

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 08/31/2019

**Assets**

Bank

10000 CABANC OPR 2176 52,912.28

TOTAL Bank 52,912.28

Reserve

10003 CABANC RSV 7273 .15% 56,195.51

10351 R Bank 10481 5/25/20 1.11% 36mo. 95,355.55

10357 Bank of the Ozark CD 12/12/19 2.55% 156,650.28

10358 Affiliated Bank CD 10/11/2019 2.22% 97,863.79

10359 Compass Bank CD 5319 01/16/2020 2.00% 80,295.91

TOTAL Reserve 486,361.04

Bank

10100 Uncollected Assessments 8,379.96

TOTAL Bank 8,379.96

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*

662,189.21

**Liabilities & Equity**

Liability

30001 Replacement Reserves 486,361.04

32000 Prepaid Assessments 18,041.02

36000 Retained Earnings 146,526.40

TOTAL Liability 650,928.46

Equity

Net Income 11,260.75

TOTAL Equity 11,260.75

*Total Liabilities & Equity*

662,189.21

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 8/1/2019 to 8/31/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Assessment Revenue</b>							
40000 Assessments	11,750.75	11,878.00	(127.25)	95,111.78	95,024.00	87.78	142,536.00
<b>TOTAL Assessment Revenue</b>	<b>11,750.75</b>	<b>11,878.00</b>	<b>(127.25)</b>	<b>95,111.78</b>	<b>95,024.00</b>	<b>87.78</b>	<b>142,536.00</b>
<b>Other Receivable</b>							
43000 Late Interest	56.27	0.00	56.27	392.79	0.00	392.79	0.00
43001 Interest	941.05	684.00	257.05	6,304.98	5,472.00	832.98	8,208.00
43002 Atty. Fees	522.19	0.00	522.19	657.19	0.00	657.19	0.00
43004 Clubhouse Rental	120.00	200.00	(80.00)	470.00	1,100.00	(630.00)	1,200.00
43008 Pool Keys	0.00	0.00	0.00	25.00	0.00	25.00	0.00
43011 Fines	0.01	0.00	0.01	2,490.76	0.00	2,490.76	0.00
43015 Miscellaneous	25.00	0.00	25.00	395.00	0.00	395.00	0.00
<b>TOTAL Other Receivable</b>	<b>1,664.52</b>	<b>884.00</b>	<b>780.52</b>	<b>10,735.72</b>	<b>6,572.00</b>	<b>4,163.72</b>	<b>9,408.00</b>
<b>TOTAL Income</b>	<b>13,415.27</b>	<b>12,762.00</b>	<b>653.27</b>	<b>105,847.50</b>	<b>101,596.00</b>	<b>4,251.50</b>	<b>151,944.00</b>
<b>Expense</b>							
<b>Professional Services</b>							
45000 Management Services	1,500.00	1,500.00	0.00	12,000.00	12,000.00	0.00	18,000.00
45001 Administrative Reimbursements	1,284.97	1,200.00	(84.97)	8,601.95	7,800.00	(801.95)	10,400.00
45002 Legal Fees - HOA	0.00	0.00	0.00	1,232.17	0.00	(1,232.17)	0.00
45003 Legal Fees - Collection	905.38	0.00	(905.38)	2,637.88	1,000.00	(1,637.88)	2,000.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	0.00	450.00	450.00	450.00
45007 Website	0.00	100.00	100.00	747.10	600.00	(147.10)	1,000.00
45008 Newsletter	0.00	0.00	0.00	728.40	760.00	31.60	1,140.00
<b>TOTAL Professional Services</b>	<b>3,690.35</b>	<b>2,800.00</b>	<b>(890.35)</b>	<b>25,947.50</b>	<b>22,610.00</b>	<b>(3,337.50)</b>	<b>32,990.00</b>
<b>Common</b>							
80100 Cap. Improvements	(363.69)	0.00	363.69	25,971.62	30,000.00	4,028.38	30,000.00
<b>TOTAL Common</b>	<b>(363.69)</b>	<b>0.00</b>	<b>363.69</b>	<b>25,971.62</b>	<b>30,000.00</b>	<b>4,028.38</b>	<b>30,000.00</b>
<b>Community</b>							
81003 Storage	218.00	210.00	(8.00)	1,688.00	1,680.00	(8.00)	2,520.00
81004 Donations	0.00	0.00	0.00	0.00	100.00	100.00	100.00
81005 Recreation Exp.	(2,618.26)	0.00	2,618.26	3,950.44	4,100.00	149.56	4,800.00
<b>TOTAL Community</b>	<b>(2,400.26)</b>	<b>210.00</b>	<b>2,610.26</b>	<b>5,638.44</b>	<b>5,880.00</b>	<b>241.56</b>	<b>7,420.00</b>
<b>Maintenance</b>							
83000 Maint. Labor & Supplies	1,592.31	2,000.00	407.69	10,381.41	13,200.00	2,818.59	16,600.00
83003 Landscape Contract	509.74	525.00	15.26	4,077.58	4,200.00	122.42	6,300.00
83006 Irrigation	(210.36)	0.00	210.36	210.36	300.00	89.64	450.00
83016 Pest Control	0.00	0.00	0.00	292.29	300.00	7.71	400.00
83017 Pool Contract	(1,434.31)	1,500.00	2,934.31	5,596.51	10,180.00	4,583.49	13,450.00
83018 Maint. Pool Repairs	0.00	0.00	0.00	1,568.27	4,000.00	2,431.73	4,000.00
83045 Alarm Monitoring	(88.77)	100.00	188.77	1,047.90	800.00	(247.90)	1,200.00
<b>TOTAL Maintenance</b>	<b>368.61</b>	<b>4,125.00</b>	<b>3,756.39</b>	<b>23,174.32</b>	<b>32,980.00</b>	<b>9,805.68</b>	<b>42,400.00</b>
<b>Gate</b>							
84000 Access Gates	0.00	0.00	0.00	444.71	3,000.00	2,555.29	4,000.00
<b>TOTAL Gate</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>444.71</b>	<b>3,000.00</b>	<b>2,555.29</b>	<b>4,000.00</b>
<b>Utility</b>							
85000 Electric	0.00	900.00	900.00	4,281.56	7,200.00	2,918.44	10,800.00
85002 Water	412.62	300.00	(112.62)	3,280.90	2,400.00	(880.90)	3,600.00
85003 Telephone/Internet	(211.22)	300.00	511.22	1,351.74	2,400.00	1,048.26	3,600.00

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 8/1/2019 to 8/31/2019 11:59:00 PM

85005 Maint. Trash Removal	0.00	0.00	0.00	661.96	420.00	(241.96)	560.00
TOTAL Utility	201.40	1,500.00	1,298.60	9,576.16	12,420.00	2,843.84	18,560.00
<b>Insurance</b>							
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
<b>Taxes</b>							
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
<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	573.00	573.00	0.00	4,584.00	4,584.00	0.00	6,874.00
TOTAL Reserve	573.00	573.00	0.00	4,584.00	4,584.00	0.00	6,874.00
TOTAL Expense	2,069.41	9,208.00	7,138.59	94,586.75	112,474.00	17,887.25	151,944.00
Excess Revenue / Expense	11,345.86	3,554.00	7,791.86	11,260.75	(10,878.00)	22,138.75	0.00