

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 06/30/2020

Assets

Bank

10000 CABANC OPR 2176 44,467.17

TOTAL Bank 44,467.17

Reserve

10003 CABANC RSV 7273 .15% 41,806.90

10004 CAB CD 8379 11/25/20 1.490% 60,297.09

10005 CAB CD 9402 6/12/22 1.25% 100,000.00

10357 Bank of the Ozark CD 07/12/20 1.98% 159,549.97

10358 Affiliated Bank CD 10/11/21 2.230% 99,702.45

10359 BBVA CD 5319 01/24/21 1.637% 81,528.68

TOTAL Reserve 542,885.09

Bank

10100 Uncollected Assessments 13,569.96

TOTAL Bank 13,569.96

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 715,458.15

Liabilities & Equity

Liability

30001 Replacement Reserves 542,885.09

32000 Prepaid Assessments 20,260.83

36000 Retained Earnings 121,541.22

TOTAL Liability 684,687.14

Equity

Net Income 30,771.01

TOTAL Equity 30,771.01

Total Liabilities & Equity 715,458.15

Oak Creek
GL Balance Sheet Comparison
Posted 6/30/2020

	June-20	May-20	MTD Difference
Assets			
<u>Bank</u>			
CABANC OPR 2176	44,467.17	47,174.61	(2,707.44)
<u>Total Bank</u>	44,467.17	47,174.61	(2,707.44)
<u>Reserve</u>			
CABANC RSV 7273 .15%	41,806.90	41,274.10	532.80
CABANC CD 8379 11/25/20 1.490%	60,297.09	60,220.84	76.25
CABANC CD 9402 6/12/22 1.25%	100,000.00		100,000.00
Bank of the Ozark CD 7/12/20 1.98%	159,549.97	159,281.98	267.99
Affiliated Bank CD 10/11/21 2.230%	99,702.45	99,513.97	188.48
BBVA CD 5319 01/24/21 1.637%	81,528.68	81,415.72	112.96
Total Reserve	542,885.09	441,706.61	101,178.48
<u>Bank</u>			
Uncollected Assessments	13,569.96	12,825.66	744.30
Deposit in Transit		96,151.99	(96,151.99)
<u>Total Bank</u>	13,569.96	108,977.65	(95,407.69)
<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	
<u>Total Assets</u>	715,458.15	712,394.80	(3,063.35)
Liabilities & Equity			
<u>Liability</u>			
Replacement Reserves	542,885.09	537,858.60	5026.49
Prepaid Assessments	20,260.83	21,422.45	1,161.62
Retained Earnings	121,541.22	125,297.41	3,756.19
<u>Total Liability</u>	684,687.14	684,578.46	108.68
<u>Equity</u>			
Net Income	30,771.01	27,816.34	2,954.67
<u>Total Equity</u>	30,771.01	27,816.34	2,954.67
<u>Total Liabilities & Equity</u>	715,458.15	712,394.80	3,063.35

Oak Creek Homeowners Association, Inc.

Income Statement

Period 6/1/2020 to 6/30/2020 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Assessment Revenue							
40000 Assessments	12,066.78	11,878.00	188.78	70,000.61	71,268.00	(1,267.39)	142,536.00
TOTAL Assessment Revenue	12,066.78	11,878.00	188.78	70,000.61	71,268.00	(1,267.39)	142,536.00
Other Receivable							
43000 Late Interest	17.94	0.00	17.94	123.84	0.00	123.84	0.00
43001 Interest	654.91	600.00	54.91	4,293.74	3,600.00	693.74	7,200.00
43002 Atty. Fees	11.88	0.00	11.88	11.88	0.00	11.88	0.00
43004 Clubhouse Rental	0.00	60.00	(60.00)	30.00	360.00	(330.00)	600.00
43008 Pool Cards	0.00	0.00	0.00	85.00	0.00	85.00	0.00
43010 Maint. Charge Back	0.00	0.00	0.00	8.52	0.00	8.52	0.00
43011 Fines	45.31	0.00	45.31	710.31	0.00	710.31	0.00
43015 Miscellaneous	0.00	0.00	0.00	35.00	0.00	35.00	0.00
TOTAL Other Receivable	730.04	660.00	70.04	5,298.29	3,960.00	1,338.29	7,800.00
TOTAL Income	12,796.82	12,538.00	258.82	75,298.90	75,228.00	70.90	150,336.00
Expense							
Professional Services							
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	799.46	1,200.00	400.54	5,038.12	6,400.00	1,361.88	14,000.00
45002 Legal Fees - HOA	0.00	500.00	500.00	1,058.00	2,000.00	942.00	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	600.00	600.00	1,200.00
45008 Newsletter	0.00	0.00	0.00	376.39	570.00	193.61	1,140.00
TOTAL Professional Services	2,299.46	3,300.00	1,000.54	15,716.51	19,020.00	3,303.49	36,790.00
Bank							
60000 Returned Check Fees	10.00	0.00	(10.00)	20.00	0.00	(20.00)	0.00
TOTAL Bank	10.00	0.00	(10.00)	20.00	0.00	(20.00)	0.00
Common							
80100 Cap. Improvements	0.00	0.00	0.00	0.00	38,000.00	38,000.00	38,000.00
TOTAL Common	0.00	0.00	0.00	0.00	38,000.00	38,000.00	38,000.00
Community							
81003 Storage	158.00	220.00	62.00	912.00	1,320.00	408.00	2,640.00
81005 Recreation Exp.	0.00	3,000.00	3,000.00	0.00	3,300.00	3,300.00	6,500.00
TOTAL Community	158.00	3,220.00	3,062.00	912.00	4,620.00	3,708.00	9,140.00
Maintenance							
83000 Maint. Labor & Supplies	3,432.00	2,500.00	(932.00)	5,152.00	8,000.00	2,848.00	17,200.00
83003 Landscape Contract	509.74	515.00	5.26	3,058.44	3,090.00	31.56	6,180.00
83006 Irrigation	248.64	150.00	(98.64)	731.50	300.00	(431.50)	450.00
83016 Pest Control	0.00	0.00	0.00	194.86	200.00	5.14	400.00
83017 Pool Contract	1,022.96	1,500.00	477.04	4,773.81	6,225.00	1,451.19	12,450.00
83018 Maint. Pool Repairs	0.00	0.00	0.00	2,378.96	2,000.00	(378.96)	4,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	532.62	600.00	67.38	1,200.00
TOTAL Maintenance	5,302.11	4,765.00	(537.11)	16,822.19	20,415.00	3,592.81	41,880.00
Gate							
84000 Access Gates	0.00	0.00	0.00	155.00	1,000.00	845.00	2,000.00
TOTAL Gate	0.00	0.00	0.00	155.00	1,000.00	845.00	2,000.00
Utility							
85000 Electric	533.25	700.00	166.75	3,815.22	4,200.00	384.78	8,400.00

Oak Creek Homeowners Association, Inc.

Income Statement

Period 6/1/2020 to 6/30/2020 11:59:00 PM

85002 Water	383.98	400.00	16.02	1,809.04	2,100.00	290.96	4,200.00
85003 Telephone/Internet	213.36	210.00	(3.36)	1,278.02	1,260.00	(18.02)	2,520.00
85005 Maint. Trash Removal	0.00	0.00	0.00	242.92	260.00	17.08	520.00
TOTAL Utility	1,130.59	1,310.00	179.41	7,145.20	7,820.00	674.80	15,640.00
Insurance							
87001 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	9,000.00
TOTAL Insurance	0.00	0.00	0.00	0.00	0.00	0.00	9,000.00
Taxes							
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
TOTAL Taxes	0.00	0.00	0.00	185.00	0.00	(185.00)	200.00
Other Expense							
90000 Miscellaneous	415.99	0.00	(415.99)	415.99	1,000.00	584.01	1,000.00
TOTAL Other Expense	415.99	0.00	(415.99)	415.99	1,000.00	584.01	1,000.00
Reserve							
91000 Rsv. Contribution	526.00	526.00	0.00	3,156.00	3,156.00	0.00	6,316.00
TOTAL Reserve	526.00	526.00	0.00	3,156.00	3,156.00	0.00	6,316.00
TOTAL Expense	9,842.15	13,121.00	3,278.85	44,527.89	95,031.00	50,503.11	159,966.00
Excess Revenue / Expense	2,954.67	(583.00)	3,537.67	30,771.01	(19,803.00)	50,574.01	(9,630.00)