

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 01/31/2020

**Assets**

Bank

10000 CABANC OPR 2176 51,301.31

TOTAL Bank 51,301.31

Reserve

10003 CABANC RSV 7273 .15% 80,093.04

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% 98,781.69

10359 Compass Bank CD 5319 01/16/2020 2.00% 80,976.31

TOTAL Reserve 513,445.78

Bank

10100 Uncollected Assessments 9,712.79

TOTAL Bank 9,712.79

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*

688,995.81

**Liabilities & Equity**

Liability

30001 Replacement Reserves 513,445.78

32000 Prepaid Assessments 26,472.68

36000 Retained Earnings 145,439.36

TOTAL Liability 685,357.82

Equity

Net Income 3,637.99

TOTAL Equity 3,637.99

*Total Liabilities & Equity*

688,995.81

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 1/1/2020 to 1/31/2020 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	11,532.85	11,878.00	(345.15)	11,532.85	11,878.00	(345.15)	142,536.00
TOTAL Assessment Revenue	11,532.85	11,878.00	(345.15)	11,532.85	11,878.00	(345.15)	142,536.00
<b><u>Other Receivable</u></b>							
43000 Late Interest	38.35	0.00	38.35	38.35	0.00	38.35	0.00
43001 Interest	357.36	600.00	(242.64)	357.36	600.00	(242.64)	7,200.00
43004 Clubhouse Rental	0.00	0.00	0.00	0.00	0.00	0.00	600.00
43011 Fines	305.58	0.00	305.58	305.58	0.00	305.58	0.00
TOTAL Other Receivable	701.29	600.00	101.29	701.29	600.00	101.29	7,800.00
TOTAL Income	12,234.14	12,478.00	(243.86)	12,234.14	12,478.00	(243.86)	150,336.00
<b>Expense</b>							
<b><u>Professional Services</u></b>							
45000 Management Services	1,500.00	1,500.00	0.00	1,500.00	1,500.00	0.00	18,000.00
45001 Administrative Reimbursements	1,138.37	800.00	(338.37)	1,138.37	800.00	(338.37)	14,000.00
45002 Legal Fees - HOA	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	0.00	0.00	0.00	450.00
45007 Website	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
45008 Newsletter	182.37	190.00	7.63	182.37	190.00	7.63	1,140.00
TOTAL Professional Services	2,820.74	2,590.00	(230.74)	2,820.74	2,590.00	(230.74)	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	292.00	220.00	(72.00)	292.00	220.00	(72.00)	2,640.00
81005 Recreation Exp.	0.00	0.00	0.00	0.00	0.00	0.00	6,500.00
TOTAL Community	292.00	220.00	(72.00)	292.00	220.00	(72.00)	9,140.00
<b><u>Maintenance</u></b>							
83000 Maint. Labor & Supplies	360.00	750.00	390.00	360.00	750.00	390.00	17,200.00
83003 Landscape Contract	509.74	515.00	5.26	509.74	515.00	5.26	6,180.00
83006 Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	450.00
83016 Pest Control	97.43	100.00	2.57	97.43	100.00	2.57	400.00
83017 Pool Contract	568.31	575.00	6.69	568.31	575.00	6.69	12,450.00
83018 Maint. Pool Repairs	300.00	0.00	(300.00)	300.00	0.00	(300.00)	4,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	88.77	100.00	11.23	1,200.00
TOTAL Maintenance	1,924.25	2,040.00	115.75	1,924.25	2,040.00	115.75	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	1,181.86	700.00	(481.86)	1,181.86	700.00	(481.86)	8,400.00
85002 Water	331.26	300.00	(31.26)	331.26	300.00	(31.26)	4,200.00
85003 Telephone/Internet	424.58	210.00	(214.58)	424.58	210.00	(214.58)	2,520.00
85005 Maint. Trash Removal	121.46	130.00	8.54	121.46	130.00	8.54	520.00
TOTAL Utility	2,059.16	1,340.00	(719.16)	2,059.16	1,340.00	(719.16)	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 1/1/2020 to 1/31/2020 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
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	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)	1,500.00	526.00	(974.00)	6,316.00
TOTAL Reserve	1,500.00	526.00	(974.00)	1,500.00	526.00	(974.00)	6,316.00
TOTAL Expense	8,596.15	6,716.00	(1,880.15)	8,596.15	6,716.00	(1,880.15)	159,966.00
Excess Revenue / Expense	3,637.99	5,762.00	(2,124.01)	3,637.99	5,762.00	(2,124.01)	(9,630.00)

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 1/1/2020 to 1/31/2020 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	603.00	(603.00)	0.00	603.00	(603.00)	0.00
TOTAL Other Receivable	<u>0.00</u>	<u>603.00</u>	<u>(603.00)</u>	<u>0.00</u>	<u>603.00</u>	<u>(603.00)</u>	<u>0.00</u>
TOTAL Income	<u>0.00</u>	<u>603.00</u>	<u>(603.00)</u>	<u>0.00</u>	<u>603.00</u>	<u>(603.00)</u>	<u>0.00</u>
Excess Revenue / Expense	<u>0.00</u>	<u>603.00</u>	<u>(603.00)</u>	<u>0.00</u>	<u>603.00</u>	<u>(603.00)</u>	<u>0.00</u>