

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 12/31/2019

**Assets**

Bank

10000 CABANC OPR 2176 40,958.88

TOTAL Bank 40,958.88

Reserve

10003 CABANC RSV 7273 .15% 78,566.26

10351 R Bank 10481 5/25/20 1.11% 36mo. 95,620.30

10357 Bank of the Ozark CD 07/12/2020 1.981% 157,974.44

10358 Affiliated Bank CD 10/11/2021 2.230% 98,594.95

10359 Compass Bank CD 5319 01/16/2020 2.00% 80,834.47

TOTAL Reserve 511,590.42

Bank

10100 Uncollected Assessments 9,100.01

TOTAL Bank 9,100.01

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*

676,185.24

**Liabilities & Equity**

Liability

30001 Replacement Reserves 511,590.42

32000 Prepaid Assessments 19,412.88

36000 Retained Earnings 124,251.07

TOTAL Liability 655,254.37

Equity

Net Income 20,930.87

TOTAL Equity 20,930.87

*Total Liabilities & Equity*

676,185.24

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 12/1/2019 to 12/31/2019 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	11,511.88	11,878.00	(366.12)	141,989.65	142,536.00	(546.35)	142,536.00
<b>TOTAL Assessment Revenue</b>	<b>11,511.88</b>	<b>11,878.00</b>	<b>(366.12)</b>	<b>141,989.65</b>	<b>142,536.00</b>	<b>(546.35)</b>	<b>142,536.00</b>
<b>Other Receivable</b>							
43000 Late Interest	11.24	0.00	11.24	525.14	0.00	525.14	0.00
43001 Interest	665.48	684.00	(18.52)	9,251.97	8,208.00	1,043.97	8,208.00
43002 Atty. Fees	0.00	0.00	0.00	657.19	0.00	657.19	0.00
43004 Clubhouse Rental	0.00	0.00	0.00	740.00	1,200.00	(460.00)	1,200.00
43008 Pool Keys	0.00	0.00	0.00	25.00	0.00	25.00	0.00
43011 Fines	94.42	0.00	94.42	3,473.17	0.00	3,473.17	0.00
43015 Miscellaneous	0.00	0.00	0.00	475.00	0.00	475.00	0.00
<b>TOTAL Other Receivable</b>	<b>771.14</b>	<b>684.00</b>	<b>87.14</b>	<b>15,147.47</b>	<b>9,408.00</b>	<b>5,739.47</b>	<b>9,408.00</b>
<b>TOTAL Income</b>	<b>12,283.02</b>	<b>12,562.00</b>	<b>(278.98)</b>	<b>157,137.12</b>	<b>151,944.00</b>	<b>5,193.12</b>	<b>151,944.00</b>
<b>Expense</b>							
<b>Professional Services</b>							
45000 Management Services	1,500.00	1,500.00	0.00	18,000.00	18,000.00	0.00	18,000.00
45001 Administrative Reimbursements	839.48	400.00	(439.48)	14,466.69	10,400.00	(4,066.69)	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	135.00	500.00	365.00	2,915.88	2,000.00	(915.88)	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	1,000.00	252.90	1,000.00
45008 Newsletter	0.00	0.00	0.00	1,093.14	1,140.00	46.86	1,140.00
<b>TOTAL Professional Services</b>	<b>2,474.48</b>	<b>2,500.00</b>	<b>25.52</b>	<b>38,454.98</b>	<b>32,990.00</b>	<b>(5,464.98)</b>	<b>32,990.00</b>
<b>Common</b>							
80100 Cap. Improvements	0.00	0.00	0.00	25,971.62	30,000.00	4,028.38	30,000.00
<b>TOTAL Common</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</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	146.00	210.00	64.00	2,378.13	2,520.00	141.87	2,520.00
81004 Donations	0.00	0.00	0.00	0.00	100.00	100.00	100.00
81005 Recreation Exp.	0.00	0.00	0.00	3,950.44	4,800.00	849.56	4,800.00
<b>TOTAL Community</b>	<b>146.00</b>	<b>210.00</b>	<b>64.00</b>	<b>6,328.57</b>	<b>7,420.00</b>	<b>1,091.43</b>	<b>7,420.00</b>
<b>Maintenance</b>							
83000 Maint. Labor & Supplies	240.00	600.00	360.00	14,899.70	16,600.00	1,700.30	16,600.00
83003 Landscape Contract	509.74	525.00	15.26	6,116.54	6,300.00	183.46	6,300.00
83006 Irrigation	179.45	0.00	(179.45)	514.97	450.00	(64.97)	450.00
83016 Pest Control	0.00	0.00	0.00	389.72	400.00	10.28	400.00
83017 Pool Contract	1,022.96	590.00	(432.96)	10,099.71	13,450.00	3,350.29	13,450.00
83018 Maint. Pool Repairs	0.00	0.00	0.00	1,844.31	4,000.00	2,155.69	4,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	1,402.98	1,200.00	(202.98)	1,200.00
<b>TOTAL Maintenance</b>	<b>2,040.92</b>	<b>1,815.00</b>	<b>(225.92)</b>	<b>35,267.93</b>	<b>42,400.00</b>	<b>7,132.07</b>	<b>42,400.00</b>
<b>Gate</b>							
84000 Access Gates	139.64	0.00	(139.64)	584.35	4,000.00	3,415.65	4,000.00
<b>TOTAL Gate</b>	<b>139.64</b>	<b>0.00</b>	<b>(139.64)</b>	<b>584.35</b>	<b>4,000.00</b>	<b>3,415.65</b>	<b>4,000.00</b>
<b>Utility</b>							
85000 Electric	0.00	900.00	900.00	6,757.78	10,800.00	4,042.22	10,800.00
85002 Water	263.38	300.00	36.62	5,021.09	3,600.00	(1,421.09)	3,600.00
85003 Telephone/Internet	211.22	300.00	88.78	2,196.62	3,600.00	1,403.38	3,600.00

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 12/1/2019 to 12/31/2019 11:59:00 PM

85005 Maint. Trash Removal	0.00	0.00	0.00	783.42	560.00	(223.42)	560.00
TOTAL Utility	474.60	1,500.00	1,025.40	14,758.91	18,560.00	3,801.09	18,560.00
<b>Insurance</b>							
87001 Insurance	0.00	0.00	0.00	7,799.00	8,500.00	701.00	8,500.00
TOTAL Insurance	0.00	0.00	0.00	7,799.00	8,500.00	701.00	8,500.00
<b>Taxes</b>							
88000 Property Tax	0.00	0.00	0.00	166.89	200.00	33.11	200.00
TOTAL Taxes	0.00	0.00	0.00	166.89	200.00	33.11	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	571.00	571.00	0.00	6,874.00	6,874.00	0.00	6,874.00
TOTAL Reserve	571.00	571.00	0.00	6,874.00	6,874.00	0.00	6,874.00
TOTAL Expense	5,846.64	6,596.00	749.36	136,206.25	151,944.00	15,737.75	151,944.00
Excess Revenue / Expense	6,436.38	5,966.00	470.38	20,930.87	0.00	20,930.87	0.00