



Oak Ranch Estates Homeowners Association

c/o Concord Consulting & Association Services, Inc.
PO Box 6105 Oxnard CA 93031-6105
888 West Ventura Blvd. Suite C Camarillo CA 93010
Phone: 805-445-1040 Fax 805-445-1373
Email: DearConcord@concordconsulting.net

May 29, 2024

Re: 2022 Fiscal Year End Financial Review

Dear Homeowner:

The Board of Directors of Oak Ranch Estates Homeowners Association has contracted with the accounting firm of Jiminez and Company, CPA to complete a compilation report of the accounting records of the Association for the 2022 fiscal year. In accordance with the California Civil Code, enclosed is a copy of the compilation report for the fiscal year ending December 31, 2022.

Please review the report and file it with your other important documents.

On behalf of the Board of Directors of Oak Ranch Estates Homeowners Association.

A handwritten signature in blue ink, appearing to read "Danita Vaughn".

Danita Vaughn, AMS, CMCA, PCAM
Professional Community Manager

Oak Ranch Estates Homeowners Association

Compilation Report
Financial Statements

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Supplementary Information
December 31, 2022

Prepared by:

Jimenez & Company

CERTIFIED PUBLIC ACCOUNTANT

www.jimenezandcompany.net

*Members - Community Associations Institute – Channel Islands
American Institute of Certified Public Accountants
California Society of Certified Public Accountants*

JIMENEZ & COMPANY
CERTIFIED PUBLIC ACCOUNTANT
Joyce E. Jimenez, CPA



Independent Accountant's Compilation Report

To the Board of Directors and Homeowners
Oak Ranch Estates Homeowners Association
Oak View, California

Management is responsible for the accompanying financial statements of Oak Ranch Estates Homeowners Association, which comprise the balance sheet as of December 31, 2022 and the related statements of income, changes in fund balances, and cash flows for the year then ended, and the related notes to the financial statements in accordance with accounting principles generally accepted in the United States of America. We have performed compilation engagements in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The supplementary information on future major repairs and replacements on page 9 is not a required part of the basic financial statements, but is supplementary information required by the American Institute of Certified Public Accountants. We have compiled the supplementary information from information that is the representation of the management of Oak Ranch Estates Homeowners Association, without audit or review. Accordingly, we do not express an opinion or any other form of assurance on the supplementary information.

Joyce Jimenez

Jimenez & Company
Certified Public Accountant
Camarillo, CA
Report Date: May 23, 3004

OAK RANCH ESTATES HOMEOWNERS ASSOCIATION

Balance Sheet
December 31, 2022

	<u>OPERATING FUND</u>		<u>REPLACEMENT FUND</u>		<u>TOTAL</u>
ASSETS					
Cash, including interest bearing deposits	\$ 22,987	\$	32,371	\$	55,358
Assessments Receivable	151				151
Prepaid Insurance	1,236				1,236
TOTAL ASSETS	<u>\$ 24,374</u>	\$	<u>32,371</u>	\$	<u>56,745</u>
 LIABILITIES AND FUND BALANCES					
LIABILITIES					
Accounts Payable	\$ 2,319	\$		\$	2,319
Assessments Received in Advance	1,425				1,425
Security Deposit Corral	200				200
TOTAL LIABILITIES	<u>3,944</u>				<u>3,944</u>
 FUND BALANCES (NOTE 1)					
Operating	20,430				20,430
Replacement (Note 2)			32,371		32,371
TOTAL FUND BALANCES	<u>20,430</u>		<u>32,371</u>		<u>52,801</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 24,374</u>	\$	<u>32,371</u>	\$	<u>56,745</u>

See accountants' compilation report and the accompanying notes to the financial statements

OAK RANCH ESTATES HOMEOWNERS ASSOCIATION

Statement of Changes in Fund Balances
For the Year Ended December 31, 2022

	OPERATING FUND	REPLACEMENT FUND	TOTAL
Balance at the Beginning of the Year	\$ 20,193	\$ 31,293	\$ 51,486
Excess <Deficiency> of Revenues over Expenses	<u>237</u>	<u>1,078</u>	<u>1,315</u>
Balance at the End of the Year	<u>\$ 20,430</u>	<u>\$ 32,371</u>	<u>\$ 52,801</u>

See accountants' compilation report and the accompanying notes to the financial statements.

OAK RANCH ESTATES HOMEOWNERS ASSOCIATION

Statement of Revenues and Expenses
For the Year Ended December 31, 2022

	OPERATING FUND	REPLACEMENT FUND	TOTAL
REVENUES			
Assessments	\$ 26,352	\$ 3,624	\$ 29,976
Horse Stall/Shed Fees	2,682		2,682
Interest	1	57	58
Miscellaneous	77		77
TOTAL REVENUES	<u>29,112</u>	<u>3,681</u>	<u>32,793</u>
EXPENSES			
Administration	1,156		1,156
Compilation & Tax Preparation	800		800
Corral	630		630
Electricity	18		18
Insurance	2,592		2,592
Landscape	6,397		6,397
Management	6,960		6,960
Manure Removal	1,800		1,800
Miscellaneous	2,519		2,519
Postage & Copies	1,113		1,113
Repairs & Maintenance	3,581		3,581
Trash	1,297		1,297
Water & Sewer	12		12
Reserve Expenses			
Corral		2,603	2,603
TOTAL EXPENSES	<u>28,875</u>	<u>2,603</u>	<u>31,478</u>
EXCESS <DEFICIENCY> OF REVENUES OVER EXPENSES	<u>\$ 237</u>	<u>\$ 1,078</u>	<u>\$ 1,315</u>

See accountants' compilation report and the accompanying notes to the financial statements.

OAK RANCH ESTATES HOMEOWNERS ASSOCIATION

Statement of Cash Flows
For the Year Ended December 31, 2022

	OPERATING FUND	REPLACEMENT FUND	TOTAL
<i>Cash Flows from Operating Activities:</i>			
Cash from Assessments	\$ 22,696	\$ 3,624	\$ 26,320
Interest Received	1	57	58
Miscellaneous Income	2,758		2,758
Cash Paid for Services and Products	(27,232)	(2,603)	(29,835)
Net Increase <Decrease> in Cash from Operating Activities	(1,776)	1,078	(698)
Net Increase <Decrease> in Cash	(1,776)	1,078	(698)
Cash, including interest bearing deposits, at the Beginning of Year	24,763	31,293	56,056
Cash, including interest bearing deposits, at the End of Year	\$ 22,987	\$ 32,371	\$ 55,358

Reconciliation of Excess <Deficiency> of Revenues over Expenses to Net Cash Received by Operations:

Excess <Deficiency> of			
Revenues over Expenses	\$ 237	\$ 1,078	\$ 1,315
Decreased Assessments Receivable	505		505
Increased Prepaid Insurance	(112)		(112)
Increased Accounts Payable	2,155		2,155
Decreased Prepaid Assessments	(4,161)		(4,161)
Decreased Security Deposit Corral	(400)		(400)
Rounding			
Net Increase <Decrease> in Operating Cash	\$ (1,776)	\$ 1,078	\$ (698)

See accountants' compilation report and the accompanying notes to the financial statements.

OAK RANCH ESTATES HOMEOWNERS ASSOCIATION

Notes to the Financial Statements
December 31, 2022

NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

General

Oak Ranch Estates Homeowners Association was incorporated December 11, 1978 in the state of California as a mutual benefit corporation. The Association is responsible for the operation and maintenance of the common property. This is a 40 unit planned residential q condominium development located in Oak View, California.

Accounting Method

The Association prepares its statements on the accrual basis of accounting whereby income and expenses are recognized when earned and incurred. Fund accounting is employed to properly account for the monies. The Operating Fund is used to pay for all utility, insurance, general maintenance, landscaping, and administrative obligations of the Association. The Replacement Fund has been established to meet the replacement and major repair obligations of the Association with regard to the common area components.

The Association's primary accounting records are maintained by an outside management company appointed by the Board of Directors.

Capitalization Policy

Replacements and improvements to the real property are not capitalized on the books of the Association as assets are owned in common by the individual members of the Association. Property and equipment acquired by the Association are recorded at cost. The property is depreciated over its estimated useful lives using the straight line method of depreciation. There is no capitalized property at the end of the year.

Assessments Receivable

Association members are subject to assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Assessments receivable at the balance sheet date represent fees due from unit owners. The Association's Declaration provides for various collection remedies for delinquent assessments including the filing of liens, foreclosing on the unit owner, and obtaining judgment on the assets of the unit owner. The Association uses the allowance method to account for uncollectible assessments receivable. There is no allowance necessary at the end of the fiscal year.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash, including Interest Bearing Deposits

For purposes of the statement of cash flows, Cash, including Interest Bearing Deposits, includes cash on hand, funds on deposit with financial institutions, and investments with original maturities of three months or less.

Date of Compilation

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through the date of the compilation report, which is the date that the financial statements were available to be issued.

Revenue Recognition

Assessment revenue is recognized when assessments are due. Any amounts received in advance of the due date are deferred until due. The Financial Accounting Standards Board issued Accounting Standards Code (ASC) 606 requiring the deferral of the recognition of income until the services are rendered. The Association has determined ASC 606 does not apply to the Association as no customer relationship exists as it is defined by that Code. The Association does not defer the recognition of any portion of revenue as a Contract Liability.

OAK RANCH ESTATES HOMEOWNERS ASSOCIATION

Notes to the Financial Statements
December 31, 2022

NOTE 2 - REPLACEMENT FUNDING PROGRAM

The Association is currently funding replacement reserve accounts for the future major repair and replacement of Association common areas as disclosed in Note 1. Accumulated funds are held in separate accounts and are generally not available for operating purposes. The funding is based upon a professional reserve study approved by the board of directors.

An independent study was conducted in September 2022 to estimate the remaining useful lives and the replacement costs of the components of common property. Replacement costs are derived from actual contractor prices or by using standard construction industry estimating techniques. Funding requirements consider an annual inflation rate of 3.0% and interest earned of 1.0% on amounts funded for future repairs and replacements. The table included in the Supplementary Information on Future Major Repairs and Replacements on page 9 is based on this study.

The Board of Directors is funding for major repairs and replacements over the remaining useful lives of the components based on the study's estimates of future replacement costs and considering amounts previously accumulated in the replacement fund. Funding in the amount of \$1,440 has been included in the 2024 budget.

Funds are being accumulated in the replacement fund based on estimates of future needs for repairs and replacements of common property components. Actual expenditures may vary from the estimated future expenditures, and variations may be material. Therefore, the amounts accumulated in the replacement fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association has the right, subject to certain legal limitations, to increase monthly assessments, pass special assessments, or delay replacement if these funds are found to be inadequate for all future costs.

NOTE 3 - INCOME TAXES

Associations may be taxed either as homeowners associations or as regular corporations. For the current year the Association elected to file as a homeowners association using form 1120-H under Internal Revenue Code Section 528. Under that Section, the Association is not taxed on income and expenses related to its exempt purpose, which is the acquisition, construction, management, maintenance and care of Association property. Net nonexempt function income which includes interest, user fees and revenues from non-members is taxed at 30%. Certain expenses were allocated to offset a portion of the taxable income.

The Association's tax returns are subject to audit. The federal tax returns for the current and prior two fiscal years remain open for examination by the IRS. The state tax returns for the current and prior three fiscal years remain open for examination by the Franchise Tax Board. In evaluating the Association's tax positions and accruals, the Association believes that its estimates are appropriate based on the current facts and circumstances.

NOTE 4 - OWNERS' ASSESSMENTS

Monthly assessments to owners were \$62. Of this amount, a portion was designated to the replacement fund.

The annual budget and owners' assessments are determined by the Board of Directors, within certain restrictions. The Association retains excess operating funds at the end of the year, if any, for use in future operating periods.

OAK RANCH ESTATES HOMEOWNERS ASSOCIATION

Notes to the Financial Statements
December 31, 2022

NOTE 5 - COMMITMENTS AND CONTINGENCIES

The Association contracts with various service providers for maintenance and management of its facilities and equipment. These contracts are generally one year or less in duration.

NOTE 6 - SUBSEQUENT EVENTS

Management has evaluated events and transactions for potential recognition or disclosure through _____, the date the financial statements were available to be issued.

OAK RANCH ESTATES HOMEOWNERS ASSOCIATION

December 31, 2022

Supplementary Information on Future Major Repairs
and Replacements
(Unaudited)

A study was prepared on September 21, 2022 by J.D. Brooks for the period beginning January 1, 2023 to December 31, 2023 to estimate the remaining useful lives and the replacement costs of the components of common property. The estimates were based on current estimated replacement costs. Funding requirements consider an annual inflation rate of 3.0% and interest of 1.0% net of taxes, on amounts funded for future major repairs and replacements. The following table is based on the study and presents significant information about the components of common property.

Component	Estimated Remaining Useful Life	Estimated Replacement Costs	Fund Balance at Year End
Roofing	12-36 yrs.	\$ 6,080	
Sheds/Buildings	18-36 yrs.	19,760	
Paving	2-14 yrs.	4,150	
Fencing	2-36 yrs.	41,860	
Equipment	5-8 yrs.	6,320	
Fixtures	4-20 yrs.	6,910	
Plumbing & Electric	3 yrs.	5,000	
TOTAL			\$ 32,371

Percent Funded as of December 31, 2023 - 75%