

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 01/31/2021

Assets

Bank

10000 CIT Bank OPR 2176 51,683.82

TOTAL Bank 51,683.82

Reserve

10003 CIT Bank RSV 7273 .15% 45,472.53

10004 CIT Bank CD 8379 8/25/21 0.4% 60,715.44

10005 CIT Bank CD 9402 6/12/22 1.25% 100,735.56

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

10358 Affiliated Bank CD 10/11/21 2.230% 101,013.34

10359 BBVA CD 5319 01/24/21 1.637% 82,312.97

TOTAL Reserve 550,499.46

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

731,162.98

Liabilities & Equity

Liability

30001 Replacement Reserves 550,499.46

32000 Prepaid Assessments 22,330.75

36000 Retained Earnings 151,677.91

TOTAL Liability 724,508.12

Equity

Net Income 6,654.86

TOTAL Equity 6,654.86

Total Liabilities & Equity

731,162.98

**Oak Creek
GL Balance Sheet Comparison
Posted 1/31/21**

	Jan-21	Dec-20	MTD Difference
Assets			
<u>Bank</u>			
10000 CIT Bank OPR 2176	<u>\$51,683.82</u>	<u>\$34,237.72</u>	<u>\$17,446.10</u>
<u>Total Bank</u>	<u>\$51,683.82</u>	<u>\$34,237.72</u>	<u>\$17,446.10</u>
<u>Reserve</u>			
10003 CIT Bank RSV 7273 .15%	\$45,472.53	\$45,000.78	\$471.75
10004 CIT Bank CD 8379 8/25/21 0.4%	\$60,715.44	\$60,694.82	\$20.62
10005 CIT Bank CD 9402 6/12/22 1.25%	\$100,735.56	\$100,628.68	\$106.88
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%	\$101,013.34	\$100,822.38	\$190.96
10359 BBVA CD 5319 1/24/21 1.637%	<u>\$82,312.97</u>	<u>\$82,198.73</u>	<u>\$114.24</u>
<u>Total Reserve</u>	<u>\$550,499.46</u>	<u>\$549,595.01</u>	<u>\$904.45</u>
<u>Bank</u>			
10100 Uncollected Assessments	<u>\$14,443.77</u>	<u>\$14,443.77</u>	<u>\$0.00</u>
<u>Total Bank</u>	<u>\$14,443.77</u>	<u>\$14,443.77</u>	<u>\$0.00</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>\$731,162.98</u>	<u>\$712,812.43</u>	<u>\$18,350.55</u>
Liabilities & Equity			
<u>Liability</u>			
30001 Replacement Reserves	\$550,499.46	\$549,595.01	\$904.45
32000 Prepaid Assessments	\$22,330.75	\$11,101.06	\$11,229.69
36000 Retained Earnings	<u>\$152,116.36</u>	<u>\$118,861.11</u>	<u>\$33,255.25</u>
<u>Total Liability</u>	<u>\$724,946.57</u>	<u>\$679,557.18</u>	<u>\$45,389.39</u>
<u>Equity</u>			
Net Income	<u>\$6,654.86</u>	<u>\$33,255.25</u>	<u>-\$26,600.39</u>
<u>Total Equity</u>	<u>\$6,654.86</u>	<u>\$33,255.25</u>	<u>-\$26,600.39</u>
<u>Total Liabilities & Equity</u>	<u>\$731,601.43</u>	<u>\$712,812.43</u>	<u>\$18,789.00</u>

Oak Creek Homeowners Association, Inc.

Income Statement

Period 1/1/2021 To 1/31/2021 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	11,523.26	11,788.00	(264.74)	11,523.26	11,788.00	(264.74)	141,456.00
TOTAL Assessment Revenue	11,523.26	11,788.00	(264.74)	11,523.26	11,788.00	(264.74)	141,456.00
<u>Other Receivable</u>							
43000 Late Interest	20.78	0.00	20.78	20.78	0.00	20.78	0.00
43001 Interest	440.40	600.00	(159.60)	440.40	600.00	(159.60)	7,200.00
43011 Fines	50.00	0.00	50.00	50.00	0.00	50.00	0.00
TOTAL Other Receivable	511.18	600.00	(88.82)	511.18	600.00	(88.82)	7,200.00
TOTAL Income	12,034.44	12,388.00	(353.56)	12,034.44	12,388.00	(353.56)	148,656.00
Expense							
<u>Professional Services</u>							
45000 Management Services	1,500.00	1,500.00	0.00	1,500.00	1,500.00	0.00	18,000.00
45001 Administrative Reimbursements	503.61	600.00	96.39	503.61	600.00	96.39	13,999.00
45002 Legal Fees - HOA	331.00	0.00	(331.00)	331.00	0.00	(331.00)	3,000.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	0.00	0.00	0.00	275.00
45008 Newsletter	216.45	230.00	13.55	216.45	230.00	13.55	1,380.00
TOTAL Professional Services	2,551.06	2,330.00	(221.06)	2,551.06	2,330.00	(221.06)	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	158.00	170.00	12.00	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	158.00	170.00	12.00	11,040.00
<u>Maintenance</u>							
83000 Maint. Labor & Supplies	280.00	500.00	220.00	280.00	500.00	220.00	16,700.00
83003 Landscape Contract	509.74	515.00	5.26	509.74	515.00	5.26	6,180.00
83006 Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
83016 Pest Control	0.00	100.00	100.00	0.00	100.00	100.00	400.00
83017 Pool Contract	568.31	575.00	6.69	568.31	575.00	6.69	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	88.77	100.00	11.23	1,200.00
TOTAL Maintenance	1,446.82	1,790.00	343.18	1,446.82	1,790.00	343.18	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	0.00	700.00	700.00	0.00	700.00	700.00	8,400.00
85002 Water	482.67	300.00	(182.67)	482.67	300.00	(182.67)	4,700.00
85003 Telephone/Internet	157.58	210.00	52.42	157.58	210.00	52.42	2,520.00
85005 Maint. Trash Removal	121.45	130.00	8.55	121.45	130.00	8.55	520.00
TOTAL Utility	761.70	1,340.00	578.30	761.70	1,340.00	578.30	16,140.00
<u>Insurance</u>							
87001 Insurance	(4.00)	0.00	4.00	(4.00)	0.00	4.00	9,100.00
TOTAL Insurance	(4.00)	0.00	4.00	(4.00)	0.00	4.00	9,100.00
<u>Taxes</u>							

Oak Creek Homeowners Association, Inc.
Income Statement

Period 1/1/2021 To 1/31/2021 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	0.00	0.00	0.00	0.00	0.00	200.00
TOTAL Taxes	0.00	0.00	0.00	0.00	0.00	0.00	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	466.00	466.00	0.00	5,592.00
TOTAL Reserve	466.00	466.00	0.00	466.00	466.00	0.00	5,592.00
TOTAL Expense	5,379.58	6,096.00	716.42	5,379.58	6,096.00	716.42	148,656.00
Excess Revenue / Expense	6,654.86	6,292.00	362.86	6,654.86	6,292.00	362.86	0.00