

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 11/30/2019

Assets

Bank

10000 CABANC OPR 2176 49,356.78

TOTAL Bank 49,356.78

Reserve

10003 CABANC RSV 7273 .15% 57,971.32

10351 R Bank 10481 5/25/20 1.11% 36mo. 95,620.30

10357 Bank of the Ozark CD 12/12/19 2.55% 157,647.79

10358 Affiliated Bank CD 10/11/2019 2.22% 98,414.57

10359 Compass Bank CD 5319 01/16/2020 2.00% 80,701.70

TOTAL Reserve 490,355.68

Bank

10100 Uncollected Assessments 8,618.19

TOTAL Bank 8,618.19

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

662,866.58

Liabilities & Equity

Liability

30001 Replacement Reserves 490,355.88

32000 Prepaid Assessments 13,583.42

36000 Retained Earnings 144,432.79

TOTAL Liability 648,372.09

Equity

Net Income 14,494.49

TOTAL Equity 14,494.49

Total Liabilities & Equity

662,866.58

Oak Creek Homeowners Association, Inc.

Income Statement

Period 11/1/2019 to 11/30/2019 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	11,923.26	11,878.00	45.26	130,477.77	130,658.00	(180.23)	142,536.00
TOTAL Assessment Revenue	11,923.26	11,878.00	45.26	130,477.77	130,658.00	(180.23)	142,536.00
<u>Other Receivable</u>							
43000 Late Interest	28.00	0.00	28.00	513.90	0.00	513.90	0.00
43001 Interest	945.42	684.00	261.42	8,586.49	7,524.00	1,062.49	8,208.00
43002 Atty. Fees	0.00	0.00	0.00	657.19	0.00	657.19	0.00
43004 Clubhouse Rental	60.00	0.00	60.00	740.00	1,200.00	(460.00)	1,200.00
43008 Pool Keys	0.00	0.00	0.00	25.00	0.00	25.00	0.00
43011 Fines	280.99	0.00	280.99	3,378.75	0.00	3,378.75	0.00
43015 Miscellaneous	30.00	0.00	30.00	475.00	0.00	475.00	0.00
TOTAL Other Receivable	1,344.41	684.00	660.41	14,376.33	8,724.00	5,652.33	9,408.00
TOTAL Income	13,267.67	12,562.00	705.67	144,854.10	139,382.00	5,472.10	151,944.00
Expense							
<u>Professional Services</u>							
45000 Management Services	1,500.00	1,500.00	0.00	16,500.00	16,500.00	0.00	18,000.00
45001 Administrative Reimbursements	938.84	400.00	(538.84)	13,627.21	10,000.00	(3,627.21)	10,400.00
45002 Legal Fees - HOA	0.00	0.00	0.00	1,232.17	0.00	(1,232.17)	0.00
45003 Legal Fees - Collection	0.00	0.00	0.00	2,780.88	1,500.00	(1,280.88)	2,000.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	0.00	450.00	450.00	450.00
45007 Website	0.00	100.00	100.00	747.10	900.00	152.90	1,000.00
45008 Newsletter	182.37	190.00	7.63	1,093.14	1,140.00	46.86	1,140.00
TOTAL Professional Services	2,621.21	2,190.00	(431.21)	35,980.50	30,490.00	(5,490.50)	32,990.00
<u>Common</u>							
80100 Cap. Improvements	0.00	0.00	0.00	25,971.62	30,000.00	4,028.38	30,000.00
TOTAL Common	0.00	0.00	0.00	25,971.62	30,000.00	4,028.38	30,000.00
<u>Community</u>							
81003 Storage	108.13	210.00	101.87	2,232.13	2,310.00	77.87	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	3,950.44	4,800.00	849.56	4,800.00
TOTAL Community	108.13	210.00	101.87	6,182.57	7,210.00	1,027.43	7,420.00
<u>Maintenance</u>							
83000 Maint. Labor & Supplies	930.06	600.00	(330.06)	14,659.70	16,000.00	1,340.30	16,600.00
83003 Landscape Contract	509.74	525.00	15.26	5,606.80	5,775.00	168.20	6,300.00
83006 Irrigation	125.16	0.00	(125.16)	335.52	450.00	114.48	450.00
83016 Pest Control	97.43	0.00	(97.43)	389.72	400.00	10.28	400.00
83017 Pool Contract	1,022.97	590.00	(432.97)	9,076.75	12,860.00	3,783.25	13,450.00
83018 Maint. Pool Repairs	27.06	0.00	(27.06)	1,844.31	4,000.00	2,155.69	4,000.00
83045 Alarm Monitoring	0.00	100.00	100.00	1,314.21	1,100.00	(214.21)	1,200.00
TOTAL Maintenance	2,712.42	1,815.00	(897.42)	33,227.01	40,585.00	7,357.99	42,400.00
<u>Gate</u>							
84000 Access Gates	0.00	0.00	0.00	444.71	4,000.00	3,555.29	4,000.00
TOTAL Gate	0.00	0.00	0.00	444.71	4,000.00	3,555.29	4,000.00
<u>Utility</u>							
85000 Electric	0.00	900.00	900.00	6,757.78	9,900.00	3,142.22	10,800.00
85002 Water	406.84	300.00	(106.84)	4,757.71	3,300.00	(1,457.71)	3,600.00
85003 Telephone/Internet	0.00	300.00	300.00	1,985.40	3,300.00	1,314.60	3,600.00

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Income Statement

Period 11/1/2019 to 11/30/2019 11:59:00 PM

85005 Maint. Trash Removal	0.00	0.00	0.00	783.42	560.00	(223.42)	560.00
TOTAL Utility	406.84	1,500.00	1,093.16	14,284.31	17,060.00	2,775.69	18,560.00
Insurance							
87001 Insurance	0.00	0.00	0.00	7,799.00	8,500.00	701.00	8,500.00
TOTAL Insurance	0.00	0.00	0.00	7,799.00	8,500.00	701.00	8,500.00
Taxes							
88000 Property Tax	0.00	0.00	0.00	166.89	200.00	33.11	200.00
TOTAL Taxes	0.00	0.00	0.00	166.89	200.00	33.11	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	6,303.00	6,303.00	0.00	6,874.00
TOTAL Reserve	573.00	573.00	0.00	6,303.00	6,303.00	0.00	6,874.00
TOTAL Expense	6,421.60	6,288.00	(133.60)	130,359.61	145,348.00	14,988.39	151,944.00
Excess Revenue / Expense	6,846.07	6,274.00	572.07	14,494.49	(5,966.00)	20,460.49	0.00