

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 03/31/2019

Assets

Bank

10000 CABANC OPR 2176 68,864.33

TOTAL Bank 68,864.33

Reserve

10003 CABANC RSV 7273 .15% 53,238.97

10351 R Bank 10481 5/25/20 1.11% 36mo. 94,836.83

10357 Bank of the Ozark CD 12/12/19 2.55% 155,005.32

10358 Affiliated Bank CD 10/11/2019 2.22% 96,954.90

10359 Compass Bank CD 5319 01/16/2020 2.00% 79,625.57

TOTAL Reserve 479,661.59

Bank

10100 Uncollected Assessments 7,166.22

TOTAL Bank 7,166.22

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

670,228.07

Liabilities & Equity

Liability

30001 Replacement Reserves 479,661.59

32000 Prepaid Assessments 22,490.26

36000 Retained Earnings 149,147.11

TOTAL Liability 651,298.96

Equity

Net Income 18,929.11

TOTAL Equity 18,929.11

Total Liabilities & Equity

670,228.07

Oak Creek Homeowners Association, Inc.

Income Statement

Period 3/1/2019 to 3/31/2019 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	11,719.24	11,878.00	(158.76)	35,789.09	35,634.00	155.09	142,536.00
TOTAL Assessment Revenue	11,719.24	11,878.00	(158.76)	35,789.09	35,634.00	155.09	142,536.00
<u>Other Receivable</u>							
43000 Late Interest	35.24	0.00	35.24	186.82	0.00	186.82	0.00
43001 Interest	2.89	684.00	(681.11)	329.89	2,052.00	(1,722.11)	8,208.00
43004 Clubhouse Rental	60.00	100.00	(40.00)	90.00	300.00	(210.00)	1,200.00
43011 Fines	44.49	0.00	44.49	1,885.24	0.00	1,885.24	0.00
43015 Bank Fees	0.00	0.00	0.00	5.00	0.00	5.00	0.00
TOTAL Other Receivable	142.62	784.00	(641.38)	2,496.95	2,352.00	144.95	9,408.00
TOTAL Income	11,861.86	12,662.00	(800.14)	38,286.04	37,986.00	300.04	151,944.00
Expense							
<u>Professional Services</u>							
45000 Management Services	1,500.00	1,500.00	0.00	4,500.00	4,500.00	0.00	18,000.00
45001 Administrative Reimbursements	955.45	1,000.00	44.55	2,635.48	2,200.00	(435.48)	10,400.00
45002 Legal Fees - HOA	0.00	178.00	178.00	1,155.67	178.00	(977.67)	0.00
45003 Legal Fees - Collection	0.00	500.00	500.00	1,327.50	500.00	(827.50)	2,000.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	0.00	0.00	0.00	450.00
45007 Website	56.70	60.00	3.30	236.80	180.00	(56.80)	1,000.00
45008 Newsletter	182.37	190.00	7.63	363.66	380.00	16.34	1,140.00
TOTAL Professional Services	2,694.52	3,428.00	733.48	10,219.11	7,938.00	(2,281.11)	32,990.00
<u>Common</u>							
80100 Cap. Improvements	0.00	0.00	0.00	0.00	30,000.00	30,000.00	30,000.00
TOTAL Common	0.00	0.00	0.00	0.00	30,000.00	30,000.00	30,000.00
<u>Community</u>							
81003 Storage	204.00	210.00	6.00	612.00	630.00	18.00	2,520.00
81004 Donations	0.00	0.00	0.00	0.00	100.00	100.00	100.00
81005 Recreation Exp.	0.00	300.00	300.00	0.00	300.00	300.00	4,800.00
TOTAL Community	204.00	510.00	306.00	612.00	1,030.00	418.00	7,420.00
<u>Maintenance</u>							
83000 Maint. Labor & Supplies	560.00	2,000.00	1,440.00	2,042.63	3,200.00	1,157.37	16,600.00
83003 Landscape Contract	509.40	525.00	15.60	1,528.88	1,575.00	46.12	6,300.00
83006 Irrigation	0.00	150.00	150.00	0.00	150.00	150.00	450.00
83016 Pest Control	0.00	0.00	0.00	97.43	100.00	2.57	400.00
83017 Pool Contract	568.31	1,500.00	931.69	1,704.93	2,680.00	975.07	13,450.00
83018 Maint. Pool Repairs	0.00	2,000.00	2,000.00	102.84	2,000.00	1,897.16	4,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	266.31	300.00	33.69	1,200.00
TOTAL Maintenance	1,726.48	6,275.00	4,548.52	5,743.02	10,005.00	4,261.98	42,400.00
<u>Gate</u>							
84000 Access Gates	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	4,000.00
TOTAL Gate	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	4,000.00
<u>Utility</u>							
85000 Electric	616.85	900.00	283.15	2,132.44	2,700.00	567.56	10,800.00
85002 Water	283.66	300.00	16.34	852.90	900.00	47.10	3,600.00
85003 Telephone/Internet	200.54	300.00	99.46	538.90	900.00	361.10	3,600.00
85005 Maint. Trash Removal	0.00	0.00	0.00	419.04	140.00	(279.04)	560.00
TOTAL Utility	1,101.05	1,500.00	398.95	3,943.28	4,640.00	696.72	18,560.00

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Income Statement

Period 3/1/2019 to 3/31/2019 11:59:00 PM

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	1,000.00	1,000.00	0.00	1,000.00	1,000.00	1,000.00
TOTAL Other Expense	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	1,000.00
Reserve							
91000 Rsv. Contribution	573.00	573.00	0.00	1,719.00	1,719.00	0.00	6,874.00
TOTAL Reserve	573.00	573.00	0.00	1,719.00	1,719.00	0.00	6,874.00
TOTAL Expense	6,299.05	14,286.00	7,986.95	21,486.41	57,332.00	35,845.59	151,944.00
Excess Revenue / Expense	5,562.81	(1,624.00)	7,186.81	16,799.63	(19,346.00)	36,145.63	0.00

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Income Statement

Period 3/1/2019 to 3/31/2019 11:59:00 PM

	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Other Receivable							
43001 Interest	482.58	0.00	482.58	2,129.48	0.00	2,129.48	0.00
TOTAL Other Receivable	482.58	0.00	482.58	2,129.48	0.00	2,129.48	0.00
TOTAL Income	482.58	0.00	482.58	2,129.48	0.00	2,129.48	0.00
Excess Revenue / Expense	482.58	0.00	482.58	2,129.48	0.00	2,129.48	0.00