

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 04/30/2020

**Assets**

Bank

10000 CABANC OPR 2176 43,488.01

TOTAL Bank 43,488.01

Reserve

10003 CABANC RSV 7273 .15% 40,741.17

10004 CAB CD 8379 11/25/20 1.490% 60,147.14

10351 R Bank 10481 5/25/20 1.11% 95,855.78

10357 Bank of the Ozark CD 07/12/20 1.98% 159,023.06

10358 Affiliated Bank CD 10/11/21 2.230% 99,331.91

10359 BBVA CD 5319 01/24/21 1.637% 81,306.55

TOTAL Reserve 536,405.61

Bank

10100 Uncollected Assessments 12,718.09

TOTAL Bank 12,718.09

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*

707,147.64

**Liabilities & Equity**

Liability

30001 Replacement Reserves 536,405.61

32000 Prepaid Assessments 23,511.35

36000 Retained Earnings 126,116.83

TOTAL Liability 686,033.79

Equity

Net Income 21,113.85

TOTAL Equity 21,113.85

*Total Liabilities & Equity*

707,147.64

Oak Creek  
GL Balance Sheet Comparison  
Posted 4/30/2020

	April-20	March-20	MTD Difference
<b>Assets</b>			
<u>Bank</u>			
CABANC OPR 2176	43,488.01	37,339.38	6,148.63
<u>Total Bank</u>	43,488.01	37,339.38	6,148.63
<u>Reserve</u>			
CABANC RSV 7273 .15%	40,741.17	43,128.65	(2,387.48)
CABANC CD 8379 11/25/20 1.490%	60,147.14	60,071.07	76.07
R Bank 10481 5/25/20 1.11%	95,855.78	95,855.78	
Bank of the Ozark CD 7/12/20 1.98%	159,023.06	158,755.95	267.11
Affiliated Bank CD 10/11/21 2.230%	99,331.91	99,144.13	187.78
BBVA CD 5319 01/24/21 1.637%	81,306.55	81,193.90	112.65
<u>Total Reserve</u>	479,661.59	538,149.48	(1,743.87)
<u>Bank</u>			
Uncollected Assessments	12,718.09	11,838.48	879.61
<u>Total Bank</u>	12,718.09	11,838.48	879.61
<u>Other Assets</u>			
Accumulated Depreciation	384,792.00	384,792.00	
Furniture & Fixtures	8,502.52	8,502.52	
Swimming Pool/Tennis Courts/Clubhouse	490,825.41	490,825.41	
<u>Total Other Assets</u>	114,535.93	114,535.93	
<u>Total Assets</u>	650,403.62	701,863.27	51,459.65
<b>Liabilities &amp; Equity</b>			
<u>Liability</u>			
Replacement Reserves	536,405.61	538,149.48	1,743.87
Prepaid Assessments	23,511.35	24,692.43	1,181.08
Retained Earnings	126,116.83	125,889.35	(227.48)
<u>Total Liability</u>	686,033.79	688,731.26	(2,697.47)
<u>Equity</u>			
Net Income	21,113.85	13,132.01	7,981.84
<u>Total Equity</u>	21,113.85	13,132.01	7,981.84
<u>Total Liabilities &amp; Equity</u>	707,147.64	701,863.27	5,284.37

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 4/1/2020 to 4/30/2020 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Assessment Revenue</u></b>							
40000 Assessments	11,858.50	11,878.00	(19.50)	46,168.38	47,512.00	(1,343.62)	142,536.00
TOTAL Assessment Revenue	11,858.50	11,878.00	(19.50)	46,168.38	47,512.00	(1,343.62)	142,536.00
<b><u>Other Receivable</u></b>							
43000 Late Interest	24.39	0.00	24.39	87.61	0.00	87.61	0.00
43001 Interest	645.26	600.00	45.26	2,709.86	2,400.00	309.86	7,200.00
43004 Clubhouse Rental	0.00	60.00	(60.00)	30.00	180.00	(150.00)	600.00
43010 Maint. Charge Back	8.52	0.00	8.52	8.52	0.00	8.52	0.00
43011 Fines	70.00	0.00	70.00	574.00	0.00	574.00	0.00
43015 Miscellaneous	0.00	0.00	0.00	35.00	0.00	35.00	0.00
TOTAL Other Receivable	748.17	660.00	88.17	3,444.99	2,580.00	864.99	7,800.00
TOTAL Income	12,606.67	12,538.00	68.67	49,613.37	50,092.00	(478.63)	150,336.00
<b>Expense</b>							
<b><u>Professional Services</u></b>							
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	660.91	1,200.00	539.09	3,746.82	4,000.00	253.18	14,000.00
45002 Legal Fees - HOA	0.00	500.00	500.00	192.00	1,500.00	1,308.00	2,000.00
45004 Audit / Tax Preparation	0.00	450.00	450.00	244.00	450.00	206.00	450.00
45007 Website	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00
45008 Newsletter	0.00	0.00	0.00	376.39	380.00	3.61	1,140.00
TOTAL Professional Services	2,160.91	3,750.00	1,589.09	10,559.21	12,730.00	2,170.79	36,790.00
<b><u>Bank</u></b>							
60000 Returned Check Fees	0.00	0.00	0.00	10.00	0.00	(10.00)	0.00
TOTAL Bank	0.00	0.00	0.00	10.00	0.00	(10.00)	0.00
<b><u>Common</u></b>							
80100 Cap. Improvements	0.00	38,000.00	38,000.00	0.00	38,000.00	38,000.00	38,000.00
TOTAL Common	0.00	38,000.00	38,000.00	0.00	38,000.00	38,000.00	38,000.00
<b><u>Community</u></b>							
81003 Storage	158.00	220.00	62.00	596.00	880.00	284.00	2,640.00
81005 Recreation Exp.	0.00	300.00	300.00	0.00	300.00	300.00	6,500.00
TOTAL Community	158.00	520.00	362.00	596.00	1,180.00	584.00	9,140.00
<b><u>Maintenance</u></b>							
83000 Maint. Labor & Supplies	320.00	750.00	430.00	1,480.00	3,000.00	1,520.00	17,200.00
83003 Landscape Contract	509.74	515.00	5.26	2,038.96	2,060.00	21.04	6,180.00
83006 Irrigation	55.88	0.00	(55.88)	482.86	150.00	(332.86)	450.00
83016 Pest Control	97.43	100.00	2.57	194.86	200.00	5.14	400.00
83017 Pool Contract	1,022.96	1,500.00	477.04	2,727.89	3,225.00	497.11	12,450.00
83018 Maint. Pool Repairs	692.80	0.00	(692.80)	2,378.96	2,000.00	(378.96)	4,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	355.08	400.00	44.92	1,200.00
TOTAL Maintenance	2,787.58	2,965.00	177.42	9,658.61	11,035.00	1,376.39	41,880.00
<b><u>Gate</u></b>							
84000 Access Gates	0.00	0.00	0.00	155.00	500.00	345.00	2,000.00
TOTAL Gate	0.00	0.00	0.00	155.00	500.00	345.00	2,000.00
<b><u>Utility</u></b>							
85000 Electric	1,072.51	700.00	(372.51)	2,820.55	2,800.00	(20.55)	8,400.00
85002 Water	293.65	400.00	106.35	1,103.57	1,300.00	196.43	4,200.00
85003 Telephone/Internet	426.72	210.00	(216.72)	1,064.66	840.00	(224.66)	2,520.00

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 4/1/2020 to 4/30/2020 11:59:00 PM

85005 Maint. Trash Removal	121.46	130.00	8.54	242.92	260.00	17.08	520.00
TOTAL Utility	1,914.34	1,440.00	(474.34)	5,231.70	5,200.00	(31.70)	15,640.00
<b>Insurance</b>							
87001 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	9,000.00
TOTAL Insurance	0.00	0.00	0.00	0.00	0.00	0.00	9,000.00
<b>Taxes</b>							
88000 Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	200.00
88001 Income Tax	0.00	0.00	0.00	185.00	0.00	(185.00)	0.00
TOTAL Taxes	0.00	0.00	0.00	185.00	0.00	(185.00)	200.00
<b>Other Expense</b>							
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
<b>Reserve</b>							
91000 Rsv. Contribution	(2,396.00)	526.00	2,922.00	2,104.00	2,104.00	0.00	6,316.00
TOTAL Reserve	(2,396.00)	526.00	2,922.00	2,104.00	2,104.00	0.00	6,316.00
TOTAL Expense	4,624.83	47,201.00	42,576.17	28,499.52	71,749.00	43,249.48	159,966.00
Excess Revenue / Expense	7,981.84	(34,663.00)	42,644.84	21,113.85	(21,657.00)	42,770.85	(9,630.00)