

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 11/30/2021

**Assets**

Bank

10000 CIT Bank OPR 2176 252,637.78

TOTAL Bank 252,637.78

Reserve

10003 CIT Bank RSV 7273 .15% 52,510.90

10005 CIT Bank CD 9402 6/12/22 1.25% 101,789.79

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 375,901.74

Bank

10100 Uncollected Assessments 22,840.53

TOTAL Bank 22,840.53

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* 765,915.98

**Liabilities & Equity**

Liability

30001 Replacement Reserves 375,901.74

32000 Prepaid Assessments 12,244.94

36000 Retained Earnings 339,624.71

TOTAL Liability 727,771.39

Equity

Net Income 38,144.59

TOTAL Equity 38,144.59

*Total Liabilities & Equity* 765,915.98

**Oak Creek**  
**GL Balance Sheet Comparison**  
**Posted 11/30/2021**

	Nov-21	Oct-21	MTD Difference
<b>Assets</b>			
<u>Bank</u>			
10000 CIT Bank OPR 2176	<u>\$252,637.78</u>	<u>\$253,363.50</u>	<u>-\$725.72</u>
<u>Total Bank</u>	<u>\$252,637.78</u>	<u>\$253,363.50</u>	<u>-\$725.72</u>
<u>Reserve</u>			
10003 CIT Bank RSV 7273 .15%	\$52,510.90	\$52,038.47	\$472.43
10005 CIT Bank CD 9402 6/12/22 1.25%	\$101,789.79	\$101,681.78	\$108.01
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
<u>Total Reserve</u>	<u>\$375,901.74</u>	<u>\$375,321.30</u>	<u>\$580.44</u>
<u>Bank</u>			
10100 Uncollected Assessments	<u>\$22,840.53</u>	<u>\$20,921.58</u>	<u>\$1,918.95</u>
<u>Total Bank</u>	<u>\$22,840.53</u>	<u>\$20,921.58</u>	<u>\$1,918.95</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>
<b><u>Total Assets</u></b>	<b><u>\$765,915.98</u></b>	<b><u>\$764,142.31</u></b>	<b><u>\$1,773.67</u></b>
<b>Liabilities &amp; Equity</b>			
<u>Liability</u>			
30001 Replacement Reserves	\$375,901.74	\$375,321.30	\$580.44
32000 Prepaid Assessments	\$12,244.94	\$13,658.15	-\$1,413.21
36000 Retained Earnings	<u>\$339,624.71</u>	<u>\$337,820.20</u>	<u>\$1,804.51</u>
<u>Total Liability</u>	<u>\$727,771.39</u>	<u>\$726,799.65</u>	<u>\$971.74</u>
<u>Equity</u>			
Net Income	<u>\$38,144.59</u>	<u>\$37,342.66</u>	<u>\$801.93</u>
<u>Total Equity</u>	<u>\$38,144.59</u>	<u>\$37,342.66</u>	<u>\$801.93</u>
<b><u>Total Liabilities &amp; Equity</u></b>	<b><u>\$765,915.98</u></b>	<b><u>\$764,142.31</u></b>	<b><u>\$1,773.67</u></b>

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 11/1/2021 To 11/30/2021 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	11,535.13	11,788.00	(252.87)	130,621.68	129,668.00	953.68	141,456.00
TOTAL Assessment Revenue	11,535.13	11,788.00	(252.87)	130,621.68	129,668.00	953.68	141,456.00
<b><u>Other Receivable</u></b>							
43000 Late Interest	20.47	0.00	20.47	502.95	0.00	502.95	0.00
43001 Interest	124.95	600.00	(475.05)	4,581.07	6,600.00	(2,018.93)	7,200.00
43002 Atty. Fees	0.00	0.00	0.00	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	56.00	0.00	56.00	1,045.03	0.00	1,045.03	0.00
43015 Miscellaneous	169.00	0.00	169.00	16,378.52	0.00	16,378.52	0.00
TOTAL Other Receivable	370.42	600.00	(229.58)	25,720.04	6,600.00	19,120.04	7,200.00
TOTAL Income	11,905.55	12,388.00	(482.45)	156,341.72	136,268.00	20,073.72	148,656.00
<b>Expense</b>							
<b><u>Professional Services</u></b>							
45000 Management Services	1,500.00	1,500.00	0.00	16,500.00	16,500.00	0.00	18,000.00
45001 Administrative Reimbursements	2,113.66	600.00	(1,513.66)	13,429.49	13,400.00	(29.49)	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	0.00	230.00	230.00	1,375.58	1,380.00	4.42	1,380.00
46000 Collection Fees	0.00	0.00	0.00	(20.00)	0.00	20.00	0.00
TOTAL Professional Services	3,613.66	2,330.00	(1,283.66)	33,948.07	34,555.00	606.93	36,654.00
<b><u>Bank</u></b>							
60000 Returned Check Fees	20.00	0.00	(20.00)	30.00	0.00	(30.00)	0.00
TOTAL Bank	20.00	0.00	(20.00)	30.00	0.00	(30.00)	0.00
<b><u>Common</u></b>							
80100 Cap. Improvements	3,561.88	0.00	(3,561.88)	10,837.25	24,000.00	13,162.75	24,000.00
TOTAL Common	3,561.88	0.00	(3,561.88)	10,837.25	24,000.00	13,162.75	24,000.00
<b><u>Community</u></b>							
81003 Storage	240.00	170.00	(70.00)	2,034.00	1,870.00	(164.00)	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)	7,716.56	10,870.00	3,153.44	11,040.00
<b><u>Maintenance</u></b>							
83000 Maint. Labor & Supplies	200.00	600.00	400.00	13,859.47	16,100.00	2,240.53	16,700.00
83003 Landscape Contract	509.74	515.00	5.26	5,970.86	5,665.00	(305.86)	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)	11,328.34	11,875.00	546.66	12,450.00
83018 Maint. Pool Repairs	59.54	0.00	(59.54)	1,617.69	6,000.00	4,382.31	6,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	1,259.01	1,100.00	(159.01)	1,200.00
TOTAL Maintenance	1,881.01	1,790.00	(91.01)	34,385.69	42,040.00	7,654.31	43,930.00
<b><u>Gate</u></b>							
84000 Access Gates	215.42	0.00	(215.42)	3,168.91	800.00	(2,368.91)	800.00
TOTAL Gate	215.42	0.00	(215.42)	3,168.91	800.00	(2,368.91)	800.00
<b><u>Utility</u></b>							
85000 Electric	569.97	700.00	130.03	5,843.06	7,700.00	1,856.94	8,400.00
85002 Water	367.04	400.00	32.96	3,725.57	4,400.00	674.43	4,700.00

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 11/1/2021 To 11/30/2021 11:59:00 PM

85003 Telephone/Internet	168.64	210.00	41.36	1,810.80	2,310.00	499.20	2,520.00
85005 Maint. Trash Removal	0.00	0.00	0.00	508.41	520.00	11.59	520.00
<b>TOTAL Utility</b>	<b>1,105.65</b>	<b>1,310.00</b>	<b>204.35</b>	<b>11,887.84</b>	<b>14,930.00</b>	<b>3,042.16</b>	<b>16,140.00</b>
<b>Insurance</b>							
87001 Insurance	0.00	0.00	0.00	10,276.00	9,100.00	(1,176.00)	9,100.00
<b>TOTAL Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,276.00</b>	<b>9,100.00</b>	<b>(1,176.00)</b>	<b>9,100.00</b>
<b>Taxes</b>							
88000 Property Tax	0.00	200.00	200.00	398.81	200.00	(198.81)	200.00
88001 Income Tax	0.00	0.00	0.00	422.00	200.00	(222.00)	200.00
<b>TOTAL Taxes</b>	<b>0.00</b>	<b>200.00</b>	<b>200.00</b>	<b>820.81</b>	<b>400.00</b>	<b>(420.81)</b>	<b>400.00</b>
<b>Other Expense</b>							
90000 Miscellaneous	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
<b>TOTAL Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>1,000.00</b>
<b>Reserve</b>							
91000 Rsv. Contribution	466.00	466.00	0.00	5,126.00	5,126.00	0.00	5,592.00
<b>TOTAL Reserve</b>	<b>466.00</b>	<b>466.00</b>	<b>0.00</b>	<b>5,126.00</b>	<b>5,126.00</b>	<b>0.00</b>	<b>5,592.00</b>
<b>TOTAL Expense</b>	<b>11,103.62</b>	<b>6,266.00</b>	<b>(4,837.62)</b>	<b>118,197.13</b>	<b>142,821.00</b>	<b>24,623.87</b>	<b>148,656.00</b>
<b>Excess Revenue / Expense</b>	<b>801.93</b>	<b>6,122.00</b>	<b>(5,320.07)</b>	<b>38,144.59</b>	<b>(6,553.00)</b>	<b>44,697.59</b>	<b>0.00</b>