

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 08/31/2021

Assets

Bank

10000 CIT Bank OPR 2176 80,911.25

TOTAL Bank 80,911.25

Reserve

10003 CIT Bank RSV 7273 .15% 51,093.58

10004 CIT Bank CD 8379 8/25/21 0.4% 60,856.66

10005 CIT Bank CD 9402 6/12/22 1.25% 101,469.59

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 SusserBank CD 10/11/21 2.230% 102,328.98

TOTAL Reserve 557,349.86

Bank

10100 Uncollected Assessments 19,537.19

TOTAL Bank 19,537.19

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 772,334.23

Liabilities & Equity

Liability

30001 Replacement Reserves 557,349.86

32000 Prepaid Assessments 16,437.73

36000 Retained Earnings 153,475.25

TOTAL Liability 727,262.84

Equity

Net Income 45,071.39

TOTAL Equity 45,071.39

Total Liabilities & Equity 772,334.23

**Oak Creek
GL Balance Sheet Comparison
Posted 8/30/21**

| | Aug-21 | Jul-21 | MTD Difference |
|--|----------------------------|----------------------------|--------------------------|
| Assets | | | |
| <u>Bank</u> | | | |
| 10000 CIT Bank OPR 2176 | <u>\$80,911.25</u> | <u>\$82,431.35</u> | <u>-\$1,520.10</u> |
| <u>Total Bank</u> | <u>\$80,911.25</u> | <u>\$82,431.35</u> | <u>-\$1,520.10</u> |
| <u>Reserve</u> | | | |
| 10003 CIT Bank RSV 7273 .15% | \$51,093.58 | \$50,621.13 | \$472.45 |
| 10004 CIT Bank CD 8379 8/25/21 0.4% | \$60,856.66 | \$60,835.99 | \$20.67 |
| 10005 CIT Bank CD 9402 6/12/22 1.25% | \$101,469.59 | \$101,361.92 | \$107.67 |
| 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 | \$161,562.02 | \$0.00 |
| 10358 Affiliated Bank CD 10/11/21 2.230% | \$102,328.98 | \$102,135.54 | \$193.44 |
| <u>Total Reserve</u> | <u>\$557,349.86</u> | <u>\$556,555.63</u> | <u>\$794.23</u> |
| <u>Bank</u> | | | |
| 10100 Uncollected Assessments | <u>\$19,537.19</u> | <u>\$17,790.60</u> | <u>\$1,746.59</u> |
| <u>Total Bank</u> | <u>\$19,537.19</u> | <u>\$17,790.60</u> | <u>\$1,746.59</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>\$772,334.23</u> | <u>\$771,313.51</u> | <u>\$1,020.72</u> |
| Liabilities & Equity | | | |
| <u>Liability</u> | | | |
| 30001 Replacement Reserves | \$557,349.86 | \$556,555.63 | \$794.23 |
| 32000 Prepaid Assessments | \$16,437.73 | \$18,750.43 | -\$2,312.70 |
| 36000 Retained Earnings | <u>\$153,475.25</u> | <u>\$152,056.89</u> | <u>\$1,418.36</u> |
| <u>Total Liability</u> | <u>\$727,262.84</u> | <u>\$727,362.95</u> | <u>-\$100.11</u> |
| <u>Equity</u> | | | |
| Net Income | <u>\$45,071.39</u> | <u>\$43,950.56</u> | <u>\$1,120.83</u> |
| <u>Total Equity</u> | <u>\$45,071.39</u> | <u>\$43,950.56</u> | <u>\$1,120.83</u> |
| <u>Total Liabilities & Equity</u> | <u>\$772,334.23</u> | <u>\$771,313.51</u> | <u>\$1,020.72</u> |

Oak Creek Homeowners Association, Inc.

Income Statement

Period 8/1/2021 To 8/31/2021 11:59:00 PM

| | Current Month Operating | | | Year to Date Operating | | | Annual |
|-------------------------------------|-------------------------|-----------|------------|------------------------|-----------|------------|------------|
| | Actual | Budget | \$ Var | Actual | Budget | \$ Var | |
| Income | | | | | | | |
| Assessment Revenue | | | | | | | |
| 40000 Assessments | 11,431.03 | 11,788.00 | (356.97) | 95,791.73 | 94,304.00 | 1,487.73 | 141,456.00 |
| TOTAL Assessment Revenue | 11,431.03 | 11,788.00 | (356.97) | 95,791.73 | 94,304.00 | 1,487.73 | 141,456.00 |
| Other Receivable | | | | | | | |
| 43000 Late Interest | 5.94 | 0.00 | 5.94 | 399.89 | 0.00 | 399.89 | 0.00 |
| 43001 Interest | 331.84 | 600.00 | (268.16) | 3,757.41 | 4,800.00 | (1,042.59) | 7,200.00 |
| 43002 Atty. Fees | 0.00 | 0.00 | 0.00 | 1,576.16 | 0.00 | 1,576.16 | 0.00 |
| 43004 Clubhouse Rental | 195.00 | 0.00 | 195.00 | 325.00 | 0.00 | 325.00 | 0.00 |
| 43008 Pool Cards | 50.00 | 0.00 | 50.00 | 250.00 | 0.00 | 250.00 | 0.00 |
| 43011 Fines | 100.00 | 0.00 | 100.00 | 418.48 | 0.00 | 418.48 | 0.00 |
| 43015 Miscellaneous | 0.00 | 0.00 | 0.00 | 11,919.15 | 0.00 | 11,919.15 | 0.00 |
| TOTAL Other Receivable | 682.78 | 600.00 | 82.78 | 18,646.09 | 4,800.00 | 13,846.09 | 7,200.00 |
| TOTAL Income | 12,113.81 | 12,388.00 | (274.19) | 114,437.82 | 99,104.00 | 15,333.82 | 148,656.00 |
| Expense | | | | | | | |
| Professional Services | | | | | | | |
| 45000 Management Services | 1,500.00 | 1,500.00 | 0.00 | 12,000.00 | 12,000.00 | 0.00 | 18,000.00 |
| 45001 Administrative Reimbursements | 1,290.47 | 2,200.00 | 909.53 | 6,902.03 | 9,600.00 | 2,697.97 | 13,999.00 |
| 45002 Legal Fees - HOA | 125.00 | 0.00 | (125.00) | 2,663.00 | 2,500.00 | (163.00) | 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 | 0.00 | 0.00 | 912.18 | 920.00 | 7.82 | 1,380.00 |
| TOTAL Professional Services | 2,915.47 | 3,700.00 | 784.53 | 22,477.21 | 25,295.00 | 2,817.79 | 36,654.00 |
| Bank | | | | | | | |
| 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 |
| Common | | | | | | | |
| 80100 Cap. Improvements | 2,300.00 | 0.00 | (2,300.00) | 2,300.00 | 24,000.00 | 21,700.00 | 24,000.00 |
| TOTAL Common | 2,300.00 | 0.00 | (2,300.00) | 2,300.00 | 24,000.00 | 21,700.00 | 24,000.00 |
| Community | | | | | | | |
| 81003 Storage | 202.00 | 170.00 | (32.00) | 1,352.00 | 1,360.00 | 8.00 | 2,040.00 |
| 81005 Recreation Exp. | 0.00 | 0.00 | 0.00 | 3,217.56 | 9,000.00 | 5,782.44 | 9,000.00 |
| TOTAL Community | 202.00 | 170.00 | (32.00) | 4,569.56 | 10,360.00 | 5,790.44 | 11,040.00 |
| Maintenance | | | | | | | |
| 83000 Maint. Labor & Supplies | 1,750.11 | 2,500.00 | 749.89 | 10,196.74 | 12,500.00 | 2,303.26 | 16,700.00 |
| 83003 Landscape Contract | 509.74 | 515.00 | 5.26 | 4,077.92 | 4,120.00 | 42.08 | 6,180.00 |
| 83006 Irrigation | 155.43 | 250.00 | 94.57 | 155.43 | 1,000.00 | 844.57 | 1,000.00 |
| 83016 Pest Control | 0.00 | 100.00 | 100.00 | 194.86 | 300.00 | 105.14 | 400.00 |
| 83017 Pool Contract | 1,434.31 | 1,500.00 | 65.69 | 7,848.11 | 9,225.00 | 1,376.89 | 12,450.00 |
| 83018 Maint. Pool Repairs | 59.54 | 0.00 | (59.54) | 1,558.15 | 6,000.00 | 4,441.85 | 6,000.00 |
| 83045 Alarm Monitoring | 88.77 | 100.00 | 11.23 | 992.70 | 800.00 | (192.70) | 1,200.00 |
| TOTAL Maintenance | 3,997.90 | 4,965.00 | 967.10 | 25,023.91 | 33,945.00 | 8,921.09 | 43,930.00 |
| Gate | | | | | | | |
| 84000 Access Gates | 0.00 | 0.00 | 0.00 | 2,512.91 | 600.00 | (1,912.91) | 800.00 |
| TOTAL Gate | 0.00 | 0.00 | 0.00 | 2,512.91 | 600.00 | (1,912.91) | 800.00 |
| Utility | | | | | | | |
| 85000 Electric | 662.11 | 700.00 | 37.89 | 3,975.34 | 5,600.00 | 1,624.66 | 8,400.00 |
| 85002 Water | 280.85 | 500.00 | 219.15 | 2,424.16 | 3,100.00 | 675.84 | 4,700.00 |
| 85003 Telephone/Internet | 168.65 | 210.00 | 41.35 | 1,304.88 | 1,680.00 | 375.12 | 2,520.00 |

Oak Creek Homeowners Association, Inc.

Income Statement

Period 8/1/2021 To 8/31/2021 11:59:00 PM

| | | | | | | | |
|----------------------------|-----------|-----------|----------|-----------|-------------|-----------|------------|
| 85005 Maint. Trash Removal | 0.00 | 0.00 | 0.00 | 378.46 | 390.00 | 11.54 | 520.00 |
| TOTAL Utility | 1,111.61 | 1,410.00 | 298.39 | 8,082.84 | 10,770.00 | 2,687.16 | 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 | 3,728.00 | 3,728.00 | 0.00 | 5,592.00 |
| TOTAL Reserve | 466.00 | 466.00 | 0.00 | 3,728.00 | 3,728.00 | 0.00 | 5,592.00 |
| TOTAL Expense | 10,992.98 | 10,711.00 | (281.98) | 69,366.43 | 109,898.00 | 40,531.57 | 148,656.00 |
| Excess Revenue / Expense | 1,120.83 | 1,677.00 | (556.17) | 45,071.39 | (10,794.00) | 55,865.39 | 0.00 |