

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 04/30/2019

Assets

Bank

10000 CABANC OPR 2176 48,097.84

TOTAL Bank 48,097.84

Reserve

10003 CABANC RSV 7273 .15% 53,829.51

10351 R Bank 10481 5/25/20 1.11% 36mo. 94,836.83

10357 Bank of the Ozark CD 12/12/19 2.55% 155,005.32

10358 Affiliated Bank CD 10/11/2019 2.22% 97,138.37

10359 Compass Bank CD 5319 01/16/2020 2.00% 79,760.94

TOTAL Reserve 480,570.97

Bank

10100 Uncollected Assessments 7,666.86

TOTAL Bank 7,666.86

Other Assets

11000 Accumulated Depreciation (384,792.00)

11001 Furniture & Fixtures 8,502.52

11002 Swimming Pool/Tennis Courts/Clubhouse 490,825.41

TOTAL Other Assets 114,535.93

Total Assets

650,871.60

Liabilities & Equity

Liability

30001 Replacement Reserves 480,570.97

32000 Prepaid Assessments 22,558.96

36000 Retained Earnings 149,313.37

TOTAL Liability 652,443.30

Equity

Net Income (1,571.70)

TOTAL Equity (1,571.70)

Total Liabilities & Equity

650,871.60

Oak Creek Homeowners Association, Inc.

Income Statement

Period 4/1/2019 to 4/30/2019 11:59:00 PM

| | Current Month Operating | | | Year to Date Operating | | | Annual |
|-------------------------------------|-------------------------|-----------|-------------|------------------------|-----------|------------|------------|
| | Actual | Budget | \$ Var | Actual | Budget | \$ Var | |
| Income | | | | | | | |
| <u>Assessment Revenue</u> | | | | | | | |
| 40000 Assessments | 11,782.03 | 11,878.00 | (95.97) | 47,571.12 | 47,512.00 | 59.12 | 142,536.00 |
| TOTAL Assessment Revenue | 11,782.03 | 11,878.00 | (95.97) | 47,571.12 | 47,512.00 | 59.12 | 142,536.00 |
| <u>Other Receivable</u> | | | | | | | |
| 43000 Late Interest | 9.51 | 0.00 | 9.51 | 196.33 | 0.00 | 196.33 | 0.00 |
| 43001 Interest | 203.49 | 684.00 | (480.51) | 2,798.23 | 2,736.00 | 62.23 | 8,208.00 |
| 43004 Clubhouse Rental | 20.00 | 100.00 | (80.00) | 110.00 | 400.00 | (290.00) | 1,200.00 |
| 43008 Pool Keys | 25.00 | 0.00 | 25.00 | 25.00 | 0.00 | 25.00 | 0.00 |
| 43011 Fines | 97.00 | 0.00 | 97.00 | 1,982.24 | 0.00 | 1,982.24 | 0.00 |
| 43015 Bank Fees | 110.00 | 0.00 | 110.00 | 115.00 | 0.00 | 115.00 | 0.00 |
| TOTAL Other Receivable | 465.00 | 784.00 | (319.00) | 5,226.80 | 3,136.00 | 2,090.80 | 9,408.00 |
| TOTAL Income | 12,247.03 | 12,662.00 | (414.97) | 52,797.92 | 50,648.00 | 2,149.92 | 151,944.00 |
| Expense | | | | | | | |
| <u>Professional Services</u> | | | | | | | |
| 45000 Management Services | 1,500.00 | 1,500.00 | 0.00 | 6,000.00 | 6,000.00 | 0.00 | 18,000.00 |
| 45001 Administrative Reimbursements | 1,196.01 | 1,000.00 | (196.01) | 3,831.49 | 3,200.00 | (631.49) | 10,400.00 |
| 45002 Legal Fees - HOA | 76.50 | 0.00 | (76.50) | 1,232.17 | 178.00 | (1,054.17) | 0.00 |
| 45003 Legal Fees - Collection | 405.00 | 0.00 | (405.00) | 1,732.50 | 500.00 | (1,232.50) | 2,000.00 |
| 45004 Audit / Tax Preparation | 0.00 | 450.00 | 450.00 | 0.00 | 450.00 | 450.00 | 450.00 |
| 45007 Website | 0.00 | 60.00 | 60.00 | 293.50 | 240.00 | (53.50) | 1,000.00 |
| 45008 Newsletter | 0.00 | 0.00 | 0.00 | 363.66 | 380.00 | 16.34 | 1,140.00 |
| TOTAL Professional Services | 3,177.51 | 3,010.00 | (167.51) | 13,453.32 | 10,948.00 | (2,505.32) | 32,990.00 |
| <u>Common</u> | | | | | | | |
| 80100 Cap. Improvements | 25,607.93 | 0.00 | (25,607.93) | 25,607.93 | 30,000.00 | 4,392.07 | 30,000.00 |
| TOTAL Common | 25,607.93 | 0.00 | (25,607.93) | 25,607.93 | 30,000.00 | 4,392.07 | 30,000.00 |
| <u>Community</u> | | | | | | | |
| 81003 Storage | 408.00 | 210.00 | (198.00) | 1,020.00 | 840.00 | (180.00) | 2,520.00 |
| 81004 Donations | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 100.00 | 100.00 |
| 81005 Recreation Exp. | 205.14 | 0.00 | (205.14) | 205.14 | 300.00 | 94.86 | 4,800.00 |
| TOTAL Community | 613.14 | 210.00 | (403.14) | 1,225.14 | 1,240.00 | 14.86 | 7,420.00 |
| <u>Maintenance</u> | | | | | | | |
| 83000 Maint. Labor & Supplies | 758.51 | 2,000.00 | 1,241.49 | 2,801.14 | 5,200.00 | 2,398.86 | 16,600.00 |
| 83003 Landscape Contract | 509.74 | 525.00 | 15.26 | 2,038.62 | 2,100.00 | 61.38 | 6,300.00 |
| 83006 Irrigation | 0.00 | 0.00 | 0.00 | 0.00 | 150.00 | 150.00 | 450.00 |
| 83016 Pest Control | 0.00 | 100.00 | 100.00 | 97.43 | 200.00 | 102.57 | 400.00 |
| 83017 Pool Contract | 0.00 | 1,500.00 | 1,500.00 | 1,704.93 | 4,180.00 | 2,475.07 | 13,450.00 |
| 83018 Maint. Pool Repairs | 0.00 | 0.00 | 0.00 | 102.84 | 2,000.00 | 1,897.16 | 4,000.00 |
| 83045 Alarm Monitoring | 515.28 | 100.00 | (415.28) | 781.59 | 400.00 | (381.59) | 1,200.00 |
| TOTAL Maintenance | 1,783.53 | 4,225.00 | 2,441.47 | 7,526.55 | 14,230.00 | 6,703.45 | 42,400.00 |
| <u>Gate</u> | | | | | | | |
| 84000 Access Gates | 139.00 | 0.00 | (139.00) | 139.00 | 1,000.00 | 861.00 | 4,000.00 |
| TOTAL Gate | 139.00 | 0.00 | (139.00) | 139.00 | 1,000.00 | 861.00 | 4,000.00 |
| <u>Utility</u> | | | | | | | |
| 85000 Electric | 432.40 | 900.00 | 467.60 | 2,564.84 | 3,600.00 | 1,035.16 | 10,800.00 |
| 85002 Water | 378.54 | 300.00 | (78.54) | 1,231.44 | 1,200.00 | (31.44) | 3,600.00 |
| 85003 Telephone/Internet | 0.00 | 300.00 | 300.00 | 538.90 | 1,200.00 | 661.10 | 3,600.00 |
| 85005 Maint. Trash Removal | 121.46 | 140.00 | 18.54 | 540.50 | 280.00 | (260.50) | 560.00 |

Oak Creek Homeowners Association, Inc.

Income Statement

Period 4/1/2019 to 4/30/2019 11:59:00 PM

| | | | | | | | |
|--------------------------|-------------|----------|-------------|------------|-------------|-----------|------------|
| TOTAL Utility | 932.40 | 1,640.00 | 707.60 | 4,875.68 | 6,280.00 | 1,404.32 | 18,560.00 |
| Insurance | | | | | | | |
| 87001 Insurance | 0.00 | 0.00 | 0.00 | (750.00) | 0.00 | 750.00 | 8,500.00 |
| TOTAL Insurance | 0.00 | 0.00 | 0.00 | (750.00) | 0.00 | 750.00 | 8,500.00 |
| Taxes | | | | | | | |
| 88000 Property Tax | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 |
| TOTAL Taxes | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 |
| Other Expense | | | | | | | |
| 90000 Miscellaneous | 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 | 1,000.00 | 1,000.00 |
| TOTAL Other Expense | 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 | 1,000.00 | 1,000.00 |
| Reserve | | | | | | | |
| 91000 Rsv. Contribution | 573.00 | 573.00 | 0.00 | 2,292.00 | 2,292.00 | 0.00 | 6,874.00 |
| TOTAL Reserve | 573.00 | 573.00 | 0.00 | 2,292.00 | 2,292.00 | 0.00 | 6,874.00 |
| TOTAL Expense | 32,826.51 | 9,658.00 | (23,168.51) | 54,369.62 | 66,990.00 | 12,620.38 | 151,944.00 |
| Excess Revenue / Expense | (20,579.48) | 3,004.00 | (23,583.48) | (1,571.70) | (16,342.00) | 14,770.30 | 0.00 |