

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 10/31/2021

Assets

Bank

10000 CIT Bank OPR 2176 253,363.50

TOTAL Bank 253,363.50

Reserve

10003 CIT Bank RSV 7273 .15% 52,038.47

10005 CIT Bank CD 9402 6/12/22 1.25% 101,681.78

10006 CIT CDARS 4489 4/7/22 0.45% 20,009.18

10007 CIT CDARS 0716 6/09/22 0.45% 20,029.85

10009 CIT CDARS 2666 3/10/22 0.60% 20,000.00

10357 Bank of the Ozark CD 07/12/22 0.1810% 161,562.02

TOTAL Reserve 375,321.30

Bank

10100 Uncollected Assessments 20,921.58

TOTAL Bank 20,921.58

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 764,142.31

Liabilities & Equity

Liability

30001 Replacement Reserves 375,321.30

32000 Prepaid Assessments 13,658.15

36000 Retained Earnings 337,820.20

TOTAL Liability 726,799.65

Equity

Net Income 37,342.66

TOTAL Equity 37,342.66

Total Liabilities & Equity 764,142.31

Oak Creek
GL Balance Sheet Comparison
Posted 10/31/2021

	Oct-21	Sep-21	MTD Difference
Assets			
<u>Bank</u>			
10000 CIT Bank OPR 2176	<u>\$253,363.50</u>	<u>\$153,287.87</u>	<u>\$100,075.63</u>
<u>Total Bank</u>	<u>\$253,363.50</u>	<u>\$153,287.87</u>	<u>\$100,075.63</u>
<u>Reserve</u>			
10003 CIT Bank RSV 7273 .15%	\$52,038.47	\$51,565.80	\$472.67
10005 CIT Bank CD 9402 6/12/22 1.25%	\$101,681.78	\$101,577.37	\$104.41
10006 CIT CDARS 4489 4/7/22 0.45%	\$20,009.18	\$20,009.18	\$0.00
10007 CIT CDARS 0716 6/9/22 0.45%	\$20,029.85	\$20,029.85	\$0.00
10009 CIT CDARS 2666 3/10/21 0.60%	\$20,000.00	\$20,000.00	\$0.00
10357 Bank of the Ozark CD 7/12/21 1.09%	\$161,562.02	\$161,562.02	\$0.00
10358 Affiliated Bank CD 10/11/21 2.230%	\$0.00	\$102,522.79	-\$102,522.79
<u>Total Reserve</u>	<u>\$375,321.30</u>	<u>\$477,267.01</u>	<u>-\$101,945.71</u>
<u>Bank</u>			
10100 Uncollected Assessments	<u>\$20,921.58</u>	<u>\$20,090.04</u>	<u>\$831.54</u>
<u>Total Bank</u>	<u>\$20,921.58</u>	<u>\$20,090.04</u>	<u>\$831.54</u>
<u>Other Assets</u>			
11000 Accumulated Depreciations	-\$384,792.00	-\$384,792.00	\$0.00
11001 Furniture & Fixtures	\$8,502.52	\$8,502.52	\$0.00
11002 Swimming Pool/Tennis Courts/Clubhouse	<u>\$490,825.41</u>	<u>\$490,825.41</u>	<u>\$0.00</u>
<u>Total Other Assets</u>	<u>\$114,535.93</u>	<u>\$114,535.93</u>	<u>\$0.00</u>
<u>Total Assets</u>	<u>\$764,142.31</u>	<u>\$765,180.85</u>	<u>-\$1,038.54</u>
Liabilities & Equity			
<u>Liability</u>			
30001 Replacement Reserves	\$375,321.30	\$477,267.10	-\$101,945.80
32000 Prepaid Assessments	\$13,658.15	\$15,432.65	-\$1,774.50
36000 Retained Earnings	<u>\$337,820.20</u>	<u>\$234,576.86</u>	<u>\$103,243.34</u>
<u>Total Liability</u>	<u>\$726,799.65</u>	<u>\$727,276.61</u>	<u>-\$476.96</u>
<u>Equity</u>			
Net Income	<u>\$37,342.66</u>	<u>\$37,904.33</u>	<u>-\$561.67</u>
<u>Total Equity</u>	<u>\$37,342.66</u>	<u>\$37,904.33</u>	<u>-\$561.67</u>
<u>Total Liabilities & Equity</u>	<u>\$764,142.31</u>	<u>\$765,180.94</u>	<u>-\$1,038.63</u>

Oak Creek Homeowners Association, Inc.

Income Statement

Period 10/1/2021 To 10/31/2021 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	11,817.53	11,788.00	29.53	119,086.55	117,880.00	1,206.55	141,456.00
TOTAL Assessment Revenue	11,817.53	11,788.00	29.53	119,086.55	117,880.00	1,206.55	141,456.00
<u>Other Receivable</u>							
43000 Late Interest	65.15	0.00	65.15	482.48	0.00	482.48	0.00
43001 Interest	319.66	600.00	(280.34)	4,456.12	6,000.00	(1,543.88)	7,200.00
43002 Atty. Fees	1,036.31	0.00	1,036.31	2,612.47	0.00	2,612.47	0.00
43004 Clubhouse Rental	0.00	0.00	0.00	325.00	0.00	325.00	0.00
43008 Pool Cards	0.00	0.00	0.00	275.00	0.00	275.00	0.00
43011 Fines	275.00	0.00	275.00	989.03	0.00	989.03	0.00
43015 Miscellaneous	256.00	0.00	256.00	16,209.52	0.00	16,209.52	0.00
TOTAL Other Receivable	1,952.12	600.00	1,352.12	25,349.62	6,000.00	19,349.62	7,200.00
TOTAL Income	13,769.65	12,388.00	1,381.65	144,436.17	123,880.00	20,556.17	148,656.00
Expense							
<u>Professional Services</u>							
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	2,903.50	1,000.00	(1,903.50)	11,315.83	12,800.00	1,484.17	13,999.00
45002 Legal Fees - HOA	0.00	0.00	0.00	2,663.00	3,000.00	337.00	3,000.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	0.00	275.00	275.00	275.00
45008 Newsletter	231.70	0.00	(231.70)	1,375.58	1,150.00	(225.58)	1,380.00
46000 Collection Fees	(20.00)	0.00	20.00	(20.00)	0.00	20.00	0.00
TOTAL Professional Services	4,615.20	2,500.00	(2,115.20)	30,334.41	32,225.00	1,890.59	36,654.00
<u>Bank</u>							
60000 Returned Check Fees	0.00	0.00	0.00	10.00	0.00	(10.00)	0.00
TOTAL Bank	0.00	0.00	0.00	10.00	0.00	(10.00)	0.00
<u>Common</u>							
80100 Cap. Improvements	3,950.00	0.00	(3,950.00)	7,275.37	24,000.00	16,724.63	24,000.00
TOTAL Common	3,950.00	0.00	(3,950.00)	7,275.37	24,000.00	16,724.63	24,000.00
<u>Community</u>							
81003 Storage	240.00	170.00	(70.00)	1,794.00	1,700.00	(94.00)	2,040.00
81005 Recreation Exp.	0.00	0.00	0.00	5,682.56	9,000.00	3,317.44	9,000.00
TOTAL Community	240.00	170.00	(70.00)	7,476.56	10,700.00	3,223.44	11,040.00
<u>Maintenance</u>							
83000 Maint. Labor & Supplies	1,618.24	1,500.00	(118.24)	13,659.47	15,500.00	1,840.53	16,700.00
83003 Landscape Contract	509.74	515.00	5.26	5,461.12	5,150.00	(311.12)	6,180.00
83006 Irrigation	0.00	0.00	0.00	155.46	1,000.00	844.54	1,000.00
83016 Pest Control	0.00	0.00	0.00	194.86	300.00	105.14	400.00
83017 Pool Contract	1,022.96	575.00	(447.96)	10,305.38	11,300.00	994.62	12,450.00
83018 Maint. Pool Repairs	0.00	0.00	0.00	1,558.15	6,000.00	4,441.85	6,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	1,170.24	1,000.00	(170.24)	1,200.00
TOTAL Maintenance	3,239.71	2,690.00	(549.71)	32,504.68	40,250.00	7,745.32	43,930.00
<u>Gate</u>							
84000 Access Gates	0.00	0.00	0.00	2,953.49	800.00	(2,153.49)	800.00
TOTAL Gate	0.00	0.00	0.00	2,953.49	800.00	(2,153.49)	800.00
<u>Utility</u>							
85000 Electric	648.73	700.00	51.27	5,273.09	7,000.00	1,726.91	8,400.00
85002 Water	611.92	400.00	(211.92)	3,358.53	4,000.00	641.47	4,700.00

Oak Creek Homeowners Association, Inc.

Income Statement

Period 10/1/2021 To 10/31/2021 11:59:00 PM

85003 Telephone/Internet	0.00	210.00	210.00	1,642.16	2,100.00	457.84	2,520.00
85005 Maint. Trash Removal	129.95	130.00	0.05	508.41	520.00	11.59	520.00
TOTAL Utility	<u>1,390.60</u>	<u>1,440.00</u>	<u>49.40</u>	<u>10,782.19</u>	<u>13,620.00</u>	<u>2,837.81</u>	<u>16,140.00</u>
Insurance							
87001 Insurance	275.00	0.00	(275.00)	10,276.00	9,100.00	(1,176.00)	9,100.00
TOTAL Insurance	<u>275.00</u>	<u>0.00</u>	<u>(275.00)</u>	<u>10,276.00</u>	<u>9,100.00</u>	<u>(1,176.00)</u>	<u>9,100.00</u>
Taxes							
88000 Property Tax	154.81	0.00	(154.81)	398.81	0.00	(398.81)	200.00
88001 Income Tax	0.00	0.00	0.00	422.00	200.00	(222.00)	200.00
TOTAL Taxes	<u>154.81</u>	<u>0.00</u>	<u>(154.81)</u>	<u>820.81</u>	<u>200.00</u>	<u>(620.81)</u>	<u>400.00</u>
Other Expense							
90000 Miscellaneous	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
TOTAL Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>1,000.00</u>
Reserve							
91000 Rsv. Contribution	466.00	466.00	0.00	4,660.00	4,660.00	0.00	5,592.00
TOTAL Reserve	<u>466.00</u>	<u>466.00</u>	<u>0.00</u>	<u>4,660.00</u>	<u>4,660.00</u>	<u>0.00</u>	<u>5,592.00</u>
TOTAL Expense	<u>14,331.32</u>	<u>7,266.00</u>	<u>(7,065.32)</u>	<u>107,093.51</u>	<u>136,555.00</u>	<u>29,461.49</u>	<u>148,656.00</u>
Excess Revenue / Expense	<u>(561.67)</u>	<u>5,122.00</u>	<u>(5,683.67)</u>	<u>37,342.66</u>	<u>(12,675.00)</u>	<u>50,017.66</u>	<u>0.00</u>