

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 07/31/2019

Assets

Bank

10000 CABANC OPR 2176 43,249.18

TOTAL Bank 43,249.18

Reserve

10003 CABANC RSV 7273 .15% 55,603.56

10351 R Bank 10481 5/25/20 1.11% 36mo. 95,091.54

10357 Bank of the Ozark CD 12/12/19 2.55% 156,315.59

10358 Affiliated Bank CD 10/11/2019 2.22% 97,678.95

10359 Compass Bank CD 5319 01/16/2020 2.00% 80,159.64

TOTAL Reserve 484,849.28

Bank

10100 Uncollected Assessments 8,473.40

TOTAL Bank 8,473.40

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

651,107.79

Liabilities & Equity

Liability

30001 Replacement Reserves 484,849.28

32000 Prepaid Assessments 18,785.02

36000 Retained Earnings 147,558.60

TOTAL Liability 651,192.90

Equity

Net Income (85.11)

TOTAL Equity (85.11)

Total Liabilities & Equity

651,107.79

Oak Creek Homeowners Association, Inc.

Income Statement

Period 7/1/2019 to 7/31/2019 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	12,064.21	11,878.00	186.21	83,361.03	83,146.00	215.03	142,536.00
TOTAL Assessment Revenue	12,064.21	11,878.00	186.21	83,361.03	83,146.00	215.03	142,536.00
<u>Other Receivable</u>							
43000 Late Interest	72.29	0.00	72.29	336.52	0.00	336.52	0.00
43001 Interest	987.71	684.00	303.71	5,363.93	4,788.00	575.93	8,208.00
43002 Atty. Fees	135.00	0.00	135.00	135.00	0.00	135.00	0.00
43004 Clubhouse Rental	60.00	200.00	(140.00)	350.00	900.00	(550.00)	1,200.00
43008 Pool Keys	0.00	0.00	0.00	25.00	0.00	25.00	0.00
43011 Fines	339.51	0.00	339.51	2,490.75	0.00	2,490.75	0.00
43015 Miscellaneous	100.00	0.00	100.00	370.00	0.00	370.00	0.00
TOTAL Other Receivable	1,694.51	884.00	810.51	9,071.20	5,688.00	3,383.20	9,408.00
TOTAL Income	13,758.72	12,762.00	996.72	92,432.23	88,834.00	3,598.23	151,944.00
Expense							
<u>Professional Services</u>							
45000 Management Services	1,500.00	1,500.00	0.00	10,500.00	10,500.00	0.00	18,000.00
45001 Administrative Reimbursements	1,023.33	1,200.00	176.67	7,316.98	6,600.00	(716.98)	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	0.00	0.00	0.00	1,732.50	1,000.00	(732.50)	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	500.00	(247.10)	1,000.00
45008 Newsletter	182.37	190.00	7.63	728.40	760.00	31.60	1,140.00
TOTAL Professional Services	2,705.70	2,990.00	284.30	22,257.15	19,810.00	(2,447.15)	32,990.00
<u>Common</u>							
80100 Cap. Improvements	727.38	0.00	(727.38)	26,335.31	30,000.00	3,664.69	30,000.00
TOTAL Common	727.38	0.00	(727.38)	26,335.31	30,000.00	3,664.69	30,000.00
<u>Community</u>							
81003 Storage	218.00	210.00	(8.00)	1,470.00	1,470.00	0.00	2,520.00
81004 Donations	0.00	0.00	0.00	0.00	100.00	100.00	100.00
81005 Recreation Exp.	5,372.31	3,800.00	(1,572.31)	6,568.70	4,100.00	(2,468.70)	4,800.00
TOTAL Community	5,590.31	4,010.00	(1,580.31)	8,038.70	5,670.00	(2,368.70)	7,420.00
<u>Maintenance</u>							
83000 Maint. Labor & Supplies	1,609.90	2,000.00	390.10	8,789.10	11,200.00	2,410.90	16,600.00
83003 Landscape Contract	509.74	525.00	15.26	3,567.84	3,675.00	107.16	6,300.00
83006 Irrigation	420.72	0.00	(420.72)	420.72	300.00	(120.72)	450.00
83016 Pest Control	97.43	100.00	2.57	292.29	300.00	7.71	400.00
83017 Pool Contract	4,302.93	1,500.00	(2,802.93)	7,030.82	8,680.00	1,649.18	13,450.00
83018 Maint. Pool Repairs	0.00	2,000.00	2,000.00	1,568.27	4,000.00	2,431.73	4,000.00
83045 Alarm Monitoring	177.54	100.00	(77.54)	1,136.67	700.00	(436.67)	1,200.00
TOTAL Maintenance	7,118.26	6,225.00	(893.26)	22,805.71	28,855.00	6,049.29	42,400.00
<u>Gate</u>							
84000 Access Gates	0.00	1,000.00	1,000.00	444.71	3,000.00	2,555.29	4,000.00
TOTAL Gate	0.00	1,000.00	1,000.00	444.71	3,000.00	2,555.29	4,000.00
<u>Utility</u>							
85000 Electric	610.49	900.00	289.51	4,281.56	6,300.00	2,018.44	10,800.00
85002 Water	389.42	300.00	(89.42)	2,868.28	2,100.00	(768.28)	3,600.00
85003 Telephone/Internet	622.98	300.00	(322.98)	1,562.96	2,100.00	537.04	3,600.00

Oak Creek Homeowners Association, Inc.

Income Statement

Period 7/1/2019 to 7/31/2019 11:59:00 PM

85005 Maint. Trash Removal	121.46	140.00	18.54	661.96	420.00	(241.96)	560.00
TOTAL Utility	<u>1,744.35</u>	<u>1,640.00</u>	<u>(104.35)</u>	<u>9,374.76</u>	<u>10,920.00</u>	<u>1,545.24</u>	<u>18,560.00</u>
Insurance							
87001 Insurance	0.00	0.00	0.00	(750.00)	0.00	750.00	8,500.00
TOTAL Insurance	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(750.00)</u>	<u>0.00</u>	<u>750.00</u>	<u>8,500.00</u>
Taxes							
88000 Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	200.00
TOTAL Taxes	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>200.00</u>
Other Expense							
90000 Miscellaneous	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
TOTAL Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>1,000.00</u>
Reserve							
91000 Rsv. Contribution	573.00	573.00	0.00	4,011.00	4,011.00	0.00	6,874.00
TOTAL Reserve	<u>573.00</u>	<u>573.00</u>	<u>0.00</u>	<u>4,011.00</u>	<u>4,011.00</u>	<u>0.00</u>	<u>6,874.00</u>
TOTAL Expense	<u>18,459.00</u>	<u>16,438.00</u>	<u>(2,021.00)</u>	<u>92,517.34</u>	<u>103,266.00</u>	<u>10,748.66</u>	<u>151,944.00</u>
Excess Revenue / Expense	<u>(4,700.28)</u>	<u>(3,676.00)</u>	<u>(1,024.28)</u>	<u>(85.11)</u>	<u>(14,432.00)</u>	<u>14,346.89</u>	<u>0.00</u>