

**Oak Creek Homeowner's Association**  
**Profit & Loss Budget vs. Actual - 2017**  
 January through December 2017

	<b>Budget</b>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
HOA Account Refinance Fee	100.00
HOA Account Transfer Fee (Fees Associated w/sales incl. reconciliation, transfer, closing & document	1,200.00
<b>Membership Dues</b>	
2017 Member Dues	115,500.00
HOA Dues Late Fees (Late fee assesement of 20.00 per month)	600.00
<b>Total Membership Dues</b>	<b>116,100.00</b>
<b>Total Income</b>	<b>117,400.00</b>
<b>Gross Profit</b>	<b>117,400.00</b>
<b>Expense</b>	
<b>Insurance</b>	
Board Liability Insurance (Board members / officers liability insurance)	2,100.00
Commercial Liability Policy (Pool, Pool Building, Grass cutting general liability insurance)	3,700.00
Crime Fidelity (In the event of employee/director dishonesty)	450.00
Umbrella Policy (In the event of contractor injury law suit)	480.00
Workers Compensation Deposit (bodily injury by accident/disease)	300.00
<b>Total Insurance</b>	<b>7,030.00</b>
<b>Operations (Expenses related to providing program services)</b>	
Annual Election Budget (Yearly budget to prepare/run annual elections)	800.00
Annual HOA Meeting Facility (Rental of meeting facility to hold monthly HOA meetings)	300.00
Bad Debt Expense (HOA dues unable to collect from foreclosures)	600.00
Delivery Mailing Service (Parcel delivery, local courier, trucking, freight, Registered mail)	25.00
Office Supplies	400.00
Postage	100.00
Printing and Copying (Printing, copying, duplicating, recording)	50.00
S/W Renewal / Subscription (Computer SW QB renewal/subscription)	350.00
<b>Total Operations (Expenses related to providing program services)</b>	<b>2,625.00</b>
<b>Professional Fees</b>	
Legal Fees (HOA legal opinions, collections, representation)	2,600.00
Tax Preparation Fees (HOA CPA Review & Tax Preparation)	2,600.00
<b>Total Professional Fees</b>	<b>5,200.00</b>
<b>Program Expense (Program Expense)</b>	
Advisory Enforcement Committee (Advisory By Law enforcement committee expenses)	1,200.00
Architecture Committee (annual expenses not needing board approval)	50.00
Garden Club Budget (Small expenses not requiring board approval)	600.00
Holiday Decorations (Seasonal decoration purchases)	300.00
National Night Out (National Night Out for Neighbors, Police, Fire)	100.00
Pool Committee Budget (Small expenditures not requiring board approval)	400.00
Recreation Fund (Bylaw identified recreation fund to pay for social events in neighborhood.)	1,250.00
Reserve Fund (Bylaw required fund to create a reserve for maintenance of streets/sidewalks & new p	18,000.00
Welcoming Committee (Dollars allotted for welcome committee for dinners, cakes or lunch given to	200.00
<b>Total Program Expense (Program Expense)</b>	<b>22,100.00</b>
<b>Property Maintenance</b>	
Entrance Camera Repair/Operate (Camera viewing/repair to identify subdivision asset damages)	1,200.00
Entrance Flag Pole Supplies	200.00
Entrance Gate Repair	10,000.00
Entrance Lawn Service	9,000.00
Fountain Expense	2,400.00
Neighborhood Tree Trimming (Tree Trimming per city safety requirements.)	3,200.00
New Gate Openers (New Gate Openers for Homeowners 972-LM openers)	300.00
New Landscape/Stump grinding (Seasonal flowers, plant replacement & tree stump grinding)	3,200.00
Non HOA lot grass cutting (lawn mowing for non HOA lots)	300.00
Playground Maintenance Expense (Maintenance dollars for swing set and ground cover)	
Playground Equipment	1,500.00

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	<b>Budget</b>
Playground Fence	100.00
Playground Safety Mulch	600.00
<b>Total Playground Maintenance Expense (Maintenance dollars for swing set and ground cover)</b>	<b>2,200.00</b>
<b>Pond Expense (Lawn maintenance and Pond chemical treatment)</b>	
Pond ECO-System Replenishment	500.00
Pond Mowing	4,800.00
Pond Vegetation Control	6,900.00
<b>Total Pond Expense (Lawn maintenance and Pond chemical treatment)</b>	<b>12,200.00</b>
<b>Pool / Fountain Supplies (chemicals for pool &amp; entrance fountain purification)</b>	600.00
<b>Pool Building Repairs (Pool Building Repairs)</b>	1,200.00
<b>Pool Expenses</b>	
Equipment Repairs	1,200.00
Fence Repair (Pool Fence repair/maintenance)	200.00
<b>Total Pool Expenses</b>	<b>1,400.00</b>
<b>Pool Furniture (Replacement of Pool Furniture)</b>	400.00
<b>Pool Maintenance</b>	9,000.00
<b>Sprinkler System Repair (Repairs done on irrigation system of front entrance for plants.)</b>	1,500.00
<b>Street &amp; Sidewalk Repair</b>	3,000.00
<b>Subdivision Pest Control (Pest control for ants and bugs for front entrance, pond and Pool Building)</b>	4,800.00
<b>Subdivision Signs (Street Sign Replacement, Parts, Labor, Subdivision signs as needed)</b>	200.00
<b>Total Property Maintenance</b>	<b>66,300.00</b>
<b>Property Taxes</b>	
CCISD Property Tax 101 (101 Oak Creek Drive)	1.50
CCISD Property Tax 102 (102 Oak Creek Drive)	1.50
Galv County Property Tax 101 (101 Oak Creek Drive)	0.75
Galv County Property Tax 102 (102 Oak Creek Drive)	0.75
League City Property Tax 101 (101 Oak Creek Drive)	0.75
League City Property Tax 102 (102 Oak Creek Drive)	0.75
<b>Total Property Taxes</b>	<b>6.00</b>
<b>Utilities (Utilities)</b>	
Electricity	6,000.00
Internet Access (internet access for pool & cameras)	1,200.00
Telephone (Phone line for Gates & pool)	1,600.00
Water (Water)	5,200.00
<b>Total Utilities (Utilities)</b>	<b>14,000.00</b>
<b>Total Expense</b>	<b>117,261.00</b>
<b>Net Ordinary Income</b>	<b>139.00</b>
<b>Net Income</b>	<b>139.00</b>