

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 12/31/2021

Assets

Bank

10000 CIT Bank OPR 2176 264,525.97

TOTAL Bank 264,525.97

Reserve

10003 CIT Bank RSV 7273 .15% 52,983.61

10005 CIT Bank CD 9402 6/12/22 1.25% 101,894.42

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 376,479.08

Bank

10100 Uncollected Assessments 24,407.33

TOTAL Bank 24,407.33

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 779,948.31

Liabilities & Equity

Liability

30001 Replacement Reserves 376,479.08

32000 Prepaid Assessments 19,120.42

36000 Retained Earnings 341,080.17

TOTAL Liability 736,679.67

Equity

Net Income 43,268.64

TOTAL Equity 43,268.64

Total Liabilities & Equity 779,948.31

**Oak Creek
GL Balance Sheet Comparison
Posted 12/31/2021**

	Dec-21	Nov-21	MTD Difference
Assets			
<u>Bank</u>			
10000 CIT Bank OPR 2176	<u>\$264,525.97</u>	<u>\$252,637.78</u>	<u>\$11,888.19</u>
<u>Total Bank</u>	<u>\$264,525.97</u>	<u>\$252,637.78</u>	<u>\$11,888.19</u>
<u>Reserve</u>			
10003 CIT Bank RSV 7273 .15%	\$52,983.61	\$52,510.90	\$472.71
10005 CIT Bank CD 9402 6/12/22 1.25%	\$101,894.42	\$101,789.79	\$104.63
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>\$376,479.08</u>	<u>\$375,901.74</u>	<u>\$577.34</u>
<u>Bank</u>			
10100 Uncollected Assessments	<u>\$24,407.33</u>	<u>\$22,840.53</u>	<u>\$1,566.80</u>
<u>Total Bank</u>	<u>\$24,407.33</u>	<u>\$22,840.53</u>	<u>\$1,566.80</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>\$779,948.31</u>	<u>\$765,915.98</u>	<u>\$14,032.33</u>
Liabilities & Equity			
<u>Liability</u>			
30001 Replacement Reserves	\$376,479.08	\$375,901.74	\$577.34
32000 Prepaid Assessments	\$19,120.42	\$12,244.94	\$6,875.48
36000 Retained Earnings	<u>\$341,080.17</u>	<u>\$339,624.71</u>	<u>\$1,455.46</u>
<u>Total Liability</u>	<u>\$736,679.67</u>	<u>\$727,771.39</u>	<u>\$8,908.28</u>
<u>Equity</u>			
Net Income	<u>\$43,268.64</u>	<u>\$38,144.59</u>	<u>\$5,124.05</u>
<u>Total Equity</u>	<u>\$43,268.64</u>	<u>\$38,144.59</u>	<u>\$5,124.05</u>
<u>Total Liabilities & Equity</u>	<u>\$779,948.31</u>	<u>\$765,915.98</u>	<u>\$14,032.33</u>

Oak Creek Homeowners Association, Inc.

Income Statement

Period 12/1/2021 To 12/31/2021 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	11,609.52	11,788.00	(178.48)	142,231.20	141,456.00	775.20	141,456.00
TOTAL Assessment Revenue	11,609.52	11,788.00	(178.48)	142,231.20	141,456.00	775.20	141,456.00
<u>Other Receivable</u>							
43000 Late Interest	11.34	0.00	11.34	514.29	0.00	514.29	0.00
43001 Interest	122.24	600.00	(477.76)	4,703.31	7,200.00	(2,496.69)	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	(99.62)	0.00	(99.62)	945.41	0.00	945.41	0.00
43015 Miscellaneous	0.00	0.00	0.00	16,378.52	0.00	16,378.52	0.00
TOTAL Other Receivable	33.96	600.00	(566.04)	25,754.00	7,200.00	18,554.00	7,200.00
TOTAL Income	11,643.48	12,388.00	(744.52)	167,985.20	148,656.00	19,329.20	148,656.00
Expense							
<u>Professional Services</u>							
45000 Management Services	1,500.00	1,500.00	0.00	18,000.00	18,000.00	0.00	18,000.00
45001 Administrative Reimbursements	1,061.25	599.00	(462.25)	14,490.74	13,999.00	(491.74)	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	254.58	0.00	(254.58)	1,630.16	1,380.00	(250.16)	1,380.00
46000 Collection Fees	0.00	0.00	0.00	(20.00)	0.00	20.00	0.00
TOTAL Professional Services	2,815.83	2,099.00	(716.83)	36,763.90	36,654.00	(109.90)	36,654.00
<u>Bank</u>							
60000 Returned Check Fees	10.00	0.00	(10.00)	40.00	0.00	(40.00)	0.00
TOTAL Bank	10.00	0.00	(10.00)	40.00	0.00	(40.00)	0.00
<u>Common</u>							
80100 Cap. Improvements	0.00	0.00	0.00	10,837.25	24,000.00	13,162.75	24,000.00
TOTAL Common	0.00	0.00	0.00	10,837.25	24,000.00	13,162.75	24,000.00
<u>Community</u>							
81003 Storage	240.00	170.00	(70.00)	2,274.00	2,040.00	(234.00)	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)	7,956.56	11,040.00	3,083.44	11,040.00
<u>Maintenance</u>							
83000 Maint. Labor & Supplies	320.00	600.00	280.00	14,179.47	16,700.00	2,520.53	16,700.00
83003 Landscape Contract	509.74	515.00	5.26	6,480.60	6,180.00	(300.60)	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	100.00	100.00	194.86	400.00	205.14	400.00
83017 Pool Contract	1,022.96	575.00	(447.96)	12,351.30	12,450.00	98.70	12,450.00
83018 Maint. Pool Repairs	0.00	0.00	0.00	1,617.69	6,000.00	4,382.31	6,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	1,347.78	1,200.00	(147.78)	1,200.00
TOTAL Maintenance	1,941.47	1,890.00	(51.47)	36,327.16	43,930.00	7,602.84	43,930.00
<u>Gate</u>							
84000 Access Gates	0.00	0.00	0.00	3,168.91	800.00	(2,368.91)	800.00
TOTAL Gate	0.00	0.00	0.00	3,168.91	800.00	(2,368.91)	800.00
<u>Utility</u>							
85000 Electric	596.32	700.00	103.68	6,439.38	8,400.00	1,960.62	8,400.00
85002 Water	281.17	300.00	18.83	4,006.74	4,700.00	693.26	4,700.00

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Income Statement

Period 12/1/2021 To 12/31/2021 11:59:00 PM

85003 Telephone/Internet	168.64	210.00	41.36	1,979.44	2,520.00	540.56	2,520.00
85005 Maint. Trash Removal	0.00	0.00	0.00	508.41	520.00	11.59	520.00
TOTAL Utility	1,046.13	1,210.00	163.87	12,933.97	16,140.00	3,206.03	16,140.00
Insurance							
87001 Insurance	0.00	0.00	0.00	10,276.00	9,100.00	(1,176.00)	9,100.00
TOTAL Insurance	0.00	0.00	0.00	10,276.00	9,100.00	(1,176.00)	9,100.00
Taxes							
88000 Property Tax	0.00	0.00	0.00	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
TOTAL Taxes	0.00	0.00	0.00	820.81	400.00	(420.81)	400.00
Other Expense							
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
Reserve							
91000 Rsv. Contribution	466.00	466.00	0.00	5,592.00	5,592.00	0.00	5,592.00
TOTAL Reserve	466.00	466.00	0.00	5,592.00	5,592.00	0.00	5,592.00
TOTAL Expense	6,519.43	5,835.00	(684.43)	124,716.56	148,656.00	23,939.44	148,656.00
Excess Revenue / Expense	5,124.05	6,553.00	(1,428.95)	43,268.64	0.00	43,268.64	0.00