

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 12/31/2020

Assets

Bank

10000 CIT Bank OPR 2176 34,237.72

TOTAL Bank 34,237.72

Reserve

10003 CIT Bank RSV 7273 .15% 45,000.78

10004 CIT Bank CD 8379 8/25/21 0.4% 60,694.82

10005 CIT Bank CD 9402 6/12/22 1.25% 100,628.68

10357 Bank of the Ozark CD 07/12/21 1.09% 160,249.62

10358 Affiliated Bank CD 10/11/21 2.230% 100,822.38

10359 BBVA CD 5319 01/24/21 1.637% 82,198.73

TOTAL Reserve 549,595.01

Bank

10100 Uncollected Assessments 14,443.77

TOTAL Bank 14,443.77

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

712,812.43

Liabilities & Equity

Liability

30001 Replacement Reserves 549,595.01

32000 Prepaid Assessments 11,101.06

36000 Retained Earnings 118,861.11

TOTAL Liability 679,557.18

Equity

Net Income 33,255.25

TOTAL Equity 33,255.25

Total Liabilities & Equity

712,812.43

Oak Creek
 GL Balance Sheet Comparison
 Posted 12/31/2020

	December-20	November-20	MTD Difference
Assets			
<u>Bank</u>			
CABANC OPR 2176	34,237.72	29,199.86	5,037.86
<u>Total Bank</u>	34,237.72	29,199.86	5,037.86
<u>Reserve</u>			
CABANC RSV 7273 .15%	45,000.78	44,469.09	531.69
CABANC CD 8379 11/25/20 1.490%	60,694.82	60,674.86	19.96
CABANC CD 9402 6/12/22 1.25%	100,628.68	100,525.34	103.34
Bank of the Ozark CD 7/12/21 1.09%	160,249.62	160,249.62	
Affiliated Bank CD 10/11/21 2.230%	100,822.38	100,637.93	184.45
BBVA CD 5319 01/24/21 1.637%	82,198.73	81,974.77	223.96
Total Reserve	549,595.01	548,531.61	1,063.40
Bank			
Uncollected Assessments	14,443.77	14,460.30	(16.53)
<u>Total Bank</u>	14,443.77	14,460.30	(16.53)
<u>Other Assets</u>			
Accumulated Depreciation	384,792.00	384,792.00	
Furniture & Fixtures	8,502.52	8,502.52	
Swimming Pool/Tennis Courts/Clubhouse	490,825.41	490,825.41	
Total Other Assets	114,535.93	114,535.93	
<u>Total Assets</u>	712,812.43	706,727.70	(6,084.73)
Liabilities & Equity			
<u>Liability</u>			
Replacement Reserves	549,595.01	548,531.61	1063.4
Prepaid Assessments	11,101.06	11,235.14	134.08
Retained Earnings	118,861.11	119,415.04	553.93
<u>Total Liability</u>	679,557.18	679,181.79	375.39
<u>Equity</u>			
Net Income	33,255.25	27,545.91	5,709.34
<u>Total Equity</u>	33,255.25	27,545.91	5,709.34
<u>Total Liabilities & Equity</u>	712,812.43	706,727.70	6,084.73

Oak Creek Homeowners Association, Inc.

Income Statement

Period 12/1/2020 To 12/31/2020 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Assessment Revenue							
40000 Assessments	11,551.45	11,878.00	(326.55)	139,865.61	142,536.00	(2,670.39)	142,536.00
TOTAL Assessment Revenue	11,551.45	11,878.00	(326.55)	139,865.61	142,536.00	(2,670.39)	142,536.00
Other Receivable							
43000 Late Interest	65.86	0.00	65.86	449.57	0.00	449.57	0.00
43001 Interest	538.77	600.00	(61.23)	7,856.87	7,200.00	656.87	7,200.00
43002 Atty. Fees	714.12	0.00	714.12	2,209.00	0.00	2,209.00	0.00
43004 Clubhouse Rental	0.00	0.00	0.00	30.00	600.00	(570.00)	600.00
43008 Pool Cards	0.00	0.00	0.00	185.00	0.00	185.00	0.00
43010 Maint. Charge Back	0.00	0.00	0.00	8.52	0.00	8.52	0.00
43011 Fines	25.00	0.00	25.00	2,169.17	0.00	2,169.17	0.00
43015 Miscellaneous	0.00	0.00	0.00	60.88	0.00	60.88	0.00
TOTAL Other Receivable	1,343.75	600.00	743.75	12,969.01	7,800.00	5,169.01	7,800.00
TOTAL Income	12,895.20	12,478.00	417.20	152,834.62	150,336.00	2,498.62	150,336.00
Expense							
Professional Services							
45000 Management Services	1,500.00	1,500.00	0.00	18,000.00	18,000.00	0.00	18,000.00
45001 Administrative Reimbursements	823.11	600.00	(223.11)	12,738.41	14,000.00	1,261.59	14,000.00
45002 Legal Fees - HOA	0.00	0.00	0.00	3,308.50	2,000.00	(1,308.50)	2,000.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	244.00	450.00	206.00	450.00
45007 Website	0.00	100.00	100.00	0.00	1,200.00	1,200.00	1,200.00
45008 Newsletter	0.00	0.00	0.00	1,247.73	1,140.00	(107.73)	1,140.00
TOTAL Professional Services	2,323.11	2,200.00	(123.11)	35,538.64	36,790.00	1,251.36	36,790.00
Bank							
60000 Returned Check Fees	0.00	0.00	0.00	20.00	0.00	(20.00)	0.00
TOTAL Bank	0.00	0.00	0.00	20.00	0.00	(20.00)	0.00
Common							
80100 Cap. Improvements	1,300.00	0.00	(1,300.00)	6,160.00	38,000.00	31,840.00	38,000.00
TOTAL Common	1,300.00	0.00	(1,300.00)	6,160.00	38,000.00	31,840.00	38,000.00
Community							
81003 Storage	158.00	220.00	62.00	1,860.00	2,640.00	780.00	2,640.00
81005 Recreation Exp.	0.00	0.00	0.00	0.00	6,500.00	6,500.00	6,500.00
TOTAL Community	158.00	220.00	62.00	1,860.00	9,140.00	7,280.00	9,140.00
Maintenance							
83000 Maint. Labor & Supplies	528.75	600.00	71.25	12,331.30	17,200.00	4,868.70	17,200.00
83003 Landscape Contract	509.74	515.00	5.26	6,116.88	6,180.00	63.12	6,180.00
83006 Irrigation	0.00	0.00	0.00	897.33	450.00	(447.33)	450.00
83016 Pest Control	0.00	0.00	0.00	389.72	400.00	10.28	400.00
83017 Pool Contract	1,022.96	575.00	(447.96)	12,145.62	12,450.00	304.38	12,450.00
83018 Maint. Pool Repairs	0.00	0.00	0.00	5,556.11	4,000.00	(1,556.11)	4,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	4,950.33	1,200.00	(3,750.33)	1,200.00
TOTAL Maintenance	2,150.22	1,790.00	(360.22)	42,387.29	41,880.00	(507.29)	41,880.00
Gate							
84000 Access Gates	0.00	0.00	0.00	2,034.20	2,000.00	(34.20)	2,000.00
TOTAL Gate	0.00	0.00	0.00	2,034.20	2,000.00	(34.20)	2,000.00
Utility							
85000 Electric	0.00	700.00	700.00	7,695.81	8,400.00	704.19	8,400.00

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Income Statement

Period 12/1/2020 To 12/31/2020 11:59:00 PM

85002 Water	570.95	300.00	(270.95)	5,116.44	4,200.00	(916.44)	4,200.00
85003 Telephone/Internet	157.58	210.00	52.42	2,311.54	2,520.00	208.46	2,520.00
85005 Maint. Trash Removal	0.00	0.00	0.00	485.77	520.00	34.23	520.00
TOTAL Utility	728.53	1,210.00	481.47	15,609.56	15,640.00	30.44	15,640.00
Insurance							
87001 Insurance	0.00	0.00	0.00	8,899.00	9,000.00	101.00	9,000.00
TOTAL Insurance	0.00	0.00	0.00	8,899.00	9,000.00	101.00	9,000.00
Taxes							
88000 Property Tax	0.00	0.00	0.00	157.69	200.00	42.31	200.00
88001 Income Tax	0.00	0.00	0.00	185.00	0.00	(185.00)	0.00
TOTAL Taxes	0.00	0.00	0.00	342.69	200.00	(142.69)	200.00
Other Expense							
90000 Miscellaneous	0.00	0.00	0.00	415.99	1,000.00	584.01	1,000.00
TOTAL Other Expense	0.00	0.00	0.00	415.99	1,000.00	584.01	1,000.00
Reserve							
91000 Rsv. Contribution	526.00	530.00	4.00	6,312.00	6,316.00	4.00	6,316.00
TOTAL Reserve	526.00	530.00	4.00	6,312.00	6,316.00	4.00	6,316.00
TOTAL Expense	7,185.86	5,950.00	(1,235.86)	119,579.37	159,966.00	40,386.63	159,966.00
Excess Revenue / Expense	5,709.34	6,528.00	(818.66)	33,255.25	(9,630.00)	42,885.25	(9,630.00)