

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 09/30/2021

Assets

Bank

10000 CIT Bank OPR 2176 153,287.87

TOTAL Bank 153,287.87

Reserve

10003 CIT Bank RSV 7273 .15% 51,565.89

10005 CIT Bank CD 9402 6/12/22 1.25% 101,577.37

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

10358 SusserBank CD 10/11/21 2.230% 102,522.79

TOTAL Reserve 477,267.10

Bank

10100 Uncollected Assessments 20,090.04

TOTAL Bank 20,090.04

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

765,180.94

Liabilities & Equity

Liability

30001 Replacement Reserves 477,267.10

32000 Prepaid Assessments 15,432.65

36000 Retained Earnings 234,576.86

TOTAL Liability 727,276.61

Equity

Net Income 37,904.33

TOTAL Equity 37,904.33

Total Liabilities & Equity

765,180.94

**Oak Creek
GL Balance Sheet Comparison
Posted 9/30/21**

	Sep-21	Aug-21	MTD Difference
Assets			
<u>Bank</u>			
10000 CIT Bank OPR 2176	<u>\$153,287.87</u>	<u>\$80,911.25</u>	<u>\$72,376.62</u>
<u>Total Bank</u>	<u>\$153,287.87</u>	<u>\$80,911.25</u>	<u>\$72,376.62</u>
<u>Reserve</u>			
10003 CIT Bank RSV 7273 .15%	\$51,565.80	\$51,093.58	\$472.22
10004 CIT Bank CD 8379 8/25/21 0.4%	\$0.00	\$60,856.66	-\$60,856.66
10005 CIT Bank CD 9402 6/12/22 1.25%	\$101,577.37	\$101,469.59	\$107.78
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
10008 CIT CDARS 2658 9/9/21 0.60%	\$0.00	\$20,000.00	-\$20,000.00
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%	\$102,522.79	\$102,328.98	\$193.81
<u>Total Reserve</u>	<u>\$477,267.01</u>	<u>\$557,349.86</u>	<u>-\$80,082.85</u>
<u>Bank</u>			
10100 Uncollected Assessments	<u>\$20,090.04</u>	<u>\$19,537.19</u>	<u>\$552.85</u>
<u>Total Bank</u>	<u>\$20,090.04</u>	<u>\$19,537.19</u>	<u>\$552.85</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>\$765,180.85</u>	<u>\$772,334.23</u>	<u>-\$7,153.38</u>
Liabilities & Equity			
<u>Liability</u>			
30001 Replacement Reserves	\$477,267.10	\$557,349.86	-\$80,082.76
32000 Prepaid Assessments	\$15,432.65	\$16,437.73	-\$1,005.08
36000 Retained Earnings	<u>\$234,576.86</u>	<u>\$153,475.25</u>	<u>\$81,101.61</u>
<u>Total Liability</u>	<u>\$727,276.61</u>	<u>\$727,262.84</u>	<u>\$13.77</u>
<u>Equity</u>			
Net Income	<u>\$37,904.33</u>	<u>\$45,071.39</u>	<u>-\$7,167.06</u>
<u>Total Equity</u>	<u>\$37,904.33</u>	<u>\$45,071.39</u>	<u>-\$7,167.06</u>
<u>Total Liabilities & Equity</u>	<u>\$765,180.94</u>	<u>\$772,334.23</u>	<u>-\$7,153.29</u>

Oak Creek Homeowners Association, Inc.

Income Statement

Period 9/1/2021 To 9/30/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Assessment Revenue							
40000 Assessments	11,477.29	11,788.00	(310.71)	107,269.02	106,092.00	1,177.02	141,456.00
TOTAL Assessment Revenue	11,477.29	11,788.00	(310.71)	107,269.02	106,092.00	1,177.02	141,456.00
Other Receivable							
43000 Late Interest	17.44	0.00	17.44	417.33	0.00	417.33	0.00
43001 Interest	379.05	600.00	(220.95)	4,136.46	5,400.00	(1,263.54)	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	0.00	0.00	0.00	325.00	0.00	325.00	0.00
43008 Pool Cards	25.00	0.00	25.00	275.00	0.00	275.00	0.00
43011 Fines	295.55	0.00	295.55	714.03	0.00	714.03	0.00
43015 Miscellaneous	4,034.37	0.00	4,034.37	15,953.52	0.00	15,953.52	0.00
TOTAL Other Receivable	4,751.41	600.00	4,151.41	23,397.50	5,400.00	17,997.50	7,200.00
TOTAL Income	16,228.70	12,388.00	3,840.70	130,666.52	111,492.00	19,174.52	148,656.00
Expense							
Professional Services							
45000 Management Services	1,500.00	1,500.00	0.00	13,500.00	13,500.00	0.00	18,000.00
45001 Administrative Reimbursements	1,510.30	2,200.00	689.70	8,412.33	11,800.00	3,387.67	13,999.00
45002 Legal Fees - HOA	0.00	500.00	500.00	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	231.70	230.00	(1.70)	1,143.88	1,150.00	6.12	1,380.00
TOTAL Professional Services	3,242.00	4,430.00	1,188.00	25,719.21	29,725.00	4,005.79	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	1,025.37	0.00	(1,025.37)	3,325.37	24,000.00	20,674.63	24,000.00
TOTAL Common	1,025.37	0.00	(1,025.37)	3,325.37	24,000.00	20,674.63	24,000.00
Community							
81003 Storage	202.00	170.00	(32.00)	1,554.00	1,530.00	(24.00)	2,040.00
81005 Recreation Exp.	2,465.00	0.00	(2,465.00)	5,682.56	9,000.00	3,317.44	9,000.00
TOTAL Community	2,667.00	170.00	(2,497.00)	7,236.56	10,530.00	3,293.44	11,040.00
Maintenance							
83000 Maint. Labor & Supplies	1,844.49	1,500.00	(344.49)	12,041.23	14,000.00	1,958.77	16,700.00
83003 Landscape Contract	873.46	515.00	(358.46)	4,951.38	4,635.00	(316.38)	6,180.00
83006 Irrigation	0.03	0.00	(0.03)	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	1,434.31	1,500.00	65.69	9,282.42	10,725.00	1,442.58	12,450.00
83018 Maint. Pool Repairs	0.00	0.00	0.00	1,558.15	6,000.00	4,441.85	6,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	1,081.47	900.00	(181.47)	1,200.00
TOTAL Maintenance	4,241.06	3,615.00	(626.06)	29,264.97	37,560.00	8,295.03	43,930.00
Gate							
84000 Access Gates	440.58	200.00	(240.58)	2,953.49	800.00	(2,153.49)	800.00
TOTAL Gate	440.58	200.00	(240.58)	2,953.49	800.00	(2,153.49)	800.00
Utility							
85000 Electric	649.02	700.00	50.98	4,624.36	6,300.00	1,675.64	8,400.00
85002 Water	322.45	500.00	177.55	2,746.61	3,600.00	853.39	4,700.00
85003 Telephone/Internet	337.28	210.00	(127.28)	1,642.16	1,890.00	247.84	2,520.00

Oak Creek Homeowners Association, Inc.

Income Statement

Period 9/1/2021 To 9/30/2021 11:59:00 PM

85005 Maint. Trash Removal	0.00	0.00	0.00	378.46	390.00	11.54	520.00
TOTAL Utility	1,308.75	1,410.00	101.25	9,391.59	12,180.00	2,788.41	16,140.00
Insurance							
87001 Insurance	10,005.00	9,100.00	(905.00)	10,001.00	9,100.00	(901.00)	9,100.00
TOTAL Insurance	10,005.00	9,100.00	(905.00)	10,001.00	9,100.00	(901.00)	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	4,194.00	4,194.00	0.00	5,592.00
TOTAL Reserve	466.00	466.00	0.00	4,194.00	4,194.00	0.00	5,592.00
TOTAL Expense	23,395.76	19,391.00	(4,004.76)	92,762.19	129,289.00	36,526.81	148,656.00
Excess Revenue / Expense	(7,167.06)	(7,003.00)	(164.06)	37,904.33	(17,797.00)	55,701.33	0.00