

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 10/31/2019

Assets

Bank

10000 CABANC OPR 2176 43,899.63

TOTAL Bank 43,899.63

Reserve

10003 CABANC RSV 7273 .15% 57,379.41

10351 R Bank 10481 5/25/20 1.11% 36mo. 95,355.55

10357 Bank of the Ozark CD 12/12/19 2.55% 157,310.97

10358 Affiliated Bank CD 10/11/2019 2.22% 98,228.53

10359 Compass Bank CD 5319 01/16/2020 2.00% 80,564.74

TOTAL Reserve 488,839.20

Bank

10100 Uncollected Assessments 8,417.10

TOTAL Bank 8,417.10

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

655,691.86

Liabilities & Equity

Liability

30001 Replacement Reserves 487,847.29

32000 Prepaid Assessments 13,972.86

36000 Retained Earnings 146,223.29

TOTAL Liability 648,043.44

Equity

Net Income 7,648.42

TOTAL Equity 7,648.42

Total Liabilities & Equity

655,691.86

Oak Creek Homeowners Association, Inc.

Income Statement

Period 10/1/2019 to 10/31/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Assessment Revenue							
40000 Assessments	11,631.33	11,878.00	(246.67)	118,554.51	118,780.00	(225.49)	142,536.00
TOTAL Assessment Revenue	11,631.33	11,878.00	(246.67)	118,554.51	118,780.00	(225.49)	142,536.00
Other Receivable							
43000 Late Interest	73.62	0.00	73.62	485.90	0.00	485.90	0.00
43001 Interest	993.77	684.00	309.77	7,641.07	6,840.00	801.07	8,208.00
43002 Atty. Fees	0.00	0.00	0.00	657.19	0.00	657.19	0.00
43004 Clubhouse Rental	0.00	0.00	0.00	680.00	1,200.00	(520.00)	1,200.00
43008 Pool Keys	0.00	0.00	0.00	25.00	0.00	25.00	0.00
43011 Fines	435.00	0.00	435.00	3,097.76	0.00	3,097.76	0.00
43015 Miscellaneous	0.00	0.00	0.00	445.00	0.00	445.00	0.00
TOTAL Other Receivable	1,502.39	684.00	818.39	13,031.92	8,040.00	4,991.92	9,408.00
TOTAL Income	13,133.72	12,562.00	571.72	131,586.43	126,820.00	4,766.43	151,944.00
Expense							
Professional Services							
45000 Management Services	1,500.00	1,500.00	0.00	15,000.00	15,000.00	0.00	18,000.00
45001 Administrative Reimbursements	883.59	800.00	(83.59)	12,688.37	9,600.00	(3,088.37)	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	143.00	0.00	(143.00)	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	800.00	52.90	1,000.00
45008 Newsletter	0.00	0.00	0.00	910.77	950.00	39.23	1,140.00
TOTAL Professional Services	2,526.59	2,400.00	(126.59)	33,359.29	28,300.00	(5,059.29)	32,990.00
Common							
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
Community							
81003 Storage	218.00	210.00	(8.00)	2,124.00	2,100.00	(24.00)	2,520.00
81004 Donations	0.00	0.00	0.00	0.00	100.00	100.00	100.00
81005 Recreation Exp.	0.00	200.00	200.00	3,950.44	4,800.00	849.56	4,800.00
TOTAL Community	218.00	410.00	192.00	6,074.44	7,000.00	925.56	7,420.00
Maintenance							
83000 Maint. Labor & Supplies	1,533.15	600.00	(933.15)	13,729.64	15,400.00	1,670.36	16,600.00
83003 Landscape Contract	509.74	525.00	15.26	5,097.06	5,250.00	152.94	6,300.00
83006 Irrigation	0.00	0.00	0.00	210.36	450.00	239.64	450.00
83016 Pest Control	0.00	100.00	100.00	292.29	400.00	107.71	400.00
83017 Pool Contract	1,022.96	590.00	(432.96)	8,053.78	12,270.00	4,216.22	13,450.00
83018 Maint. Pool Repairs	228.98	0.00	(228.98)	1,817.25	4,000.00	2,182.75	4,000.00
83045 Alarm Monitoring	177.54	100.00	(77.54)	1,314.21	1,000.00	(314.21)	1,200.00
TOTAL Maintenance	3,472.37	1,915.00	(1,557.37)	30,514.59	38,770.00	8,255.41	42,400.00
Gate							
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
Utility							
85000 Electric	0.00	900.00	900.00	6,757.78	9,000.00	2,242.22	10,800.00
85002 Water	549.41	300.00	(249.41)	4,350.87	3,000.00	(1,350.87)	3,600.00
85003 Telephone/Internet	422.44	300.00	(122.44)	1,985.40	3,000.00	1,014.60	3,600.00

Oak Creek Homeowners Association, Inc.

Income Statement

Period 10/1/2019 to 10/31/2019 11:59:00 PM

85005 Maint. Trash Removal	121.46	140.00	18.54	783.42	560.00	(223.42)	560.00
TOTAL Utility	1,093.31	1,640.00	546.69	13,877.47	15,560.00	1,682.53	18,560.00
Insurance							
87001 Insurance	(6,693.00)	8,500.00	15,193.00	7,799.00	8,500.00	701.00	8,500.00
TOTAL Insurance	(6,693.00)	8,500.00	15,193.00	7,799.00	8,500.00	701.00	8,500.00
Taxes							
88000 Property Tax	166.89	200.00	33.11	166.89	200.00	33.11	200.00
TOTAL Taxes	166.89	200.00	33.11	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	5,730.00	5,730.00	0.00	6,874.00
TOTAL Reserve	573.00	573.00	0.00	5,730.00	5,730.00	0.00	6,874.00
TOTAL Expense	1,357.16	15,638.00	14,280.84	123,938.01	139,060.00	15,121.99	151,944.00
Excess Revenue / Expense	11,776.56	(3,076.00)	14,852.56	7,648.42	(12,240.00)	19,888.42	0.00