

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 03/31/2020

Assets

Bank

10000 CABANC OPR 2176 37,339.38

TOTAL Bank 37,339.38

Reserve

10003 CABANC RSV 7273 .15% 43,128.65

10004 CAB CD 8379 11/25/20 1.490% 60,071.07

10351 R Bank 10481 5/25/20 1.11% 95,855.78

10357 Bank of the Ozark CD 07/12/20 1.98% 158,755.95

10358 Affiliated Bank CD 10/11/21 2.230% 99,144.13

10359 BBVA CD 5319 01/24/21 1.637% 81,193.90

TOTAL Reserve 538,149.48

Bank

10100 Uncollected Assessments 11,838.48

TOTAL Bank 11,838.48

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

701,863.27

Liabilities & Equity

Liability

30001 Replacement Reserves 538,149.48

32000 Prepaid Assessments 24,692.43

36000 Retained Earnings 125,889.35

TOTAL Liability 688,731.26

Equity

Net Income 13,132.01

TOTAL Equity 13,132.01

Total Liabilities & Equity

701,863.27

Oak Creek Homeowners Association, Inc.

Income Statement

Period 3/1/2020 to 3/31/2020 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Assessment Revenue							
40000 Assessments	11,479.47	11,878.00	(398.53)	34,309.88	35,634.00	(1,324.12)	142,536.00
TOTAL Assessment Revenue	11,479.47	11,878.00	(398.53)	34,309.88	35,634.00	(1,324.12)	142,536.00
Other Receivable							
43000 Late Interest	16.24	0.00	16.24	63.22	0.00	63.22	0.00
43001 Interest	1,146.88	600.00	546.88	2,064.60	1,800.00	264.60	7,200.00
43004 Clubhouse Rental	30.00	60.00	(30.00)	30.00	120.00	(90.00)	600.00
43011 Fines	127.00	0.00	127.00	504.00	0.00	504.00	0.00
43015 Miscellaneous	30.00	0.00	30.00	35.00	0.00	35.00	0.00
TOTAL Other Receivable	1,350.12	660.00	690.12	2,696.82	1,920.00	776.82	7,800.00
TOTAL Income	12,829.59	12,538.00	291.59	37,006.70	37,554.00	(547.30)	150,336.00
Expense							
Professional Services							
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	968.67	1,000.00	31.33	3,085.91	2,800.00	(285.91)	14,000.00
45002 Legal Fees - HOA	192.00	0.00	(192.00)	192.00	1,000.00	808.00	2,000.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	244.00	0.00	(244.00)	450.00
45007 Website	0.00	100.00	100.00	0.00	300.00	300.00	1,200.00
45008 Newsletter	194.02	190.00	(4.02)	376.39	380.00	3.61	1,140.00
TOTAL Professional Services	2,854.69	2,790.00	(64.69)	8,398.30	8,980.00	581.70	36,790.00
Bank							
60000 Returned Check Fees	10.00	0.00	(10.00)	10.00	0.00	(10.00)	0.00
TOTAL Bank	10.00	0.00	(10.00)	10.00	0.00	(10.00)	0.00
Common							
80100 Cap. Improvements	0.00	0.00	0.00	0.00	0.00	0.00	38,000.00
TOTAL Common	0.00	0.00	0.00	0.00	0.00	0.00	38,000.00
Community							
81003 Storage	146.00	220.00	74.00	438.00	660.00	222.00	2,640.00
81005 Recreation Exp.	0.00	0.00	0.00	0.00	0.00	0.00	6,500.00
TOTAL Community	146.00	220.00	74.00	438.00	660.00	222.00	9,140.00
Maintenance							
83000 Maint. Labor & Supplies	560.00	750.00	190.00	1,160.00	2,250.00	1,090.00	17,200.00
83003 Landscape Contract	509.74	515.00	5.26	1,529.22	1,545.00	15.78	6,180.00
83006 Irrigation	0.00	150.00	150.00	426.98	150.00	(276.98)	450.00
83016 Pest Control	0.00	0.00	0.00	97.43	100.00	2.57	400.00
83017 Pool Contract	0.00	575.00	575.00	1,704.93	1,725.00	20.07	12,450.00
83018 Maint. Pool Repairs	0.00	2,000.00	2,000.00	1,686.16	2,000.00	313.84	4,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	266.31	300.00	33.69	1,200.00
TOTAL Maintenance	1,158.51	4,090.00	2,931.49	6,871.03	8,070.00	1,198.97	41,880.00
Gate							
84000 Access Gates	155.00	500.00	345.00	155.00	500.00	345.00	2,000.00
TOTAL Gate	155.00	500.00	345.00	155.00	500.00	345.00	2,000.00
Utility							
85000 Electric	0.00	700.00	700.00	1,748.04	2,100.00	351.96	8,400.00
85002 Water	252.84	300.00	47.16	809.92	900.00	90.08	4,200.00
85003 Telephone/Internet	213.36	210.00	(3.36)	637.94	630.00	(7.94)	2,520.00
85005 Maint. Trash Removal	0.00	0.00	0.00	121.46	130.00	8.54	520.00

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Period 3/1/2020 to 3/31/2020 11:59:00 PM

TOTAL Utility	466.20	1,210.00	743.80	3,317.36	3,760.00	442.64	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	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	1,500.00	526.00	(974.00)	4,500.00	1,578.00	(2,922.00)	6,316.00
TOTAL Reserve	1,500.00	526.00	(974.00)	4,500.00	1,578.00	(2,922.00)	6,316.00
TOTAL Expense	6,290.40	10,336.00	4,045.60	23,874.69	24,548.00	673.31	159,966.00
Excess Revenue / Expense	6,539.19	2,202.00	4,337.19	13,132.01	13,006.00	126.01	(9,630.00)

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Income Statement

Period 3/1/2020 to 3/31/2020 11:59:00 PM

	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Other Receivable</u>							
43001 Interest	0.00	(1,647.00)	1,647.00	0.00	0.00	0.00	0.00
TOTAL Other Receivable	0.00	(1,647.00)	1,647.00	0.00	0.00	0.00	0.00
TOTAL Income	0.00	(1,647.00)	1,647.00	0.00	0.00	0.00	0.00
Excess Revenue / Expense	0.00	(1,647.00)	1,647.00	0.00	0.00	0.00	0.00