

**OAK CREEK HOA**

**Income & Expense Statement**

	<b>2017</b>	<b>2016</b>	<b>2016</b>	<b>2016</b>	<b>2016</b>	<b>2016</b>	<b>2015</b>	<b>2015</b>
	<b>Budget</b>	<b>Budget</b>	as of 3/31/16	as of 6/30/16	as of 9/30/16	as of 12/31/16	<b>Budget</b>	<b>Budget</b>
<b>Income:</b>								as of 12/31/15
72 lots/3-1-17								
Assessments	\$87,840.00	\$73,440.00	\$18,360.00	\$36,720.00	\$55,080.00	\$73,440.00	\$73,440.00	\$73,440.00
Late Charges/NSF	2,000.00	1,000.00	523.00	1,084.00	1,798.00	2,143.17	1,000.00	2,291.60
Fines/Violations	0.00	0.00	0.00	-13,550.00	-13,550.00	-13,550.00	0.00	0.00
Pool Rental	150.00	150.00	0.00	0.00	0.00	0.00	150.00	50.00
Clubhouse Rental	200.00	500.00	50.00	75.00	75.00	100.00	500.00	0.00
Grass Mowing	0.00	0.00	0.00	0.00	455.00	735.00	0.00	770.00
Social Committee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Polling Place Rental	200.00	95.00	100.00	100.00	100.00	200.00	95.00	95.00
Interest	800.00	400.00	81.79	321.70	573.95	925.69	400.00	743.28
Legal Fees	0.00	100.00	0.00	0.00	0.00	0.00	100.00	0.00
Write-Offs / Foreclosures/Bk	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(4,900.00)
State Farm Claim FP RM2016	0.00	0.00	8,151.60	31,847.18	41,374.46	41,374.46		
<b>TOTAL INCOME</b>	<b>\$91,190.00</b>	<b>\$75,685.00</b>	<b>\$27,266.39</b>	<b>\$56,597.88</b>	<b>\$85,906.41</b>	<b>\$105,368.32</b>	<b>\$75,685.00</b>	<b>\$72,789.88</b>
<b><u>Administrative Expenses:</u></b>								
Management Fees	\$7,992.00	\$7,992.00	\$1,998.00	\$3,996.00	\$5,994.00	\$7,992.00	\$7,992.00	\$7,992.00
Office Expenses	1,400.00	1,400.00	44.00	480.54	954.07	1,302.26	1,400.00	1,300.65
Copies	250.00	200.00	60.20	123.60	168.24	248.16	200.00	283.83
Legal Fees	3,000.00	1,000.00	0.00	1,220.00	1,870.00	2,480.00	1,000.00	3,550.00
Annual Report	25.00	25.00	0.00	0.00	0.00	0.00	25.00	10.00
Technology Service	100.00	100.00	0.00	52.38	52.38	104.76	100.00	104.76
Bank Charges	25.00	20.00	0.00	0.00	11.70	23.70	20.00	0.00
Postage	600.00	600.00	152.51	287.99	463.59	620.45	600.00	589.26
<b>TOTAL ADMIN EXPENSES</b>	<b>\$13,392.00</b>	<b>\$11,337.00</b>	<b>\$2,254.71</b>	<b>\$6,160.51</b>	<b>\$9,513.98</b>	<b>\$12,771.33</b>	<b>\$11,337.00</b>	<b>\$13,830.50</b>

**OAK CREEK HOA**

**Income & Expense Statement**

	2017	2016	2016	2016	2016	2016	2016	2015	2015
	<u>Budget</u>	<u>Budget</u>	as of 3/31/16	as of 6/30/16	as of 9/30/16	as of 12/31/16	<u>Budget</u>	<u>Budget</u>	as of 12/31/15
<b>Utilities:</b>									
Telephone	\$525.00	\$525.00	\$119.53	\$239.15	\$385.79	\$520.46	\$525.00	\$511.97	
Electric	3,000.00	4,500.00	595.26	1,219.21	3,225.48	2,980.10	4,500.00	4,598.44	
Gas	2,000.00	4,000.00	534.01	972.77	1,458.83	1,983.30	4,000.00	3,113.95	
Exterminating	650.00	550.00	602.73	602.73	602.73	602.73	550.00	708.43	
Scavenger	200.00	150.00	0.00	73.45	139.45	172.45	100.00	92.25	
<b>TOTAL UTILITIES</b>	<b>\$6,375.00</b>	<b>\$9,725.00</b>	<b>\$1,851.53</b>	<b>\$3,107.31</b>	<b>\$5,812.28</b>	<b>\$6,259.04</b>	<b>\$9,675.00</b>	<b>\$9,025.04</b>	

**Operating/Maint Expenses:**

**Grounds:**

Landscaping (Path Maint \$900)	\$11,260.00	\$10,360.00	\$0.00	\$3,110.00	\$8,180.00	\$11,730.00	\$10,400.00	\$11,165.00	
Landscape Improvement	1,000.00	4,000.00	0.00	0.00	606.31	920.09	1,000.00	0.00	
Grounds Maintenance	1,000.00	4,500.00	0.00	0.00	728.50	0.00	2,500.00	0.00	
Fertilization Lawn/Trees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00	
Snow Removal	300.00	650.00	80.00	80.00	80.00	80.00	400.00	280.00	
Entrance Lights Rep/Maint.	0.00	1,690.00	0.00	0.00	144.18	144.18	250.00	0.00	
Pond Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Tennis Courts	300.00	300.00	0.00	0.00	0.00	0.00	9,100.00	9,300.00	
<b>TOTAL GROUNDS</b>	<b>\$13,860.00</b>	<b>\$21,500.00</b>	<b>\$80.00</b>	<b>\$3,190.00</b>	<b>\$9,738.99</b>	<b>\$12,874.27</b>	<b>\$23,650.00</b>	<b>\$20,970.00</b>	

**OAK CREEK HOA**

**Income & Expense Statement**

	2017	2016	2016	2016	2016	2016	2016	2015	2015
	<u>Budget</u>	<u>Budget</u>	as of 3/31/16	as of 6/30/16	as of 9/30/16	as of 12/31/16	<u>Budget</u>	<u>Budget</u>	as of 12/31/15
<b>Clubhouse:</b>									
Clubhouse Maint. Supplies	\$350.00	\$350.00	\$32.48	\$79.92	\$141.46	\$331.49	\$350.00	\$350.00	\$312.94
Clubhouse Maintenance	2,200.00	2,500.00	0.00	374.46	374.46	396.87	2,500.00	2,500.00	1,503.90
Clubhouse social activity	140.00	140.00	0.00	0.00	0.00	-4.04	0.00	0.00	239.91
Safety Fire Inspection	300.00	300.00	0.00	0.00	283.11	283.11	0.00	0.00	270.72
Cameras (Janitorial previous)	1,000.00	1,500.00	599.09	779.09	1,052.88	2,107.88	1,080.00	1,080.00	1,811.46
Clubhouse Improvements	500.00	500.00	253.20	253.20	2,170.42	4,118.42	500.00	500.00	418.69
Furniture for Clubhouse	5,000.00					0.00			
Repairs/Maint on Well/pump, wat	700.00	700.00	0.00	0.00	0.00	0.00	700.00	700.00	125.00
HVAC & Hot Water Repairs/Maint	400.00	400.00	0.00	0.00	3,090.00	3,393.00	400.00	400.00	570.00
<b>TOTAL CLUBHOUSE</b>	<b>\$10,590.00</b>	<b>\$6,390.00</b>	<b>\$884.77</b>	<b>\$1,486.67</b>	<b>\$7,112.33</b>	<b>\$10,626.73</b>	<b>\$5,530.00</b>	<b>\$5,530.00</b>	<b>\$5,252.62</b>
<b>Pool</b>									
Pool Opening	\$600.00	\$1,200.00	\$0.00	\$600.00	\$600.00	\$600.00	\$800.00	\$800.00	\$1,153.82
Pool Supplies	2,500.00	2,500.00	0.00	911.14	1,456.84	1,741.57	2,000.00	2,000.00	2,445.63
Pool Repairs/Maint. (Deck)	2,500.00	2,000.00	0.00	260.00	1,444.21	2,499.70	2,800.00	2,800.00	5,513.30
Pool Closing	400.00	800.00	0.00	0.00	0.00	395.00	800.00	800.00	800.00
Pool License/inspections	550.00	550.00	0.00	409.40	409.40	509.40	500.00	500.00	503.75
Payroll	11,500.00	11,500.00	0.00	3,088.00	10,444.88	12,176.13	10,800.00	10,800.00	11,966.88
Payroll - Tax Withholding	0.00	700.00	0.00	0.00	0.00	0.00	0.00	0.00	-80.59
Payroll Taxes	1,200.00	1,000.00	299.42	-163.27	285.01	1,148.17	1,000.00	1,000.00	904.85
<b>TOTAL POOL</b>	<b>\$19,250.00</b>	<b>\$20,250.00</b>	<b>\$299.42</b>	<b>\$5,105.27</b>	<b>\$14,640.34</b>	<b>\$19,069.97</b>	<b>\$18,700.00</b>	<b>\$18,700.00</b>	<b>\$23,207.64</b>

**OAK CREEK HOA**

**Income & Expense Statement**

	2017	2016	2016	2016	2016	2016	2015	2015
	<u>Budget</u>	<u>Budget</u>	as of 3/31/16	as of 6/30/16	as of 9/30/16	as of 12/31/16	<u>Budget</u>	<u>Budget</u>
								as of 12/31/15
<b>Misc.</b>								
Real Estate Taxes	\$250.00	\$60.00	\$0.00	\$0.00	\$231.19	\$0.00	\$55.00	\$0.00
Insurance	\$6,000.00	\$4,000.00	\$0.00	\$41,515.71	\$5,576.80	\$5,583.87	\$3,950.00	\$3,941.80
Social Activity	\$200.00	\$400.00	\$0.00	\$0.00	\$43.00	\$0.00	\$200.00	\$0.00
Insurance claim/FP Room	\$0.00	\$0.00	\$0.00	\$0.00	\$52,763.40	\$52,763.40	\$0.00	\$0.00
<b>Total Miscellaneous</b>	<b>\$6,450.00</b>	<b>\$4,460.00</b>	<b>\$0.00</b>	<b>\$41,515.71</b>	<b>\$58,614.39</b>	<b>\$58,347.27</b>	<b>\$4,205.00</b>	<b>\$3,941.80</b>
<b>TOTAL EXPENSES:</b>	\$69,917.00	\$73,662.00	\$5,370.43	\$60,565.47	\$52,668.91	\$67,185.21	\$73,097.00	\$76,227.60
<b>NET INCOME/LOSS</b>	\$21,273.00	\$2,023.00	\$21,895.96	-\$3,967.59	-\$19,525.90	-\$14,580.29	\$2,588.00	-\$3,437.72