

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 07/31/2020

**Assets**

Bank

10000 CIT Bank OPR 2176 39,333.39

TOTAL Bank 39,333.39

Reserve

10003 CIT Bank RSV 7273 .15% 42,340.02

10004 CIT Bank CD 8379 11/25/20 1.490% 60,370.98

10005 CIT Bank CD 9402 6/12/22 1.25% 100,102.79

10357 Bank of the Ozark CD 07/12/21 1.09% 159,809.75

10358 Affiliated Bank CD 10/11/21 2.230% 99,885.19

10359 BBVA CD 5319 01/24/21 1.637% 81,638.15

TOTAL Reserve 544,146.88

Bank

10100 Uncollected Assessments 13,442.78

TOTAL Bank 13,442.78

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*

711,458.98

**Liabilities & Equity**

Liability

30001 Replacement Reserves 544,146.88

32000 Prepaid Assessments 17,394.08

36000 Retained Earnings 120,678.25

TOTAL Liability 682,219.21

Equity

Net Income 29,239.77

TOTAL Equity 29,239.77

*Total Liabilities & Equity*

711,458.98

Oak Creek  
GL Balance Sheet Comparison  
Posted 7/31/2020

	July-20	June-20	MTD Difference
<b>Assets</b>			
<u>Bank</u>			
CABANC OPR 2176	39,333.39	44,467.17	(5,133.78)
Total Bank	39,333.39	44,467.17	(5,133.78)
<u>Reserve</u>			
CABANC RSV 7273 .15%	42,340.02	41,806.90	533.12
CABANC CD 8379 11/25/20 1.490%	60,370.98	60,297.09	73.89
CABANC CD 9402 6/12/22 1.25%	100,102.79	100,000.00	102.79
Bank of the Ozark CD 7/12/21 1.09%	159,809.75	159,549.97	259.78
Affiliated Bank CD 10/11/21 2.230%	99,885.19	99,702.45	182.74
BBVA CD 5319 01/24/21 1.637%	81,638.15	81,528.68	109.47
Total Reserve	544,146.88	542,885.09	1,261.79
<u>Bank</u>			
Uncollected Assessments	13,442.78	13,569.96	(127.18)
Total Bank	13,442.78	13,569.96	(127.18)
<u>Other Assets</u>			
Accumulated Depreciation	384,792.00	384,792.00	
Furniture & Fixtures	8,502.52	8,502.52	
Swimming Pool/Tennis Courts/Clubhouse	490,825.41	490,825.41	
Total Other Assets	114,535.93	114,535.93	
Total Assets	711,458.98	715,458.15	3,999.17
<b>Liabilities &amp; Equity</b>			
<u>Liability</u>			
Replacement Reserves	544,146.88	542,885.09	1,261.79
Prepaid Assessments	17,394.08	20,260.83	2,866.75
Retained Earnings	120,678.25	121,541.22	862.97
Total Liability	682,219.21	684,687.14	(2,467.93)
<u>Equity</u>			
Net Income	29,239.77	30,771.01	(1,531.24)
Total Equity	29,239.77	30,771.01	(1,531.24)
Total Liabilities & Equity	711,458.98	715,458.15	(3,999.17)

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 7/1/2020 to 7/31/2020 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Assessment Revenue</b>							
40000 Assessments	11,987.44	11,878.00	109.44	81,988.05	83,146.00	(1,157.95)	142,536.00
<b>TOTAL Assessment Revenue</b>	<b>11,987.44</b>	<b>11,878.00</b>	<b>109.44</b>	<b>81,988.05</b>	<b>83,146.00</b>	<b>(1,157.95)</b>	<b>142,536.00</b>
<b>Other Receivable</b>							
43000 Late Interest	101.11	0.00	101.11	224.95	0.00	224.95	0.00
43001 Interest	737.71	600.00	137.71	5,031.45	4,200.00	831.45	7,200.00
43002 Atty. Fees	617.00	0.00	617.00	628.88	0.00	628.88	0.00
43004 Clubhouse Rental	0.00	60.00	(60.00)	30.00	420.00	(390.00)	600.00
43008 Pool Cards	50.00	0.00	50.00	135.00	0.00	135.00	0.00
43010 Maint. Charge Back	0.00	0.00	0.00	8.52	0.00	8.52	0.00
43011 Fines	300.00	0.00	300.00	1,010.31	0.00	1,010.31	0.00
43015 Miscellaneous	5.00	0.00	5.00	40.00	0.00	40.00	0.00
<b>TOTAL Other Receivable</b>	<b>1,810.82</b>	<b>660.00</b>	<b>1,150.82</b>	<b>7,109.11</b>	<b>4,620.00</b>	<b>2,489.11</b>	<b>7,800.00</b>
<b>TOTAL Income</b>	<b>13,798.26</b>	<b>12,538.00</b>	<b>1,260.26</b>	<b>89,097.16</b>	<b>87,766.00</b>	<b>1,331.16</b>	<b>150,336.00</b>
<b>Expense</b>							
<b>Professional Services</b>							
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	928.84	2,200.00	1,271.16	5,966.96	8,600.00	2,633.04	14,000.00
45002 Legal Fees - HOA	902.00	0.00	(902.00)	1,960.00	2,000.00	40.00	2,000.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	244.00	450.00	206.00	450.00
45007 Website	0.00	100.00	100.00	0.00	700.00	700.00	1,200.00
45008 Newsletter	217.40	190.00	(27.40)	593.79	760.00	166.21	1,140.00
<b>TOTAL Professional Services</b>	<b>3,548.24</b>	<b>3,990.00</b>	<b>441.76</b>	<b>19,264.75</b>	<b>23,010.00</b>	<b>3,745.25</b>	<b>36,790.00</b>
<b>Bank</b>							
60000 Returned Check Fees	0.00	0.00	0.00	20.00	0.00	(20.00)	0.00
<b>TOTAL Bank</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20.00</b>	<b>0.00</b>	<b>(20.00)</b>	<b>0.00</b>
<b>Common</b>							
80100 Cap. Improvements	0.00	0.00	0.00	0.00	38,000.00	38,000.00	38,000.00
<b>TOTAL Common</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>38,000.00</b>	<b>38,000.00</b>	<b>38,000.00</b>
<b>Community</b>							
81003 Storage	158.00	220.00	62.00	1,070.00	1,540.00	470.00	2,640.00
81005 Recreation Exp.	0.00	3,200.00	3,200.00	0.00	6,500.00	6,500.00	6,500.00
<b>TOTAL Community</b>	<b>158.00</b>	<b>3,420.00</b>	<b>3,262.00</b>	<b>1,070.00</b>	<b>8,040.00</b>	<b>6,970.00</b>	<b>9,140.00</b>
<b>Maintenance</b>							
83000 Maint. Labor & Supplies	946.88	2,500.00	1,553.12	6,098.88	10,500.00	4,401.12	17,200.00
83003 Landscape Contract	509.74	515.00	5.26	3,568.18	3,605.00	36.82	6,180.00
83006 Irrigation	0.00	0.00	0.00	731.50	300.00	(431.50)	450.00
83016 Pest Control	0.00	100.00	100.00	194.86	300.00	105.14	400.00
83017 Pool Contract	1,434.31	1,500.00	65.69	6,208.12	7,725.00	1,516.88	12,450.00
83018 Maint. Pool Repairs	2,744.14	2,000.00	(744.14)	5,123.10	4,000.00	(1,123.10)	4,000.00
83045 Alarm Monitoring	3,973.86	100.00	(3,873.86)	4,506.48	700.00	(3,806.48)	1,200.00
<b>TOTAL Maintenance</b>	<b>9,608.93</b>	<b>6,715.00</b>	<b>(2,893.93)</b>	<b>26,431.12</b>	<b>27,130.00</b>	<b>698.88</b>	<b>41,880.00</b>
<b>Gate</b>							
84000 Access Gates	155.00	500.00	345.00	310.00	1,500.00	1,190.00	2,000.00
<b>TOTAL Gate</b>	<b>155.00</b>	<b>500.00</b>	<b>345.00</b>	<b>310.00</b>	<b>1,500.00</b>	<b>1,190.00</b>	<b>2,000.00</b>
<b>Utility</b>							
85000 Electric	527.44	700.00	172.56	4,342.66	4,900.00	557.34	8,400.00

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 7/1/2020 to 7/31/2020 11:59:00 PM

85002 Water	471.13	400.00	(71.13)	2,280.17	2,500.00	219.83	4,200.00
85003 Telephone/Internet	213.36	210.00	(3.36)	1,491.38	1,470.00	(21.38)	2,520.00
85005 Maint. Trash Removal	121.40	130.00	8.60	364.32	390.00	25.68	520.00
<b>TOTAL Utility</b>	<b>1,333.33</b>	<b>1,440.00</b>	<b>106.67</b>	<b>8,478.53</b>	<b>9,260.00</b>	<b>781.47</b>	<b>15,640.00</b>
<b>Insurance</b>							
87001 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	9,000.00
<b>TOTAL Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>9,000.00</b>
<b>Taxes</b>							
88000 Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	200.00
88001 Income Tax	0.00	0.00	0.00	185.00	0.00	(185.00)	0.00
<b>TOTAL Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>185.00</b>	<b>0.00</b>	<b>(185.00)</b>	<b>200.00</b>
<b>Other Expense</b>							
90000 Miscellaneous	0.00	0.00	0.00	415.99	1,000.00	584.01	1,000.00
<b>TOTAL Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>415.99</b>	<b>1,000.00</b>	<b>584.01</b>	<b>1,000.00</b>
<b>Reserve</b>							
91000 Rsv. Contribution	526.00	526.00	0.00	3,682.00	3,682.00	0.00	6,316.00
<b>TOTAL Reserve</b>	<b>526.00</b>	<b>526.00</b>	<b>0.00</b>	<b>3,682.00</b>	<b>3,682.00</b>	<b>0.00</b>	<b>6,316.00</b>
<b>TOTAL Expense</b>	<b>15,329.50</b>	<b>16,591.00</b>	<b>1,261.50</b>	<b>59,857.39</b>	<b>111,622.00</b>	<b>51,764.61</b>	<b>159,966.00</b>
<b>Excess Revenue / Expense</b>	<b>(1,531.24)</b>	<b>(4,053.00)</b>	<b>2,521.76</b>	<b>29,239.77</b>	<b>(23,856.00)</b>	<b>53,095.77</b>	<b>(9,630.00)</b>