

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 02/28/2021

Assets

Bank

10000 CIT Bank OPR 2176 58,958.62

TOTAL Bank 58,958.62

Reserve

10003 CIT Bank RSV 7273 .15% 45,943.77

10004 CIT Bank CD 8379 8/25/21 0.4% 60,736.07

10005 CIT Bank CD 9402 6/12/22 1.25% 100,842.57

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

10358 Affiliated Bank CD 10/11/21 2.230% 101,204.65

TOTAL Reserve 468,976.68

Bank

10100 Uncollected Assessments 16,047.31

10111 Deposit in Transit 82,313.33

TOTAL Bank 98,360.64

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

740,831.87

Liabilities & Equity

Liability

30001 Replacement Reserves 550,965.46

32000 Prepaid Assessments 23,099.90

36000 Retained Earnings 153,281.45

TOTAL Liability 727,346.81

Equity

Net Income 13,485.06

TOTAL Equity 13,485.06

Total Liabilities & Equity

740,831.87

**Oak Creek
GL Balance Sheet Comparison
Posted 2/28/21**

	Feb-21	Jan-21	MTD Difference
Assets			
<u>Bank</u>			
10000 CIT Bank OPR 2176	<u>\$58,958.62</u>	<u>\$51,683.82</u>	<u>\$7,274.80</u>
<u>Total Bank</u>	<u>\$58,958.62</u>	<u>\$51,683.82</u>	<u>\$7,274.80</u>
<u>Reserve</u>			
10003 CIT Bank RSV 7273 .15%	\$45,943.77	\$45,472.53	\$471.24
10004 CIT Bank CD 8379 8/25/21 0.4%	\$60,736.07	\$60,715.44	\$20.63
10005 CIT Bank CD 9402 6/12/22 1.25%	\$100,842.57	\$100,735.56	\$107.01
10357 Bank of the Ozark CD 7/12/21 1.09%	\$160,249.62	\$160,249.62	\$0.00
10358 Affiliated Bank CD 10/11/21 2.230%	\$101,204.65	\$101,013.34	\$191.31
10359 BBVA CD 5319 1/24/21 1.637%	<u>\$0.00</u>	<u>\$82,312.97</u>	<u>-\$82,312.97</u>
<u>Total Reserve</u>	<u>\$468,976.68</u>	<u>\$550,499.46</u>	<u>-\$81,522.78</u>
<u>Bank</u>			
10100 Uncollected Assessments	<u>\$16,047.31</u>	<u>\$14,443.77</u>	<u>\$1,603.54</u>
10111 Deposit in Transit	<u>\$82,313.33</u>	<u>\$0.00</u>	<u>\$82,313.33</u>
<u>Total Bank</u>	<u>\$98,360.64</u>	<u>\$14,443.77</u>	<u>\$83,916.87</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>\$740,831.87</u>	<u>\$731,162.98</u>	<u>\$9,668.89</u>
Liabilities & Equity			
<u>Liability</u>			
30001 Replacement Reserves	\$550,965.46	\$550,499.46	\$466.00
32000 Prepaid Assessments	\$23,099.90	\$22,330.75	\$769.15
36000 Retained Earnings	<u>\$153,281.45</u>	<u>\$152,116.36</u>	<u>\$1,165.09</u>
<u>Total Liability</u>	<u>\$727,346.81</u>	<u>\$724,946.57</u>	<u>\$2,400.24</u>
<u>Equity</u>			
Net Income	<u>\$13,485.06</u>	<u>\$6,654.86</u>	<u>\$6,830.20</u>
<u>Total Equity</u>	<u>\$13,485.06</u>	<u>\$6,654.86</u>	<u>\$6,830.20</u>
<u>Total Liabilities & Equity</u>	<u>\$740,831.87</u>	<u>\$731,601.43</u>	<u>\$9,230.44</u>

Oak Creek Homeowners Association, Inc.

Income Statement

Period 2/1/2021 To 2/28/2021 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	11,822.68	11,788.00	34.68	23,345.94	23,576.00	(230.06)	141,456.00
TOTAL Assessment Revenue	11,822.68	11,788.00	34.68	23,345.94	23,576.00	(230.06)	141,456.00
<u>Other Receivable</u>							
43000 Late Interest	31.45	0.00	31.45	52.23	0.00	52.23	0.00
43001 Interest	326.82	600.00	(273.18)	767.22	1,200.00	(432.78)	7,200.00
43011 Fines	14.83	0.00	14.83	64.83	0.00	64.83	0.00
TOTAL Other Receivable	373.10	600.00	(226.90)	884.28	1,200.00	(315.72)	7,200.00
TOTAL Income	12,195.78	12,388.00	(192.22)	24,230.22	24,776.00	(545.78)	148,656.00
Expense							
<u>Professional Services</u>							
45000 Management Services	1,500.00	1,500.00	0.00	3,000.00	3,000.00	0.00	18,000.00
45001 Administrative Reimbursements	773.75	1,000.00	226.25	1,277.36	1,600.00	322.64	13,999.00
45002 Legal Fees - HOA	0.00	0.00	0.00	331.00	0.00	(331.00)	3,000.00
45004 Audit / Tax Preparation	0.00	275.00	275.00	0.00	275.00	275.00	275.00
45008 Newsletter	0.00	0.00	0.00	216.45	230.00	13.55	1,380.00
TOTAL Professional Services	2,273.75	2,775.00	501.25	4,824.81	5,105.00	280.19	36,654.00
<u>Common</u>							
80100 Cap. Improvements	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00
TOTAL Common	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00
<u>Community</u>							
81003 Storage	158.00	170.00	12.00	316.00	340.00	24.00	2,040.00
81005 Recreation Exp.	0.00	0.00	0.00	0.00	0.00	0.00	9,000.00
TOTAL Community	158.00	170.00	12.00	316.00	340.00	24.00	11,040.00
<u>Maintenance</u>							
83000 Maint. Labor & Supplies	280.00	500.00	220.00	560.00	1,000.00	440.00	16,700.00
83003 Landscape Contract	509.74	515.00	5.26	1,019.48	1,030.00	10.52	6,180.00
83006 Irrigation	0.00	250.00	250.00	0.00	250.00	250.00	1,000.00
83016 Pest Control	97.43	0.00	(97.43)	97.43	100.00	2.57	400.00
83017 Pool Contract	568.31	575.00	6.69	1,136.62	1,150.00	13.38	12,450.00
83018 Maint. Pool Repairs	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	177.54	200.00	22.46	1,200.00
TOTAL Maintenance	1,544.25	1,940.00	395.75	2,991.07	3,730.00	738.93	43,930.00
<u>Gate</u>							
84000 Access Gates	0.00	0.00	0.00	0.00	0.00	0.00	800.00
TOTAL Gate	0.00	0.00	0.00	0.00	0.00	0.00	800.00
<u>Utility</u>							
85000 Electric	294.30	700.00	405.70	294.30	1,400.00	1,105.70	8,400.00
85002 Water	471.70	300.00	(171.70)	954.37	600.00	(354.37)	4,700.00
85003 Telephone/Internet	157.58	210.00	52.42	315.16	420.00	104.84	2,520.00
85005 Maint. Trash Removal	0.00	0.00	0.00	121.45	130.00	8.55	520.00
TOTAL Utility	923.58	1,210.00	286.42	1,685.28	2,550.00	864.72	16,140.00
<u>Insurance</u>							
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
<u>Taxes</u>							

Oak Creek Homeowners Association, Inc.

Income Statement

Period 2/1/2021 To 2/28/2021 11:59:00 PM

88000 Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	200.00
88001 Income Tax	0.00	200.00	200.00	0.00	200.00	200.00	200.00
TOTAL Taxes	0.00	200.00	200.00	0.00	200.00	200.00	400.00
Other Expense							
90000 Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
TOTAL Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Reserve							
91000 Rsv. Contribution	466.00	466.00	0.00	932.00	932.00	0.00	5,592.00
TOTAL Reserve	466.00	466.00	0.00	932.00	932.00	0.00	5,592.00
TOTAL Expense	5,365.58	6,761.00	1,395.42	10,745.16	12,857.00	2,111.84	148,656.00
Excess Revenue / Expense	6,830.20	5,627.00	1,203.20	13,485.06	11,919.00	1,566.06	0.00