

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 09/30/2019

**Assets**

Bank

10000 CABANC OPR 2176 35,897.50

TOTAL Bank 35,897.50

Reserve

10003 CABANC RSV 7273 .15% 56,787.06

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

10357 Bank of the Ozark CD 12/12/19 2.55% 156,650.28

10358 Affiliated Bank CD 10/11/2019 2.22% 98,048.98

10359 Compass Bank CD 5319 01/16/2020 2.00% 80,432.42

TOTAL Reserve 487,274.29

Bank

10100 Uncollected Assessments 8,640.48

TOTAL Bank 8,640.48

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*

646,348.20

**Liabilities & Equity**

Liability

30001 Replacement Reserves 487,274.29

32000 Prepaid Assessments 16,057.45

36000 Retained Earnings 147,146.67

TOTAL Liability 650,478.41

Equity

Net Income (4,130.21)

TOTAL Equity (4,130.21)

*Total Liabilities & Equity*

646,348.20

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 9/1/2019 to 9/30/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Assessment Revenue</u></b>							
40000 Assessments	11,811.40	11,878.00	(66.60)	106,923.18	106,902.00	21.18	142,536.00
TOTAL Assessment Revenue	11,811.40	11,878.00	(66.60)	106,923.18	106,902.00	21.18	142,536.00
<b><u>Other Receivable</u></b>							
43000 Late Interest	19.49	0.00	19.49	412.28	0.00	412.28	0.00
43001 Interest	340.25	684.00	(343.75)	6,645.23	6,156.00	489.23	8,208.00
43002 Atty. Fees	0.00	0.00	0.00	657.19	0.00	657.19	0.00
43004 Clubhouse Rental	210.00	100.00	110.00	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	172.00	0.00	172.00	2,662.76	0.00	2,662.76	0.00
43015 Miscellaneous	50.00	0.00	50.00	445.00	0.00	445.00	0.00
TOTAL Other Receivable	791.74	784.00	7.74	11,527.46	7,356.00	4,171.46	9,408.00
TOTAL Income	12,603.14	12,662.00	(58.86)	118,450.64	114,258.00	4,192.64	151,944.00
<b>Expense</b>							
<b><u>Professional Services</u></b>							
45000 Management Services	1,500.00	1,500.00	0.00	13,500.00	13,500.00	0.00	18,000.00
45001 Administrative Reimbursements	3,202.83	1,000.00	(2,202.83)	11,804.78	8,800.00	(3,004.78)	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	500.00	500.00	2,637.88	1,500.00	(1,137.88)	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	700.00	(47.10)	1,000.00
45008 Newsletter	182.37	190.00	7.63	910.77	950.00	39.23	1,140.00
TOTAL Professional Services	4,885.20	3,290.00	(1,595.20)	30,832.70	25,900.00	(4,932.70)	32,990.00
<b><u>Common</u></b>							
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
<b><u>Community</u></b>							
81003 Storage	218.00	210.00	(8.00)	1,906.00	1,890.00	(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	500.00	500.00	3,950.44	4,600.00	649.56	4,800.00
TOTAL Community	218.00	710.00	492.00	5,856.44	6,590.00	733.56	7,420.00
<b><u>Maintenance</u></b>							
83000 Maint. Labor & Supplies	1,815.08	1,600.00	(215.08)	12,196.49	14,800.00	2,603.51	16,600.00
83003 Landscape Contract	509.74	525.00	15.26	4,587.32	4,725.00	137.68	6,300.00
83006 Irrigation	0.00	150.00	150.00	210.36	450.00	239.64	450.00
83016 Pest Control	0.00	0.00	0.00	292.29	300.00	7.71	400.00
83017 Pool Contract	1,434.31	1,500.00	65.69	7,030.82	11,680.00	4,649.18	13,450.00
83018 Maint. Pool Repairs	20.00	0.00	(20.00)	1,588.27	4,000.00	2,411.73	4,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	1,136.67	900.00	(236.67)	1,200.00
TOTAL Maintenance	3,867.90	3,875.00	7.10	27,042.22	36,855.00	9,812.78	42,400.00
<b><u>Gate</u></b>							
84000 Access Gates	0.00	1,000.00	1,000.00	444.71	4,000.00	3,555.29	4,000.00
TOTAL Gate	0.00	1,000.00	1,000.00	444.71	4,000.00	3,555.29	4,000.00
<b><u>Utility</u></b>							
85000 Electric	2,476.22	900.00	(1,576.22)	6,757.78	8,100.00	1,342.22	10,800.00
85002 Water	520.56	300.00	(220.56)	3,801.46	2,700.00	(1,101.46)	3,600.00
85003 Telephone/Internet	211.22	300.00	88.78	1,562.96	2,700.00	1,137.04	3,600.00

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 9/1/2019 to 9/30/2019 11:59:00 PM

85005 Maint. Trash Removal	0.00	0.00	0.00	661.96	420.00	(241.96)	560.00
TOTAL Utility	3,208.00	1,500.00	(1,708.00)	12,784.16	13,920.00	1,135.84	18,560.00
<b>Insurance</b>							
87001 Insurance	15,242.00	0.00	(15,242.00)	14,492.00	0.00	(14,492.00)	8,500.00
TOTAL Insurance	15,242.00	0.00	(15,242.00)	14,492.00	0.00	(14,492.00)	8,500.00
<b>Taxes</b>							
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
<b>Other Expense</b>							
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
<b>Reserve</b>							
91000 Rsv. Contribution	573.00	573.00	0.00	5,157.00	5,157.00	0.00	6,874.00
TOTAL Reserve	573.00	573.00	0.00	5,157.00	5,157.00	0.00	6,874.00
TOTAL Expense	27,994.10	10,948.00	(17,046.10)	122,580.85	123,422.00	841.15	151,944.00
Excess Revenue / Expense	(15,390.96)	1,714.00	(17,104.96)	(4,130.21)	(9,164.00)	5,033.79	0.00