

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 02/29/2020

**Assets**

Bank

10000 CABANC OPR 2176 32,419.38

TOTAL Bank 32,419.38

Reserve

10003 CABANC RSV 7273 .15% 41,616.47

10004 CAB CD 8379 11/25/20 1.50% 60,000.00

10351 R Bank 10481 5/25/20 1.11% 36mo. 95,855.78

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

10358 Affiliated Bank CD 10/11/2021 2.230% 98,968.78

10359 Compass Bank CD 5319 01/16/2020 2.00% 81,088.66

TOTAL Reserve 535,504.13

Bank

10100 Uncollected Assessments 10,979.19

TOTAL Bank 10,979.19

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*

693,438.63

**Liabilities & Equity**

Liability

30001 Replacement Reserves 535,504.13

32000 Prepaid Assessments 25,340.27

36000 Retained Earnings 126,147.41

TOTAL Liability 686,991.81

Equity

Net Income 6,446.82

TOTAL Equity 6,446.82

*Total Liabilities & Equity*

693,438.63

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 2/1/2020 to 2/29/2020 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	11,297.56	11,878.00	(580.44)	22,830.41	23,756.00	(925.59)	142,536.00
TOTAL Assessment Revenue	11,297.56	11,878.00	(580.44)	22,830.41	23,756.00	(925.59)	142,536.00
<b><u>Other Receivable</u></b>							
43000 Late Interest	8.63	0.00	8.63	46.98	0.00	46.98	0.00
43001 Interest	560.36	600.00	(39.64)	917.72	1,200.00	(282.28)	7,200.00
43004 Clubhouse Rental	0.00	60.00	(60.00)	0.00	60.00	(60.00)	600.00
43011 Fines	71.42	0.00	71.42	377.00	0.00	377.00	0.00
43015 Miscellaneous	5.00	0.00	5.00	5.00	0.00	5.00	0.00
TOTAL Other Receivable	645.41	660.00	(14.59)	1,346.70	1,260.00	86.70	7,800.00
TOTAL Income	11,942.97	12,538.00	(595.03)	24,177.11	25,016.00	(838.89)	150,336.00
<b>Expense</b>							
<b><u>Professional Services</u></b>							
45000 Management Services	1,500.00	1,500.00	0.00	3,000.00	3,000.00	0.00	18,000.00
45001 Administrative Reimbursements	978.87	1,000.00	21.13	2,117.24	1,800.00	(317.24)	14,000.00
45002 Legal Fees - HOA	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	2,000.00
45004 Audit / Tax Preparation	244.00	0.00	(244.00)	244.00	0.00	(244.00)	450.00
45007 Website	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
45008 Newsletter	0.00	0.00	0.00	182.37	190.00	7.63	1,140.00
TOTAL Professional Services	2,722.87	3,600.00	877.13	5,543.61	6,190.00	646.39	36,790.00
<b><u>Common</u></b>							
80100 Cap. Improvements	0.00	0.00	0.00	0.00	0.00	0.00	38,000.00
TOTAL Common	0.00	0.00	0.00	0.00	0.00	0.00	38,000.00
<b><u>Community</u></b>							
81003 Storage	146.00	220.00	74.00	438.00	440.00	2.00	2,640.00
81005 Recreation Exp.	0.00	0.00	0.00	0.00	0.00	0.00	6,500.00
TOTAL Community	146.00	220.00	74.00	438.00	440.00	2.00	9,140.00
<b><u>Maintenance</u></b>							
83000 Maint. Labor & Supplies	240.00	750.00	510.00	600.00	1,500.00	900.00	17,200.00
83003 Landscape Contract	509.74	515.00	5.26	1,019.48	1,030.00	10.52	6,180.00
83006 Irrigation	426.98	0.00	(426.98)	426.98	0.00	(426.98)	450.00
83016 Pest Control	0.00	0.00	0.00	97.43	100.00	2.57	400.00
83017 Pool Contract	1,136.62	575.00	(561.62)	1,704.93	1,150.00	(554.93)	12,450.00
83018 Maint. Pool Repairs	1,386.16	0.00	(1,386.16)	1,686.16	0.00	(1,686.16)	4,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	177.54	200.00	22.46	1,200.00
TOTAL Maintenance	3,788.27	1,940.00	(1,848.27)	5,712.52	3,980.00	(1,732.52)	41,880.00
<b><u>Gate</u></b>							
84000 Access Gates	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
TOTAL Gate	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
<b><u>Utility</u></b>							
85000 Electric	566.18	700.00	133.82	1,748.04	1,400.00	(348.04)	8,400.00
85002 Water	225.82	300.00	74.18	557.08	600.00	42.92	4,200.00
85003 Telephone/Internet	0.00	210.00	210.00	424.58	420.00	(4.58)	2,520.00
85005 Maint. Trash Removal	0.00	0.00	0.00	121.46	130.00	8.54	520.00
TOTAL Utility	792.00	1,210.00	418.00	2,851.16	2,550.00	(301.16)	15,640.00
<b><u>Insurance</u></b>							
87001 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	9,000.00

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## Income Statement

Period 2/1/2020 to 2/29/2020 11:59:00 PM

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	185.00	0.00	(185.00)	185.00	0.00	(185.00)	0.00
TOTAL Taxes	185.00	0.00	(185.00)	185.00	0.00	(185.00)	200.00
<b>Other Expense</b>							
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
<b>Reserve</b>							
91000 Rsv. Contribution	1,500.00	526.00	(974.00)	3,000.00	1,052.00	(1,948.00)	6,316.00
TOTAL Reserve	1,500.00	526.00	(974.00)	3,000.00	1,052.00	(1,948.00)	6,316.00
TOTAL Expense	9,134.14	7,496.00	(1,638.14)	17,730.29	14,212.00	(3,518.29)	159,966.00
Excess Revenue / Expense	2,808.83	5,042.00	(2,233.17)	6,446.82	10,804.00	(4,357.18)	(9,630.00)

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## Income Statement

Period 2/1/2020 to 2/29/2020 11:59:00 PM

	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Other Receivable</u></b>							
43001 Interest	0.00	1,044.00	(1,044.00)	0.00	1,647.00	(1,647.00)	0.00
TOTAL Other Receivable	<u>0.00</u>	<u>1,044.00</u>	<u>(1,044.00)</u>	<u>0.00</u>	<u>1,647.00</u>	<u>(1,647.00)</u>	<u>0.00</u>
TOTAL Income	<u>0.00</u>	<u>1,044.00</u>	<u>(1,044.00)</u>	<u>0.00</u>	<u>1,647.00</u>	<u>(1,647.00)</u>	<u>0.00</u>
Excess Revenue / Expense	<u>0.00</u>	<u>1,044.00</u>	<u>(1,044.00)</u>	<u>0.00</u>	<u>1,647.00</u>	<u>(1,647.00)</u>	<u>0.00</u>