

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 07/31/2021

Assets

Bank

10000 CIT Bank OPR 2176 82,431.35

TOTAL Bank 82,431.35

Reserve

10003 CIT Bank RSV 7273 .15% 50,621.13

10004 CIT Bank CD 8379 8/25/21 0.4% 60,835.99

10005 CIT Bank CD 9402 6/12/22 1.25% 101,361.92

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

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

10008 CIT CDARS 2658 9/9/21 0.60% 20,000.00

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

10358 Affiliated Bank CD 10/11/21 2.230% 102,135.54

TOTAL Reserve 556,555.63

Bank

10100 Uncollected Assessments 17,790.60

TOTAL Bank 17,790.60

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 771,313.51

Liabilities & Equity

Liability

30001 Replacement Reserves 556,555.63

32000 Prepaid Assessments 18,750.43

36000 Retained Earnings 152,056.89

TOTAL Liability 727,362.95

Equity

Net Income 43,950.56

TOTAL Equity 43,950.56

Total Liabilities & Equity 771,313.51

**Oak Creek
GL Balance Sheet Comparison
Posted 7/31/21**

| | Jul-21 | Jun-21 | MTD Difference |
|----------------------------------------------|----------------------------|----------------------------|---------------------------|
| Assets | | | |
| <u>Bank</u> | | | |
| 10000 CIT Bank OPR 2176 | <u>\$82,431.35</u> | <u>\$68,926.81</u> | <u>\$13,504.54</u> |
| <u>Total Bank</u> | <u>\$82,431.35</u> | <u>\$68,926.81</u> | <u>\$13,504.54</u> |
| <u>Reserve</u> | | | |
| 10003 CIT Bank RSV 7273 .15% | \$50,621.13 | \$50,148.72 | \$472.41 |
| 10004 CIT Bank CD 8379 8/25/21 0.4% | \$60,835.99 | \$60,815.99 | \$20.00 |
| 10005 CIT Bank CD 9402 6/12/22 1.25% | \$101,361.92 | \$101,257.84 | \$104.08 |
| 10006 CIT CDARS 2615 4/8/21 0.60% | \$20,009.18 | \$20,009.18 | \$0.00 |
| 10007 CIT CDARS 0716 6/9/22 0.6045% | \$20,029.85 | \$20,029.85 | \$0.00 |
| 10008 CIT CDARS 2658 9/9/21 0.60% | \$20,000.00 | \$20,000.00 | \$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 | \$161,417.28 | \$144.74 |
| 10358 Affiliated Bank CD 10/11/21 2.230% | \$102,135.54 | \$101,948.68 | \$186.86 |
| <u>Total Reserve</u> | <u>\$556,555.63</u> | <u>\$555,627.54</u> | <u>\$928.09</u> |
| <u>Bank</u> | | | |
| 10100 Uncollected Assessments | <u>\$17,790.60</u> | <u>\$16,528.31</u> | <u>\$1,262.29</u> |
| <u>Total Bank</u> | <u>\$17,790.60</u> | <u>\$16,528.31</u> | <u>\$1,262.29</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>\$771,313.51</u> | <u>\$755,618.59</u> | <u>\$15,694.92</u> |
| Liabilities & Equity | | | |
| <u>Liability</u> | | | |
| 30001 Replacement Reserves | \$556,555.63 | \$555,627.54 | \$928.09 |
| 32000 Prepaid Assessments | \$18,750.43 | \$19,486.25 | -\$735.82 |
| 36000 Retained Earnings | <u>\$152,056.89</u> | <u>\$151,256.69</u> | <u>\$800.20</u> |
| <u>Total Liability</u> | <u>\$727,362.95</u> | <u>\$726,370.48</u> | <u>\$992.47</u> |
| <u>Equity</u> | | | |
| Net Income | <u>\$43,950.56</u> | <u>\$29,248.11</u> | <u>\$14,702.45</u> |
| <u>Total Equity</u> | <u>\$43,950.56</u> | <u>\$29,248.11</u> | <u>\$14,702.45</u> |
| <u>Total Liabilities & Equity</u> | <u>\$771,313.51</u> | <u>\$755,618.59</u> | <u>\$15,694.92</u> |

Oak Creek Homeowners Association, Inc.

Income Statement

Period 7/1/2021 To 7/31/2021 11:59:00 PM

| | Current Month Operating | | | Year to Date Operating | | | Annual |
|-------------------------------------|-------------------------|-----------|-----------|------------------------|-----------|------------|------------|
| | Actual | Budget | \$ Var | Actual | Budget | \$ Var | |
| Income | | | | | | | |
| Assessment Revenue | | | | | | | |
| 40000 Assessments | 11,716.35 | 11,788.00 | (71.65) | 84,360.70 | 82,516.00 | 1,844.70 | 141,456.00 |
| TOTAL Assessment Revenue | 11,716.35 | 11,788.00 | (71.65) | 84,360.70 | 82,516.00 | 1,844.70 | 141,456.00 |
| Other Receivable | | | | | | | |
| 43000 Late Interest | 92.44 | 0.00 | 92.44 | 393.95 | 0.00 | 393.95 | 0.00 |
| 43001 Interest | 465.48 | 600.00 | (134.52) | 3,425.57 | 4,200.00 | (774.43) | 7,200.00 |
| 43002 Atty. Fees | 133.16 | 0.00 | 133.16 | 1,576.16 | 0.00 | 1,576.16 | 0.00 |
| 43004 Clubhouse Rental | 130.00 | 0.00 | 130.00 | 130.00 | 0.00 | 130.00 | 0.00 |
| 43008 Pool Cards | 0.00 | 0.00 | 0.00 | 200.00 | 0.00 | 200.00 | 0.00 |
| 43011 Fines | 119.29 | 0.00 | 119.29 | 318.48 | 0.00 | 318.48 | 0.00 |
| 43015 Miscellaneous | 11,914.15 | 0.00 | 11,914.15 | 11,919.15 | 0.00 | 11,919.15 | 0.00 |
| TOTAL Other Receivable | 12,854.52 | 600.00 | 12,254.52 | 17,963.31 | 4,200.00 | 13,763.31 | 7,200.00 |
| TOTAL Income | 24,570.87 | 12,388.00 | 12,182.87 | 102,324.01 | 86,716.00 | 15,608.01 | 148,656.00 |
| Expense | | | | | | | |
| Professional Services | | | | | | | |
| 45000 Management Services | 1,500.00 | 1,500.00 | 0.00 | 10,500.00 | 10,500.00 | 0.00 | 18,000.00 |
| 45001 Administrative Reimbursements | 1,123.81 | 1,200.00 | 76.19 | 5,611.56 | 7,400.00 | 1,788.44 | 13,999.00 |
| 45002 Legal Fees - HOA | 0.00 | 1,000.00 | 1,000.00 | 2,538.00 | 2,500.00 | (38.00) | 3,000.00 |
| 45004 Audit / Tax Preparation | 0.00 | 0.00 | 0.00 | 0.00 | 275.00 | 275.00 | 275.00 |
| 45008 Newsletter | 231.91 | 230.00 | (1.91) | 912.18 | 920.00 | 7.82 | 1,380.00 |
| TOTAL Professional Services | 2,855.72 | 3,930.00 | 1,074.28 | 19,561.74 | 21,595.00 | 2,033.26 | 36,654.00 |
| Bank | | | | | | | |
| 60000 Returned Check Fees | 10.00 | 0.00 | (10.00) | 10.00 | 0.00 | (10.00) | 0.00 |
| TOTAL Bank | 10.00 | 0.00 | (10.00) | 10.00 | 0.00 | (10.00) | 0.00 |
| Common | | | | | | | |
| 80100 Cap. Improvements | 0.00 | 0.00 | 0.00 | 0.00 | 24,000.00 | 24,000.00 | 24,000.00 |
| TOTAL Common | 0.00 | 0.00 | 0.00 | 0.00 | 24,000.00 | 24,000.00 | 24,000.00 |
| Community | | | | | | | |
| 81003 Storage | 202.00 | 170.00 | (32.00) | 1,150.00 | 1,190.00 | 40.00 | 2,040.00 |
| 81005 Recreation Exp. | 925.73 | 4,450.00 | 3,524.27 | 3,217.56 | 9,000.00 | 5,782.44 | 9,000.00 |
| TOTAL Community | 1,127.73 | 4,620.00 | 3,492.27 | 4,367.56 | 10,190.00 | 5,822.44 | 11,040.00 |
| Maintenance | | | | | | | |
| 83000 Maint. Labor & Supplies | 2,127.64 | 2,500.00 | 372.36 | 8,446.63 | 10,000.00 | 1,553.37 | 16,700.00 |
| 83003 Landscape Contract | 509.74 | 515.00 | 5.26 | 3,568.18 | 3,605.00 | 36.82 | 6,180.00 |
| 83006 Irrigation | 0.00 | 0.00 | 0.00 | 0.00 | 750.00 | 750.00 | 1,000.00 |
| 83016 Pest Control | 0.00 | 0.00 | 0.00 | 194.86 | 200.00 | 5.14 | 400.00 |
| 83017 Pool Contract | 1,434.31 | 1,500.00 | 65.69 | 6,413.80 | 7,725.00 | 1,311.20 | 12,450.00 |
| 83018 Maint. Pool Repairs | 0.00 | 2,000.00 | 2,000.00 | 1,498.61 | 6,000.00 | 4,501.39 | 6,000.00 |
| 83045 Alarm Monitoring | 371.31 | 100.00 | (271.31) | 903.93 | 700.00 | (203.93) | 1,200.00 |
| TOTAL Maintenance | 4,443.00 | 6,615.00 | 2,172.00 | 21,026.01 | 28,980.00 | 7,953.99 | 43,930.00 |
| Gate | | | | | | | |
| 84000 Access Gates | 0.00 | 200.00 | 200.00 | 2,512.91 | 600.00 | (1,912.91) | 800.00 |
| TOTAL Gate | 0.00 | 200.00 | 200.00 | 2,512.91 | 600.00 | (1,912.91) | 800.00 |
| Utility | | | | | | | |
| 85000 Electric | 615.66 | 700.00 | 84.34 | 3,313.23 | 4,900.00 | 1,586.77 | 8,400.00 |
| 85002 Water | 221.21 | 500.00 | 278.79 | 2,143.31 | 2,600.00 | 456.69 | 4,700.00 |
| 85003 Telephone/Internet | 0.00 | 210.00 | 210.00 | 1,136.23 | 1,470.00 | 333.77 | 2,520.00 |

Oak Creek Homeowners Association, Inc.

Income Statement

Period 7/1/2021 To 7/31/2021 11:59:00 PM

| | | | | | | | |
|----------------------------|-----------|------------|-----------|-----------|-------------|-----------|------------|
| 85005 Maint. Trash Removal | 129.10 | 130.00 | 0.90 | 378.46 | 390.00 | 11.54 | 520.00 |
| TOTAL Utility | 965.97 | 1,540.00 | 574.03 | 6,971.23 | 9,360.00 | 2,388.77 | 16,140.00 |
| Insurance | | | | | | | |
| 87001 Insurance | 0.00 | 0.00 | 0.00 | (4.00) | 0.00 | 4.00 | 9,100.00 |
| TOTAL Insurance | 0.00 | 0.00 | 0.00 | (4.00) | 0.00 | 4.00 | 9,100.00 |
| Taxes | | | | | | | |
| 88000 Property Tax | 0.00 | 0.00 | 0.00 | 244.00 | 0.00 | (244.00) | 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 | 666.00 | 200.00 | (466.00) | 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 | 3,262.00 | 3,262.00 | 0.00 | 5,592.00 |
| TOTAL Reserve | 466.00 | 466.00 | 0.00 | 3,262.00 | 3,262.00 | 0.00 | 5,592.00 |
| TOTAL Expense | 9,868.42 | 17,371.00 | 7,502.58 | 58,373.45 | 99,187.00 | 40,813.55 | 148,656.00 |
| Excess Revenue / Expense | 14,702.45 | (4,983.00) | 19,685.45 | 43,950.56 | (12,471.00) | 56,421.56 | 0.00 |