

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 07/31/2022

**Assets**

Bank

10000 CIT Bank OPR 2176 417,200.39

TOTAL Bank 417,200.39

Reserve

10003 CIT Bank RSV 7273 .15% 66,769.28

10005 CIT Bank CD 9402 6/12/24 102,586.29

10006 CIT CDARS 1858 4/6/23 0.40% 20,098.98

10007 CIT CDARS 5023 6/08/23 0.40% 20,119.74

10009 CIT CDARS 3229 3/9/23 0.40% 20,119.67

TOTAL Reserve 229,693.96

Bank

10100 Uncollected Assessments 31,775.10

TOTAL Bank 31,775.10

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* 793,205.38

**Liabilities & Equity**

Liability

30001 Replacement Reserves 391,454.51

32000 Prepaid Assessments 20,115.25

36000 Retained Earnings 390,680.82

TOTAL Liability 802,250.58

Equity

Net Income (9,045.20)

TOTAL Equity (9,045.20)

*Total Liabilities & Equity* 793,205.38

**Oak Creek**  
**GL Balance Sheet Comparison**  
**Posted 7/31/22**

	Jul-22	Jun-22	MTD Difference
<b>Assets</b>			
<u>Bank</u>			
10000 CIT Bank OPR 2176	\$417,200.39	\$257,398.96	\$159,801.43
<u>Total Bank</u>	<u>\$417,200.39</u>	<u>\$257,398.96</u>	<u>\$159,801.43</u>
<u>Reserve</u>			
10003 CIT Bank RSV 7273 .15%	\$66,769.28	\$64,792.99	\$1,976.29
10005 CIT Bank CD 9402 6/12/22 1.25%	\$102,586.29	\$102,531.50	\$54.79
10006 CIT CDARS 1858 4/6/23 0.40%	\$200,298.98	\$20,098.98	\$180,200.00
10007 CIT CDARS 0716 6/9/22 0.45%	\$20,119.74	\$20,119.74	\$0.00
10009 CIT CDARS 3229 3/9/22 0.40%	\$20,119.67	\$20,119.67	\$0.00
10357 Bank of the Ozark CD 7/12/21 1.09%	\$0.00	\$161,830.63	-\$161,830.63
<u>Total Reserve</u>	<u>\$409,893.96</u>	<u>\$389,493.51</u>	<u>\$20,400.45</u>
<u>Bank</u>			
10100 Uncollected Assessments	\$31,775.10	\$30,647.29	\$1,127.81
<u>Total Bank</u>	<u>\$31,775.10</u>	<u>\$30,647.29</u>	<u>\$1,127.81</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	\$490,825.41	\$490,825.41	\$0.00
<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>\$973,405.38</u></b>	<b><u>\$792,075.69</u></b>	<b><u>\$181,329.69</u></b>
<b>Liabilities &amp; Equity</b>			
<u>Liability</u>			
30001 Replacement Reserves	\$391,454.51	\$389,493.51	\$1,961.00
32000 Prepaid Assessments	\$20,115.25	\$21,209.81	-\$1,094.56
36000 Retained Earnings	\$390,680.82	\$389,553.01	\$1,127.81
<u>Total Liability</u>	<u>\$802,250.58</u>	<u>\$800,256.33</u>	<u>\$1,994.25</u>
<u>Equity</u>			
Net Income	-\$9,045.20	-\$8,180.64	-\$864.56
<u>Total Equity</u>	<u>-\$9,045.20</u>	<u>-\$8,180.64</u>	<u>-\$864.56</u>
<b><u>Total Liabilities &amp; Equity</u></b>	<b><u>\$793,205.38</u></b>	<b><u>\$792,075.69</u></b>	<b><u>\$1,129.69</u></b>

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 7/1/2022 To 7/31/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Assessment Revenue</b>							
40000 Assessments	12,206.74	12,377.00	(170.26)	85,871.57	86,639.00	(767.43)	148,524.00
<b>TOTAL Assessment Revenue</b>	<b>12,206.74</b>	<b>12,377.00</b>	<b>(170.26)</b>	<b>85,871.57</b>	<b>86,639.00</b>	<b>(767.43)</b>	<b>148,524.00</b>
<b>Other Receivable</b>							
43000 Late Interest	11.24	0.00	11.24	157.66	0.00	157.66	0.00
43001 Interest	36.41	500.00	(463.59)	1,132.81	3,500.00	(2,367.19)	6,000.00
43004 Clubhouse Rental	180.00	0.00	180.00	320.00	0.00	320.00	0.00
43008 Pool Cards	25.00	0.00	25.00	200.00	0.00	200.00	0.00
43011 Fines	25.00	0.00	25.00	43.16	0.00	43.16	0.00
43015 Miscellaneous	0.00	0.00	0.00	341.27	0.00	341.27	0.00
<b>TOTAL Other Receivable</b>	<b>277.65</b>	<b>500.00</b>	<b>(222.35)</b>	<b>2,194.90</b>	<b>3,500.00</b>	<b>(1,305.10)</b>	<b>6,000.00</b>
<b>TOTAL Income</b>	<b>12,484.39</b>	<b>12,877.00</b>	<b>(392.61)</b>	<b>88,066.47</b>	<b>90,139.00</b>	<b>(2,072.53)</b>	<b>154,524.00</b>
<b>Expense</b>							
<b>Professional Services</b>							
45000 Management Services	2,000.00	2,000.00	0.00	14,000.00	14,000.00	0.00	24,000.00
45001 Administrative Reimbursements	1,317.52	1,200.00	(117.52)	9,269.78	7,500.00	(1,769.78)	14,700.00
45002 Legal Fees - HOA	266.00	340.00	74.00	2,668.00	2,380.00	(288.00)	3,400.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	0.00	300.00	300.00	300.00
45008 Newsletter	0.00	235.00	235.00	774.71	940.00	165.29	1,410.00
<b>TOTAL Professional Services</b>	<b>3,583.52</b>	<b>3,775.00</b>	<b>191.48</b>	<b>26,712.49</b>	<b>25,120.00</b>	<b>(1,592.49)</b>	<b>43,810.00</b>
<b>Bank</b>							
60000 Returned Check Fees	0.00	0.00	0.00	20.00	0.00	(20.00)	0.00
<b>TOTAL Bank</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20.00</b>	<b>0.00</b>	<b>(20.00)</b>	<b>0.00</b>
<b>Community</b>							
81000 Remodeling & Redecorating	0.00	0.00	0.00	19,800.00	0.00	(19,800.00)	0.00
81003 Storage	240.00	170.00	(70.00)	1,680.00	1,190.00	(490.00)	2,040.00
81005 Recreation Exp.	2,301.77	2,000.00	(301.77)	2,404.15	6,450.00	4,045.85	8,450.00
81006 Community Parties	0.00	0.00	0.00	177.43	0.00	(177.43)	0.00
<b>TOTAL Community</b>	<b>2,541.77</b>	<b>2,170.00</b>	<b>(371.77)</b>	<b>24,061.58</b>	<b>7,640.00</b>	<b>(16,421.58)</b>	<b>10,490.00</b>
<b>Maintenance</b>							
83000 Maint. Labor & Supplies	1,229.49	2,500.00	1,270.51	6,691.06	11,800.00	5,108.94	18,500.00
83003 Landscape Contract	649.50	525.00	(124.50)	4,546.50	3,675.00	(871.50)	6,300.00
83006 Irrigation	0.00	250.00	250.00	506.38	750.00	243.62	1,000.00
83016 Pest Control	0.00	0.00	0.00	97.43	200.00	102.57	400.00
83017 Pool Contract	1,721.18	1,500.00	(221.18)	7,746.38	7,800.00	53.62	12,600.00
83018 Maint. Pool Repairs	0.00	0.00	0.00	4,850.19	3,000.00	(1,850.19)	4,500.00
83045 Alarm Monitoring	391.87	100.00	(291.87)	1,052.22	700.00	(352.22)	1,200.00
<b>TOTAL Maintenance</b>	<b>3,992.04</b>	<b>4,875.00</b>	<b>882.96</b>	<b>25,490.16</b>	<b>27,925.00</b>	<b>2,434.84</b>	<b>44,500.00</b>
<b>Gate</b>							
84000 Access Gates	0.00	200.00	200.00	495.79	2,400.00	1,904.21	2,400.00
<b>TOTAL Gate</b>	<b>0.00</b>	<b>200.00</b>	<b>200.00</b>	<b>495.79</b>	<b>2,400.00</b>	<b>1,904.21</b>	<b>2,400.00</b>
<b>Utility</b>							
85000 Electric	611.56	700.00	88.44	3,957.17	4,900.00	942.83	8,400.00
85002 Water	416.22	600.00	183.78	1,784.52	4,200.00	2,415.48	7,202.00
85003 Telephone/Internet	178.69	175.00	(3.69)	1,230.73	1,225.00	(5.73)	2,100.00
85005 Maint. Trash Removal	134.23	135.00	0.77	434.31	405.00	(29.31)	540.00
<b>TOTAL Utility</b>	<b>1,340.70</b>	<b>1,610.00</b>	<b>269.30</b>	<b>7,406.73</b>	<b>10,730.00</b>	<b>3,323.27</b>	<b>18,242.00</b>

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 7/1/2022 To 7/31/2022 11:59:00 PM

### **Insurance**

87001 Insurance	0.00	0.00	0.00	(732.00)	0.00	732.00	9,800.00
TOTAL Insurance	0.00	0.00	0.00	(732.00)	0.00	732.00	9,800.00

### **Taxes**

88000 Property Tax	0.00	0.00	0.00	0.00	250.00	250.00	250.00
88001 Income Tax	0.00	0.00	0.00	0.00	500.00	500.00	500.00
TOTAL Taxes	0.00	0.00	0.00	0.00	750.00	750.00	750.00

### **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	1,961.00	1,961.00	0.00	13,727.00	13,727.00	0.00	23,532.00
TOTAL Reserve	1,961.00	1,961.00	0.00	13,727.00	13,727.00	0.00	23,532.00
TOTAL Expense	13,419.03	14,591.00	1,171.97	97,181.75	89,292.00	(7,889.75)	154,524.00
Excess Revenue / Expense	(934.64)	(1,714.00)	779.36	(9,115.28)	847.00	(9,962.28)	0.00

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 7/1/2022 To 7/31/2022 11:59:00 PM

	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Other Receivable</u></b>							
43001 Interest	70.08	0.00	70.08	70.08	0.00	70.08	0.00
TOTAL Other Receivable	70.08	0.00	70.08	70.08	0.00	70.08	0.00
TOTAL Income	70.08	0.00	70.08	70.08	0.00	70.08	0.00
<b>Expense</b>							
<b><u>Common</u></b>							
80100 Cap. Improvements	0.00	0.00	0.00	0.00	3,121.00	3,121.00	3,121.00
TOTAL Common	0.00	0.00	0.00	0.00	3,121.00	3,121.00	3,121.00
<b><u>Community</u></b>							
81000 Remodeling & Redecorating	0.00	0.00	0.00	0.00	225,000.00	225,000.00	225,000.00
TOTAL Community	0.00	0.00	0.00	0.00	225,000.00	225,000.00	225,000.00
<b><u>Maintenance</u></b>							
83032 A/C & Heating	0.00	0.00	0.00	0.00	6,800.00	6,800.00	6,800.00
TOTAL Maintenance	0.00	0.00	0.00	0.00	6,800.00	6,800.00	6,800.00
TOTAL Expense	0.00	0.00	0.00	0.00	234,921.00	234,921.00	234,921.00
Excess Revenue / Expense	70.08	0.00	70.08	70.08	(234,921.00)	234,991.08	(234,921.00)