

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 05/31/2020

Assets

Bank

10000 CABANC OPR 2176 47,174.61

TOTAL Bank 47,174.61

Reserve

10003 CABANC RSV 7273 .15% 41,274.10

10004 CAB CD 8379 11/25/20 1.490% 60,220.84

10357 Bank of the Ozark CD 07/12/20 1.98% 159,281.98

10358 Affiliated Bank CD 10/11/21 2.230% 99,513.97

10359 BBVA CD 5319 01/24/21 1.637% 81,415.72

TOTAL Reserve 441,706.61

Bank

10100 Uncollected Assessments 12,825.66

10111 Deposit in Transit 96,151.99

TOTAL Bank 108,977.65

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

712,394.80

Liabilities & Equity

Liability

30001 Replacement Reserves 537,858.60

32000 Prepaid Assessments 21,422.45

36000 Retained Earnings 125,297.41

TOTAL Liability 684,578.46

Equity

Net Income 27,816.34

TOTAL Equity 27,816.34

Total Liabilities & Equity

712,394.80

Oak Creek
GL Balance Sheet Comparison
Posted 5/31/2020

	May-20	April-20	MTD Difference
Assets			
<u>Bank</u>			
CABANC OPR 2176	47,174.61	43,488.01	3,686.60
<u>Total Bank</u>	47,174.61	43,488.01	3,686.60
<u>Reserve</u>			
CABANC RSV 7273 .15%	41,274.10	40,741.17	532.93
CABANC CD 8379 11/25/20 1.490%	60,220.84	60,147.14	73.70
R Bank 10481 5/25/20 1.11%		95,855.78	(95,855.78)
Bank of the Ozark CD 7/12/20 1.98%	159,281.98	159,023.06	258.92
Affiliated Bank CD 10/11/21 2.230%	99,513.97	99,331.91	182.06
BBVA CD 5319 01/24/21 1.637%	81,415.72	81,306.55	109.17
<u>Total Reserve</u>	441,706.61	536,405.61	(94,699.00)
<u>Bank</u>			
Uncollected Assessments	12,825.66	12,718.09	107.57
Deposit in Transit	96,151.99		96,151.99
<u>Total Bank</u>	108,977.65	12,718.09	96,259.56
<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	
<u>Total Other Assets</u>	114,535.93	114,535.93	
<u>Total Assets</u>	712,394.80	707,147.64	(5,247.16)
Liabilities & Equity			
<u>Liability</u>			
Replacement Reserves	537,858.60	536,405.61	(1,452.99)
Prepaid Assessments	21,422.45	23,511.35	2,088.90
Retained Earnings	125,297.41	126,116.83	819.42
<u>Total Liability</u>	684,578.46	686,033.79	(1,455.33)
<u>Equity</u>			
Net Income	27,816.34	21,113.85	6,702.49
<u>Total Equity</u>	27,816.34	21,113.85	6,702.49
<u>Total Liabilities & Equity</u>	712,394.80	707,147.64	5,247.16

Oak Creek Homeowners Association, Inc.

Income Statement

Period 5/1/2020 to 5/31/2020 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	11,765.45	11,878.00	(112.55)	57,933.83	59,390.00	(1,456.17)	142,536.00
TOTAL Assessment Revenue	<u>11,765.45</u>	<u>11,878.00</u>	<u>(112.55)</u>	<u>57,933.83</u>	<u>59,390.00</u>	<u>(1,456.17)</u>	<u>142,536.00</u>
<u>Other Receivable</u>							
43000 Late Interest	18.29	0.00	18.29	105.90	0.00	105.90	0.00
43001 Interest	928.97	600.00	328.97	3,638.83	3,000.00	638.83	7,200.00
43004 Clubhouse Rental	0.00	120.00	(120.00)	30.00	300.00	(270.00)	600.00
43008 Pool Cards	85.00	0.00	85.00	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	91.00	0.00	91.00	665.00	0.00	665.00	0.00
43015 Miscellaneous	0.00	0.00	0.00	35.00	0.00	35.00	0.00
TOTAL Other Receivable	<u>1,123.26</u>	<u>720.00</u>	<u>403.26</u>	<u>4,568.25</u>	<u>3,300.00</u>	<u>1,268.25</u>	<u>7,800.00</u>
TOTAL Income	<u>12,888.71</u>	<u>12,598.00</u>	<u>290.71</u>	<u>62,502.08</u>	<u>62,690.00</u>	<u>(187.92)</u>	<u>150,336.00</u>
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	491.84	1,200.00	708.16	4,238.66	5,200.00	961.34	14,000.00
45002 Legal Fees - HOA	866.00	0.00	(866.00)	1,058.00	1,500.00	442.00	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	500.00	500.00	1,200.00
45008 Newsletter	0.00	190.00	190.00	376.39	570.00	193.61	1,140.00
TOTAL Professional Services	<u>2,857.84</u>	<u>2,990.00</u>	<u>132.16</u>	<u>13,417.05</u>	<u>15,720.00</u>	<u>2,302.95</u>	<u>36,790.00</u>
<u>Bank</u>							
60000 Returned Check Fees	0.00	0.00	0.00	10.00	0.00	(10.00)	0.00
TOTAL Bank	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10.00</u>	<u>0.00</u>	<u>(10.00)</u>	<u>0.00</u>
<u>Common</u>							
80100 Cap. Improvements	0.00	0.00	0.00	0.00	38,000.00	38,000.00	38,000.00
TOTAL Common	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>38,000.00</u>	<u>38,000.00</u>	<u>38,000.00</u>
<u>Community</u>							
81003 Storage	158.00	220.00	62.00	754.00	1,100.00	346.00	2,640.00
81005 Recreation Exp.	0.00	0.00	0.00	0.00	300.00	300.00	6,500.00
TOTAL Community	<u>158.00</u>	<u>220.00</u>	<u>62.00</u>	<u>754.00</u>	<u>1,400.00</u>	<u>646.00</u>	<u>9,140.00</u>
<u>Maintenance</u>							
83000 Maint. Labor & Supplies	240.00	2,500.00	2,260.00	1,720.00	5,500.00	3,780.00	17,200.00
83003 Landscape Contract	509.74	515.00	5.26	2,548.70	2,575.00	26.30	6,180.00
83006 Irrigation	0.00	0.00	0.00	482.86	150.00	(332.86)	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	3,750.85	4,725.00	974.15	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	443.85	500.00	56.15	1,200.00
TOTAL Maintenance	<u>1,861.47</u>	<u>4,615.00</u>	<u>2,753.53</u>	<u>11,520.08</u>	<u>15,650.00</u>	<u>4,129.92</u>	<u>41,880.00</u>
<u>Gate</u>							
84000 Access Gates	0.00	500.00	500.00	155.00	1,000.00	845.00	2,000.00
TOTAL Gate	<u>0.00</u>	<u>500.00</u>	<u>500.00</u>	<u>155.00</u>	<u>1,000.00</u>	<u>845.00</u>	<u>2,000.00</u>
<u>Utility</u>							
85000 Electric	461.42	700.00	238.58	3,281.97	3,500.00	218.03	8,400.00
85002 Water	321.49	400.00	78.51	1,425.06	1,700.00	274.94	4,200.00

Oak Creek Homeowners Association, Inc.

Income Statement

Period 5/1/2020 to 5/31/2020 11:59:00 PM

85003 Telephone/Internet	0.00	210.00	210.00	1,064.66	1,050.00	(14.66)	2,520.00
85005 Maint. Trash Removal	0.00	0.00	0.00	242.92	260.00	17.08	520.00
TOTAL Utility	782.91	1,310.00	527.09	6,014.61	6,510.00	495.39	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	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	526.00	526.00	0.00	2,630.00	2,630.00	0.00	6,316.00
TOTAL Reserve	526.00	526.00	0.00	2,630.00	2,630.00	0.00	6,316.00
TOTAL Expense	6,186.22	10,161.00	3,974.78	34,685.74	81,910.00	47,224.26	159,966.00
Excess Revenue / Expense	6,702.49	2,437.00	4,265.49	27,816.34	(19,220.00)	47,036.34	(9,630.00)