	\$687	\$623	\$675	\$206	1,224	683
TOTAL RECEIPTS	\$32,838	\$87,524	\$27,900	\$55,500	\$63,031	\$66,187	\$87,623	\$111,175	\$78,206	41,980	89,229
DISBURSEMENTS											
Expenditures + transfers	\$64,504	\$68,378	\$10,000	\$220,000	\$90,000	\$65,000	\$75,000	\$130,000	\$85,000	25,909	91,818
Contingency	\$9,818	\$9,164	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	4,972	7,500
TOTAL DISBURSEMENTS	\$74,322	\$77,542	\$17,500	\$227,500	\$97,500	\$72,500	\$82,500	\$137,500	\$92,500	30,881	99,318
NET CHANGE	(\$41,484)	\$9,982	\$10,400	(\$172,000)	(\$34,469)	(\$6,313)	\$5,123	(\$26,325)	(\$14,294)		
BALANCE FORWARD	\$296,232	\$254,748	\$264,730	\$275,130	\$103,130	\$68,661	\$62,348	\$67,471	\$41,146		
NET BALANCE	\$254,748	\$264,730	\$275,130	\$103,130	\$68,661	\$62,348	\$67,471	\$41,146	\$26,852	279,137	86,451
% of operating exp	186%	187%	175%	61%	41%	37%	38%	23%	14%		
DUES FUND											
RECEIPTS	\$3,000	\$3,000	\$6,100	\$6,100	\$6,100	\$6,100	\$6,100	\$9,150	\$9,150		
DISBURSEMENTS	(\$4,388)	(\$109)	(\$6,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,500)	(\$5,500)	(\$5,500)		
Contribution to reserve								(\$10,000)			
BALANCE FORWARD	\$2,876	\$1,488	\$4,380	\$4,480	\$5,580	\$6,680	\$7,780	\$8,380	\$2,030		
NET BALANCE	\$1,488	\$4,380	\$4,480	\$5,580	\$6,680	\$7,780	\$8,380	\$2,030	\$5,680	4,709	6,075
CASH SUMMARY											
Operating fund	\$33,981	\$16,642	\$7,691	\$14,228	\$13,776	\$8,429	\$10,781	\$8,942	\$11,785		
Reserve fund	\$254,748	\$264,730	\$275,130	\$103,130	\$68,661	\$62,348	\$67,471	\$41,146	\$26,852		
Dues fund	\$1,488	\$4,380	\$4,480	\$5,580	\$6,680	\$7,780	\$8,380	\$2,030	\$5,680		
Waterfront fund	\$2,739	\$6,676	\$8,676	\$10,426	\$5,920	\$6,151	\$6,113	\$1,849	\$2,302		
TOTAL CASH	\$292,957	\$292,428	\$295,977	\$133,363	\$95,037	\$84,707	\$92,745	\$53,966	\$46,618	301,746	107,562