

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 06/30/2019

Assets

Bank

10000 CABANC OPR 2176 49,672.13

TOTAL Bank 49,672.13

Reserve

10003 CABANC RSV 7273 .15% 55,011.81

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

10357 Bank of the Ozark CD 12/12/19 2.55% 155,659.08

10358 Affiliated Bank CD 10/11/2019 2.22% 97,500.40

10359 Compass Bank CD 5319 01/16/2020 2.00% 80,027.98

TOTAL Reserve 483,290.81

Bank

10100 Uncollected Assessments 8,065.00

TOTAL Bank 8,065.00

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

655,563.87

Liabilities & Equity

Liability

30001 Replacement Reserves 483,290.81

32000 Prepaid Assessments 19,522.22

36000 Retained Earnings 148,135.67

TOTAL Liability 650,948.70

Equity

Net Income 4,615.17

TOTAL Equity 4,615.17

Total Liabilities & Equity

655,563.87

Oak Creek Homeowners Association, Inc.

Income Statement

Period 6/1/2019 to 6/30/2019 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	12,200.70	11,878.00	322.70	71,296.82	71,268.00	28.82	142,536.00
TOTAL Assessment Revenue	12,200.70	11,878.00	322.70	71,296.82	71,268.00	28.82	142,536.00
<u>Other Receivable</u>							
43000 Late Interest	47.03	0.00	47.03	264.23	0.00	264.23	0.00
43001 Interest	339.98	684.00	(344.02)	4,376.22	4,104.00	272.22	8,208.00
43004 Clubhouse Rental	60.00	200.00	(140.00)	290.00	700.00	(410.00)	1,200.00
43008 Pool Keys	0.00	0.00	0.00	25.00	0.00	25.00	0.00
43011 Fines	72.00	0.00	72.00	2,151.24	0.00	2,151.24	0.00
43015 Miscellaneous	50.00	0.00	50.00	270.00	0.00	270.00	0.00
TOTAL Other Receivable	569.01	884.00	(314.99)	7,376.69	4,804.00	2,572.69	9,408.00
TOTAL Income	12,769.71	12,762.00	7.71	78,673.51	76,072.00	2,601.51	151,944.00
Expense							
<u>Professional Services</u>							
45000 Management Services	1,500.00	1,500.00	0.00	9,000.00	9,000.00	0.00	18,000.00
45001 Administrative Reimbursements	1,283.75	1,200.00	(83.75)	6,293.65	5,400.00	(893.65)	10,400.00
45002 Legal Fees - HOA	0.00	(338.00)	(338.00)	1,232.17	0.00	(1,232.17)	0.00
45003 Legal Fees - Collection	0.00	500.00	500.00	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	396.90	100.00	(296.90)	747.10	400.00	(347.10)	1,000.00
45008 Newsletter	0.00	0.00	0.00	546.03	570.00	23.97	1,140.00
TOTAL Professional Services	3,180.65	2,962.00	(218.65)	19,551.45	16,820.00	(2,731.45)	32,990.00
<u>Common</u>							
80100 Cap. Improvements	0.00	0.00	0.00	25,607.93	30,000.00	4,392.07	30,000.00
TOTAL Common	0.00	0.00	0.00	25,607.93	30,000.00	4,392.07	30,000.00
<u>Community</u>							
81003 Storage	218.00	210.00	(8.00)	1,252.00	1,260.00	8.00	2,520.00
81004 Donations	0.00	0.00	0.00	0.00	100.00	100.00	100.00
81005 Recreation Exp.	991.25	0.00	(991.25)	1,196.39	300.00	(896.39)	4,800.00
TOTAL Community	1,209.25	210.00	(999.25)	2,448.39	1,660.00	(788.39)	7,420.00
<u>Maintenance</u>							
83000 Maint. Labor & Supplies	2,089.58	2,000.00	(89.58)	7,179.20	9,200.00	2,020.80	16,600.00
83003 Landscape Contract	509.74	525.00	15.26	3,058.10	3,150.00	91.90	6,300.00
83006 Irrigation	0.00	150.00	150.00	0.00	300.00	300.00	450.00
83016 Pest Control	0.00	0.00	0.00	194.86	200.00	5.14	400.00
83017 Pool Contract	0.00	1,500.00	1,500.00	2,727.89	7,180.00	4,452.11	13,450.00
83018 Maint. Pool Repairs	0.00	0.00	0.00	1,568.27	2,000.00	431.73	4,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	959.13	600.00	(359.13)	1,200.00
TOTAL Maintenance	2,688.09	4,275.00	1,586.91	15,687.45	22,630.00	6,942.55	42,400.00
<u>Gate</u>							
84000 Access Gates	305.71	0.00	(305.71)	444.71	2,000.00	1,555.29	4,000.00
TOTAL Gate	305.71	0.00	(305.71)	444.71	2,000.00	1,555.29	4,000.00
<u>Utility</u>							
85000 Electric	563.51	900.00	336.49	3,671.07	5,400.00	1,728.93	10,800.00
85002 Water	373.74	300.00	(73.74)	2,478.86	1,800.00	(678.86)	3,600.00
85003 Telephone/Internet	200.54	300.00	99.46	939.98	1,800.00	860.02	3,600.00
85005 Maint. Trash Removal	0.00	0.00	0.00	540.50	280.00	(260.50)	560.00

Oak Creek Homeowners Association, Inc.

Income Statement

Period 6/1/2019 to 6/30/2019 11:59:00 PM

TOTAL Utility	1,137.79	1,500.00	362.21	7,630.41	9,280.00	1,649.59	18,560.00
Insurance							
87001 Insurance	0.00	0.00	0.00	(750.00)	0.00	750.00	8,500.00
TOTAL Insurance	0.00	0.00	0.00	(750.00)	0.00	750.00	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	1,000.00	1,000.00	1,000.00
TOTAL Other Expense	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
Reserve							
91000 Rsv. Contribution	573.00	573.00	0.00	3,438.00	3,438.00	0.00	6,874.00
TOTAL Reserve	573.00	573.00	0.00	3,438.00	3,438.00	0.00	6,874.00
TOTAL Expense	9,094.49	9,520.00	425.51	74,058.34	86,828.00	12,769.66	151,944.00
Excess Revenue / Expense	3,675.22	3,242.00	433.22	4,615.17	(10,756.00)	15,371.17	0.00