

Oak Creek Homeowners Association, Inc.

Balance Sheet

Posted 02/28/2019

Assets

Bank

10000 CABANC OPR 2176 65,270.68

TOTAL Bank 65,270.68

Reserve

10003 CABANC RSV 7273 .15% 52,648.01

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

10357 Bank of the Ozark CD 12/12/19 2.55% 154,706.13

10358 Affiliated Bank CD 10/11/2019 2.22% 96,789.47

10359 Compass Bank CD 5319 01/16/2020 2.00% 79,368.57

TOTAL Reserve 478,349.01

Bank

10100 Uncollected Assessments 6,242.17

TOTAL Bank 6,242.17

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

664,397.79

Liabilities & Equity

Liability

30001 Replacement Reserves 478,349.01

32000 Prepaid Assessments 24,459.42

36000 Retained Earnings 148,962.64

TOTAL Liability 651,771.07

Equity

Net Income 12,626.72

TOTAL Equity 12,626.72

Total Liabilities & Equity

664,397.79

Oak Creek Homeowners Association, Inc.

Income & Expense Statement

Posted 2/1/2019 to 2/28/2019 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	12,465.94	11,878.00	587.94	24,069.85	23,756.00	313.85	142,536.00
TOTAL Assessment Revenue	12,465.94	11,878.00	587.94	24,069.85	23,756.00	313.85	142,536.00
<u>Other Receivable</u>							
43000 Late Interest	121.72	0.00	121.72	151.58	0.00	151.58	0.00
43001 Interest	1.47	684.00	(682.53)	327.00	1,368.00	(1,041.00)	8,208.00
43004 Clubhouse Rental	30.00	100.00	(70.00)	30.00	200.00	(170.00)	1,200.00
43011 Fines	1,763.75	0.00	1,763.75	1,840.75	0.00	1,840.75	0.00
43015 Bank Fees	5.00	0.00	5.00	5.00	0.00	5.00	0.00
TOTAL Other Receivable	1,921.94	784.00	1,137.94	2,354.33	1,568.00	786.33	9,408.00
TOTAL Income	14,387.88	12,662.00	1,725.88	26,424.18	25,324.00	1,100.18	151,944.00
Expense							
<u>Professional Services</u>							
45000 Management Services	1,500.00	1,500.00	0.00	3,000.00	3,000.00	0.00	18,000.00
45001 Administrative	941.84	800.00	(141.84)	1,680.03	1,200.00	(480.03)	10,400.00
45002 Legal Fees - HOA	1,155.67	0.00	(1,155.67)	1,155.67	0.00	(1,155.67)	0.00
45003 Legal Fees - Collection	0.00	0.00	0.00	1,327.50	0.00	(1,327.50)	2,000.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	0.00	0.00	0.00	450.00
45007 Website	56.70	60.00	3.30	180.10	120.00	(60.10)	1,000.00
45008 Newsletter	0.00	0.00	0.00	181.29	190.00	8.71	1,140.00
TOTAL Professional Services	3,654.21	2,360.00	(1,294.21)	7,524.59	4,510.00	(3,014.59)	32,990.00
<u>Common</u>							
80100 Cap. Improvements	0.00	30,000.00	30,000.00	0.00	30,000.00	30,000.00	30,000.00
TOTAL Common	0.00	30,000.00	30,000.00	0.00	30,000.00	30,000.00	30,000.00
<u>Community</u>							
81003 Storage	204.00	210.00	6.00	408.00	420.00	12.00	2,520.00
81004 Donations	0.00	100.00	100.00	0.00	100.00	100.00	100.00
81005 Recreation Exp.	0.00	0.00	0.00	0.00	0.00	0.00	4,800.00
TOTAL Community	204.00	310.00	106.00	408.00	520.00	112.00	7,420.00
<u>Maintenance</u>							
83000 Maint. Labor & Supplies	734.23	600.00	(134.23)	1,482.63	1,200.00	(282.63)	16,600.00
83003 Landscape Contract	509.74	525.00	15.26	1,019.48	1,050.00	30.52	6,300.00
83006 Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	450.00
83016 Pest Control	0.00	0.00	0.00	97.43	100.00	2.57	400.00
83017 Pool Contract	568.31	590.00	21.69	1,136.62	1,180.00	43.38	13,450.00
83018 Maint. Pool Repairs	102.84	0.00	(102.84)	102.84	0.00	(102.84)	4,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	177.54	200.00	22.46	1,200.00
TOTAL Maintenance	2,003.89	1,815.00	(188.89)	4,016.54	3,730.00	(286.54)	42,400.00
<u>Gate</u>							
84000 Access Gates	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
TOTAL Gate	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
<u>Utility</u>							
85000 Electric	598.83	900.00	301.17	1,515.59	1,800.00	284.41	10,800.00
85002 Water	265.74	300.00	34.26	569.24	600.00	30.76	3,600.00
85003 Telephone/Internet	169.18	300.00	130.82	338.36	600.00	261.64	3,600.00
85005 Maint. Trash Removal	419.04	0.00	(419.04)	419.04	140.00	(279.04)	560.00

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TOTAL Utility	1,452.79	1,500.00	47.21	2,842.23	3,140.00	297.77	18,560.00
Insurance							
87001 Insurance	(750.00)	0.00	750.00	(750.00)	0.00	750.00	8,500.00
TOTAL Insurance	(750.00)	0.00	750.00	(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	0.00	0.00	1,000.00
TOTAL Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Reserve							
91000 Rsv. Contribution	573.00	573.00	0.00	1,146.00	1,146.00	0.00	6,874.00
TOTAL Reserve	573.00	573.00	0.00	1,146.00	1,146.00	0.00	6,874.00
TOTAL Expense	7,137.89	36,558.00	29,420.11	15,187.36	43,046.00	27,858.64	151,944.00
Excess Revenue / Expense	7,249.99	(23,896.00)	31,145.99	11,236.82	(17,722.00)	28,958.82	0.00

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	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Other Receivable</u>							
43001 Interest	787.33	0.00	787.33	1,389.90	0.00	1,389.90	0.00
TOTAL Other Receivable	787.33	0.00	787.33	1,389.90	0.00	1,389.90	0.00
TOTAL Income	787.33	0.00	787.33	1,389.90	0.00	1,389.90	0.00
Excess Revenue / Expense	787.33	0.00	787.33	1,389.90	0.00	1,389.90	0.00