

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 05/31/2019

Assets

Bank

10000 CABANC OPR 2176 48,414.02

TOTAL Bank 48,414.02

Reserve

10003 CABANC RSV 7273 .15% 54,420.87

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% 97,316.25

10359 Compass Bank CD 5319 01/16/2020 2.00% 79,892.16

TOTAL Reserve 482,379.90

Bank

10100 Uncollected Assessments 8,248.33

TOTAL Bank 8,248.33

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

653,578.18

Liabilities & Equity

Liability

30001 Replacement Reserves 482,379.90

32000 Prepaid Assessments 21,601.42

36000 Retained Earnings 148,656.91

TOTAL Liability 652,638.23

Equity

Net Income 939.95

TOTAL Equity 939.95

Total Liabilities & Equity

653,578.18

Oak Creek Homeowners Association, Inc.

Income Statement

Period 5/1/2019 to 5/31/2019 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	11,581.00	11,878.00	(297.00)	59,096.12	59,390.00	(293.88)	142,536.00
TOTAL Assessment Revenue	11,581.00	11,878.00	(297.00)	59,096.12	59,390.00	(293.88)	142,536.00
<u>Other Receivable</u>							
43000 Late Interest	20.87	0.00	20.87	217.20	0.00	217.20	0.00
43001 Interest	1,238.01	684.00	554.01	4,036.24	3,420.00	616.24	8,208.00
43004 Clubhouse Rental	120.00	100.00	20.00	230.00	500.00	(270.00)	1,200.00
43008 Pool Keys	0.00	0.00	0.00	25.00	0.00	25.00	0.00
43011 Fines	97.00	0.00	97.00	2,079.24	0.00	2,079.24	0.00
43015 Bank Fees	105.00	0.00	105.00	220.00	0.00	220.00	0.00
TOTAL Other Receivable	1,580.88	784.00	796.88	6,807.68	3,920.00	2,887.68	9,408.00
TOTAL Income	13,161.88	12,662.00	499.88	65,903.80	63,310.00	2,593.80	151,944.00
Expense							
<u>Professional Services</u>							
45000 Management Services	1,500.00	1,500.00	0.00	7,500.00	7,500.00	0.00	18,000.00
45001 Administrative Reimbursements	1,178.41	1,000.00	(178.41)	5,009.90	4,200.00	(809.90)	10,400.00
45002 Legal Fees - HOA	0.00	160.00	160.00	1,232.17	338.00	(894.17)	0.00
45003 Legal Fees - Collection	0.00	0.00	0.00	1,732.50	500.00	(1,232.50)	2,000.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	0.00	450.00	450.00	450.00
45007 Website	56.70	60.00	3.30	350.20	300.00	(50.20)	1,000.00
45008 Newsletter	182.37	190.00	7.63	546.03	570.00	23.97	1,140.00
TOTAL Professional Services	2,917.48	2,910.00	(7.48)	16,370.80	13,858.00	(2,512.80)	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)	1,034.00	1,050.00	16.00	2,520.00
81004 Donations	0.00	0.00	0.00	0.00	100.00	100.00	100.00
81005 Recreation Exp.	0.00	0.00	0.00	205.14	300.00	94.86	4,800.00
TOTAL Community	218.00	210.00	(8.00)	1,239.14	1,450.00	210.86	7,420.00
<u>Maintenance</u>							
83000 Maint. Labor & Supplies	2,288.48	2,000.00	(288.48)	5,089.62	7,200.00	2,110.38	16,600.00
83003 Landscape Contract	509.74	525.00	15.26	2,548.36	2,625.00	76.64	6,300.00
83006 Irrigation	0.00	0.00	0.00	0.00	150.00	150.00	450.00
83016 Pest Control	97.43	0.00	(97.43)	194.86	200.00	5.14	400.00
83017 Pool Contract	1,022.96	1,500.00	477.04	2,727.89	5,680.00	2,952.11	13,450.00
83018 Maint. Pool Repairs	1,465.43	0.00	(1,465.43)	1,568.27	2,000.00	431.73	4,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	870.36	500.00	(370.36)	1,200.00
TOTAL Maintenance	5,472.81	4,125.00	(1,347.81)	12,999.36	18,355.00	5,355.64	42,400.00
<u>Gate</u>							
84000 Access Gates	0.00	1,000.00	1,000.00	139.00	2,000.00	1,861.00	4,000.00
TOTAL Gate	0.00	1,000.00	1,000.00	139.00	2,000.00	1,861.00	4,000.00
<u>Utility</u>							
85000 Electric	542.72	900.00	357.28	3,107.56	4,500.00	1,392.44	10,800.00
85002 Water	873.68	300.00	(573.68)	2,105.12	1,500.00	(605.12)	3,600.00
85003 Telephone/Internet	200.54	300.00	99.46	739.44	1,500.00	760.56	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 5/1/2019 to 5/31/2019 11:59:00 PM

TOTAL Utility	1,616.94	1,500.00	(116.94)	6,492.62	7,780.00	1,287.38	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	2,865.00	2,865.00	0.00	6,874.00
TOTAL Reserve	573.00	573.00	0.00	2,865.00	2,865.00	0.00	6,874.00
TOTAL Expense	10,798.23	10,318.00	(480.23)	64,963.85	77,308.00	12,344.15	151,944.00
Excess Revenue / Expense	2,363.65	2,344.00	19.65	939.95	(13,998.00)	14,937.95	0.00