

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 04/30/2021

Assets

Bank

10000 CIT Bank OPR 2176 68,912.39

TOTAL Bank 68,912.39

Reserve

10003 CIT Bank RSV 7273 .15% 49,204.28

10004 CIT Bank CD 8379 8/25/21 0.4% 60,775.35

10005 CIT Bank CD 9402 6/12/22 1.25% 101,046.53

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

10007 CIT CDARS 2623 6/10/21 0.60% 20,000.00

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 07/12/21 1.09% 161,123.37

10358 Affiliated Bank CD 10/11/21 2.230% 101,569.79

TOTAL Reserve 553,728.50

Bank

10100 Uncollected Assessments 16,070.94

TOTAL Bank 16,070.94

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 753,247.76

Liabilities & Equity

Liability

30001 Replacement Reserves 553,728.50

32000 Prepaid Assessments 22,855.76

36000 Retained Earnings 151,766.36

TOTAL Liability 728,350.62

Equity

Net Income 24,897.14

TOTAL Equity 24,897.14

Total Liabilities & Equity 753,247.76

Oak Creek
GL Balance Sheet Comparison
Posted 4/30/21

	Apr-21	Mar-21	MTD Difference
Assets			
<u>Bank</u>			
10000 CIT Bank OPR 2176	<u>\$68,912.39</u>	<u>\$66,979.78</u>	<u>\$1,932.61</u>
<u>Total Bank</u>	<u>\$68,912.39</u>	<u>\$66,979.78</u>	<u>\$1,932.61</u>
<u>Reserve</u>			
10003 CIT Bank RSV 7273 .15%	\$49,204.28	\$48,732.25	\$472.03
10004 CIT Bank CD 8379 8/25/21 0.4%	\$60,775.35	\$60,754.71	\$20.64
10005 CIT Bank CD 9402 6/12/22 1.25%	\$101,046.53	\$100,939.31	\$107.22
10006 CIT CDARS 2615 4/8/21 0.60%	\$20,009.18	\$20,000.00	\$9.18
10007 CIT CDARS 2623 6/10/21 0.60%	\$20,000.00	\$20,000.00	\$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%	\$161,123.37	\$160,839.60	\$283.77
10358 Affiliated Bank CD 10/11/21 2.230%	\$101,569.79	\$101,377.78	\$192.01
<u>Total Reserve</u>	<u>\$553,728.50</u>	<u>\$552,643.65</u>	<u>\$1,084.85</u>
<u>Bank</u>			
10100 Uncollected Assessments	<u>\$16,070.94</u>	<u>\$16,193.45</u>	<u>-\$122.51</u>
<u>Total Bank</u>	<u>\$16,070.94</u>	<u>\$16,193.45</u>	<u>-\$122.51</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>\$753,247.76</u>	<u>\$750,352.81</u>	<u>\$2,894.95</u>
Liabilities & Equity			
<u>Liability</u>			
30001 Replacement Reserves	\$553,728.50	\$552,643.65	\$1,084.85
32000 Prepaid Assessments	\$22,855.76	\$25,021.92	-\$2,166.16
36000 Retained Earnings	<u>\$151,766.36</u>	<u>\$152,507.72</u>	<u>-\$741.36</u>
<u>Total Liability</u>	<u>\$728,350.62</u>	<u>\$730,173.29</u>	<u>-\$1,822.67</u>
<u>Equity</u>			
Net Income	<u>\$24,897.14</u>	<u>\$20,179.52</u>	<u>\$4,717.62</u>
<u>Total Equity</u>	<u>\$24,897.14</u>	<u>\$20,179.52</u>	<u>\$4,717.62</u>
<u>Total Liabilities & Equity</u>	<u>\$753,247.76</u>	<u>\$750,352.81</u>	<u>\$2,894.95</u>

Oak Creek Homeowners Association, Inc.

Income Statement

Period 4/1/2021 To 4/30/2021 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	12,219.98	11,788.00	431.98	48,462.53	47,152.00	1,310.53	141,456.00
TOTAL Assessment Revenue	12,219.98	11,788.00	431.98	48,462.53	47,152.00	1,310.53	141,456.00
<u>Other Receivable</u>							
43000 Late Interest	61.19	0.00	61.19	142.29	0.00	142.29	0.00
43001 Interest	487.09	600.00	(112.91)	1,987.03	2,400.00	(412.97)	7,200.00
43002 Atty. Fees	360.00	0.00	360.00	576.00	0.00	576.00	0.00
43008 Pool Cards	50.00	0.00	50.00	50.00	0.00	50.00	0.00
43011 Fines	27.62	0.00	27.62	120.45	0.00	120.45	0.00
43015 Miscellaneous	5.00	0.00	5.00	5.00	0.00	5.00	0.00
TOTAL Other Receivable	990.90	600.00	390.90	2,880.77	2,400.00	480.77	7,200.00
TOTAL Income	13,210.88	12,388.00	822.88	51,343.30	49,552.00	1,791.30	148,656.00
Expense							
<u>Professional Services</u>							
45000 Management Services	1,500.00	1,500.00	0.00	6,000.00	6,000.00	0.00	18,000.00
45001 Administrative Reimbursements	660.65	1,200.00	539.35	2,763.75	3,800.00	1,036.25	13,999.00
45002 Legal Fees - HOA	331.00	0.00	(331.00)	1,707.00	500.00	(1,207.00)	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	448.36	460.00	11.64	1,380.00
TOTAL Professional Services	2,491.65	2,700.00	208.35	10,919.11	11,035.00	115.89	36,654.00
<u>Common</u>							
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
<u>Community</u>							
81003 Storage	158.00	170.00	12.00	632.00	680.00	48.00	2,040.00
81005 Recreation Exp.	0.00	300.00	300.00	0.00	300.00	300.00	9,000.00
TOTAL Community	158.00	470.00	312.00	632.00	980.00	348.00	11,040.00
<u>Maintenance</u>							
83000 Maint. Labor & Supplies	1,516.48	750.00	(766.48)	2,436.48	2,500.00	63.52	16,700.00
83003 Landscape Contract	509.74	515.00	5.26	2,038.96	2,060.00	21.04	6,180.00
83006 Irrigation	0.00	250.00	250.00	0.00	500.00	500.00	1,000.00
83016 Pest Control	0.00	100.00	100.00	97.43	200.00	102.57	400.00
83017 Pool Contract	1,796.95	1,500.00	(296.95)	2,933.57	3,225.00	291.43	12,450.00
83018 Maint. Pool Repairs	0.00	0.00	0.00	0.00	2,000.00	2,000.00	6,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	355.08	400.00	44.92	1,200.00
TOTAL Maintenance	3,911.94	3,215.00	(696.94)	7,861.52	10,885.00	3,023.48	43,930.00
<u>Gate</u>							
84000 Access Gates	201.50	0.00	(201.50)	201.50	200.00	(1.50)	800.00
TOTAL Gate	201.50	0.00	(201.50)	201.50	200.00	(1.50)	800.00
<u>Utility</u>							
85000 Electric	1,022.56	700.00	(322.56)	1,958.01	2,800.00	841.99	8,400.00
85002 Water	90.73	400.00	309.27	1,468.34	1,300.00	(168.34)	4,700.00
85003 Telephone/Internet	157.58	210.00	52.42	630.32	840.00	209.68	2,520.00
85005 Maint. Trash Removal	127.91	130.00	2.09	249.36	260.00	10.64	520.00
TOTAL Utility	1,398.78	1,440.00	41.22	4,306.03	5,200.00	893.97	16,140.00
<u>Insurance</u>							
87001 Insurance	0.00	0.00	0.00	(4.00)	0.00	4.00	9,100.00

Oak Creek Homeowners Association, Inc.

Income Statement

Period 4/1/2021 To 4/30/2021 11:59:00 PM

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	1,000.00	1,000.00	0.00	1,000.00	1,000.00	1,000.00
TOTAL Other Expense	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	1,000.00
Reserve							
91000 Rsv. Contribution	466.00	466.00	0.00	1,864.00	1,864.00	0.00	5,592.00
TOTAL Reserve	466.00	466.00	0.00	1,864.00	1,864.00	0.00	5,592.00
TOTAL Expense	8,627.87	9,291.00	663.13	26,446.16	55,364.00	28,917.84	148,656.00
Excess Revenue / Expense	4,583.01	3,097.00	1,486.01	24,897.14	(5,812.00)	30,709.14	0.00