

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 01/31/2019

Assets

Bank

10000 CABANC OPR 2176 28,473.05

TOTAL Bank 28,473.05

Reserve

10003 CABANC RSV 7273 .15% 22,063.61

10351 R Bank 10481 5/25/20 1.11% 36mo. 94,574.25

10355 R Bank CD-New 02/08/19 1.8% 36mo 57,878.68

10357 Bank of the Ozark CD 12/12/19 2.55% 154,045.76

10358 Affiliated Bank CD 10/11/2019 2.22% 96,606.66

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

TOTAL Reserve 504,537.53

Bank

10100 Uncollected Assessments 7,926.21

TOTAL Bank 7,926.21

Other Assets

11000 Accumulated Depreciation (311,264.29)

11001 Furniture & Fixtures 8,502.52

11002 Swimming Pool/Tennis Courts/Clubhouse 490,825.41

TOTAL Other Assets 188,063.64

Total Assets 729,000.43

Liabilities & Equity

Liability

30001 Replacement Reserves 504,537.53

32000 Prepaid Assessments 23,062.78

36000 Retained Earnings 197,413.29

TOTAL Liability 725,013.60

Equity

Net Income 3,986.83

TOTAL Equity 3,986.83

Total Liabilities & Equity 729,000.43

Oak Creek Homeowners Association, Inc.

Income Statement

Period 1/1/2019 to 1/31/2019 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	11,603.91	11,878.00	(274.09)	11,603.91	11,878.00	(274.09)	142,536.00
TOTAL Assessment Revenue	11,603.91	11,878.00	(274.09)	11,603.91	11,878.00	(274.09)	142,536.00
<u>Other Receivable</u>							
43000 Late Interest	29.86	0.00	29.86	29.86	0.00	29.86	0.00
43001 Interest	325.53	684.00	(358.47)	325.53	684.00	(358.47)	8,208.00
43004 Clubhouse Rental	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
43011 Fines	77.00	0.00	77.00	77.00	0.00	77.00	0.00
TOTAL Other Receivable	432.39	784.00	(351.61)	432.39	784.00	(351.61)	9,408.00
TOTAL Income	12,036.30	12,662.00	(625.70)	12,036.30	12,662.00	(625.70)	151,944.00
Expense							
<u>Professional Services</u>							
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	738.19	400.00	(338.19)	738.19	400.00	(338.19)	10,400.00
45003 Legal Fees - Collection	1,327.50	0.00	(1,327.50)	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	123.40	60.00	(63.40)	123.40	60.00	(63.40)	1,000.00
45008 Newsletter	181.29	190.00	8.71	181.29	190.00	8.71	1,140.00
TOTAL Professional Services	3,870.38	2,150.00	(1,720.38)	3,870.38	2,150.00	(1,720.38)	32,990.00
<u>Common</u>							
80100 Cap. Improvements	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00
TOTAL Common	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00
<u>Community</u>							
81003 Storage	204.00	210.00	6.00	204.00	210.00	6.00	2,520.00
81004 Donations	0.00	0.00	0.00	0.00	0.00	0.00	100.00
81005 Recreation Exp.	0.00	0.00	0.00	0.00	0.00	0.00	4,800.00
TOTAL Community	204.00	210.00	6.00	204.00	210.00	6.00	7,420.00
<u>Maintenance</u>							
83000 Maint. Labor & Supplies	748.40	600.00	(148.40)	748.40	600.00	(148.40)	16,600.00
83003 Landscape Contract	509.74	525.00	15.26	509.74	525.00	15.26	6,300.00
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	590.00	21.69	568.31	590.00	21.69	13,450.00
83018 Maint. Pool Repairs	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	88.77	100.00	11.23	1,200.00
TOTAL Maintenance	2,012.65	1,915.00	(97.65)	2,012.65	1,915.00	(97.65)	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	916.76	900.00	(16.76)	916.76	900.00	(16.76)	10,800.00
85002 Water	303.50	300.00	(3.50)	303.50	300.00	(3.50)	3,600.00
85003 Telephone/Internet	169.18	300.00	130.82	169.18	300.00	130.82	3,600.00
85005 Maint. Trash Removal	0.00	140.00	140.00	0.00	140.00	140.00	560.00
TOTAL Utility	1,389.44	1,640.00	250.56	1,389.44	1,640.00	250.56	18,560.00
<u>Insurance</u>							
87001 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	8,500.00

Oak Creek Homeowners Association, Inc.

Income Statement

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

TOTAL Insurance	0.00	0.00	0.00	0.00	0.00	0.00	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	573.00	573.00	0.00	6,874.00
TOTAL Reserve	573.00	573.00	0.00	573.00	573.00	0.00	6,874.00
TOTAL Expense	8,049.47	6,488.00	(1,561.47)	8,049.47	6,488.00	(1,561.47)	151,944.00
Excess Revenue / Expense	3,986.83	6,174.00	(2,187.17)	3,986.83	6,174.00	(2,187.17)	0.00