

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 03/31/2021

**Assets**

Bank

10000 CIT Bank OPR 2176 66,979.78

TOTAL Bank 66,979.78

Reserve

10003 CIT Bank RSV 7273 .15% 48,732.25

10004 CIT Bank CD 8379 8/25/21 0.4% 60,754.71

10005 CIT Bank CD 9402 6/12/22 1.25% 100,939.31

10006 CIT CDARS 2615 4/8/21 0.60% 20,000.00

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% 160,839.60

10358 Affiliated Bank CD 10/11/21 2.230% 101,377.78

TOTAL Reserve 552,643.65

Bank

10100 Uncollected Assessments 16,193.45

TOTAL Bank 16,193.45

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* 750,352.81

**Liabilities & Equity**

Liability

30001 Replacement Reserves 552,643.65

32000 Prepaid Assessments 25,021.92

36000 Retained Earnings 152,507.72

TOTAL Liability 730,173.29

Equity

Net Income 20,179.52

TOTAL Equity 20,179.52

*Total Liabilities & Equity* 750,352.81

**Oak Creek**  
**GL Balance Sheet Comparison**  
**Posted 3/31/21**

	Mar-21	Feb-21	MTD Difference
<b>Assets</b>			
<u>Bank</u>			
10000 CIT Bank OPR 2176	\$66,979.78	\$58,958.62	\$8,021.16
<u>Total Bank</u>	<u>\$66,979.78</u>	<u>\$58,958.62</u>	<u>\$8,021.16</u>
<u>Reserve</u>			
10003 CIT Bank RSV 7273 .15%	\$48,732.25	\$45,943.77	\$2,788.48
10004 CIT Bank CD 8379 8/25/21 0.4%	\$60,754.71	\$60,736.07	\$18.64
10005 CIT Bank CD 9402 6/12/22 1.25%	\$100,939.31	\$100,842.57	\$96.74
10006 CIT CDARS 2615 4/8/21 0.60%	\$20,000.00	\$0.00	\$20,000.00
10007 CIT CDARS 2623 6/10/21 0.60%	\$20,000.00	\$0.00	\$20,000.00
10008 CIT CDARS 2658 9/9/21 0.60%	\$20,000.00	\$0.00	\$20,000.00
10009 CIT CDARS 2666 3/10/21 0.60%	\$20,000.00	\$0.00	\$20,000.00
10357 Bank of the Ozark CD 7/12/21 1.09%	\$160,839.60	\$160,249.62	\$589.98
10358 Affiliated Bank CD 10/11/21 2.230%	\$101,377.78	\$101,204.65	\$173.13
<u>Total Reserve</u>	<u>\$552,643.65</u>	<u>\$468,976.68</u>	<u>\$83,666.97</u>
<u>Bank</u>			
10100 Uncollected Assessments	\$16,193.45	\$16,047.31	\$146.14
10111 Deposit in Transit	\$0.00	\$82,313.33	-\$82,313.33
<u>Total Bank</u>	<u>\$16,193.45</u>	<u>\$98,360.64</u>	<u>-\$82,167.19</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	\$490,825.41	\$490,825.41	\$0.00
<u>Total Other Assets</u>	<u>\$114,535.93</u>	<u>\$114,535.93</u>	<u>\$0.00</u>
<b><u>Total Assets</u></b>	<b><u>\$750,352.81</u></b>	<b><u>\$740,831.87</u></b>	<b><u>\$9,520.94</u></b>
<b>Liabilities &amp; Equity</b>			
<u>Liability</u>			
30001 Replacement Reserves	\$552,643.65	\$550,965.46	\$1,678.19
32000 Prepaid Assessments	\$25,021.92	\$23,099.90	\$1,922.02
36000 Retained Earnings	\$152,507.72	\$153,281.45	-\$773.73
<u>Total Liability</u>	<u>\$730,173.29</u>	<u>\$727,346.81</u>	<u>\$2,826.48</u>
<u>Equity</u>			
Net Income	\$20,179.52	\$13,485.06	\$6,694.46
<u>Total Equity</u>	<u>\$20,179.52</u>	<u>\$13,485.06</u>	<u>\$6,694.46</u>
<b><u>Total Liabilities &amp; Equity</u></b>	<b><u>\$750,352.81</u></b>	<b><u>\$740,831.87</u></b>	<b><u>\$9,520.94</u></b>

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 3/1/2021 To 3/31/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Assessment Revenue</u></b>							
40000 Assessments	12,896.61	11,788.00	1,108.61	36,242.55	35,364.00	878.55	141,456.00
TOTAL Assessment Revenue	12,896.61	11,788.00	1,108.61	36,242.55	35,364.00	878.55	141,456.00
<b><u>Other Receivable</u></b>							
43000 Late Interest	28.87	0.00	28.87	81.10	0.00	81.10	0.00
43001 Interest	300.45	600.00	(299.55)	1,365.33	1,800.00	(434.67)	7,200.00
43002 Atty. Fees	216.00	0.00	216.00	216.00	0.00	216.00	0.00
43011 Fines	28.00	0.00	28.00	92.83	0.00	92.83	0.00
TOTAL Other Receivable	573.32	600.00	(26.68)	1,755.26	1,800.00	(44.74)	7,200.00
TOTAL Income	13,469.93	12,388.00	1,081.93	37,997.81	37,164.00	833.81	148,656.00
<b>Expense</b>							
<b><u>Professional Services</u></b>							
45000 Management Services	1,500.00	1,500.00	0.00	4,500.00	4,500.00	0.00	18,000.00
45001 Administrative Reimbursements	825.74	1,000.00	174.26	2,103.10	2,600.00	496.90	13,999.00
45002 Legal Fees - HOA	1,045.00	500.00	(545.00)	1,376.00	500.00	(876.00)	3,000.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	0.00	275.00	275.00	275.00
45008 Newsletter	231.91	230.00	(1.91)	448.36	460.00	11.64	1,380.00
TOTAL Professional Services	3,602.65	3,230.00	(372.65)	8,427.46	8,335.00	(92.46)	36,654.00
<b><u>Common</u></b>							
80100 Cap. Improvements	0.00	24,000.00	24,000.00	0.00	24,000.00	24,000.00	24,000.00
TOTAL Common	0.00	24,000.00	24,000.00	0.00	24,000.00	24,000.00	24,000.00
<b><u>Community</u></b>							
81003 Storage	158.00	170.00	12.00	474.00	510.00	36.00	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	474.00	510.00	36.00	11,040.00
<b><u>Maintenance</u></b>							
83000 Maint. Labor & Supplies	360.00	750.00	390.00	920.00	1,750.00	830.00	16,700.00
83003 Landscape Contract	509.74	515.00	5.26	1,529.22	1,545.00	15.78	6,180.00
83006 Irrigation	0.00	0.00	0.00	0.00	250.00	250.00	1,000.00
83016 Pest Control	0.00	0.00	0.00	97.43	100.00	2.57	400.00
83017 Pool Contract	0.00	575.00	575.00	1,136.62	1,725.00	588.38	12,450.00
83018 Maint. Pool Repairs	0.00	2,000.00	2,000.00	0.00	2,000.00	2,000.00	6,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	266.31	300.00	33.69	1,200.00
TOTAL Maintenance	958.51	3,940.00	2,981.49	3,949.58	7,670.00	3,720.42	43,930.00
<b><u>Gate</u></b>							
84000 Access Gates	0.00	200.00	200.00	0.00	200.00	200.00	800.00
TOTAL Gate	0.00	200.00	200.00	0.00	200.00	200.00	800.00
<b><u>Utility</u></b>							
85000 Electric	641.15	700.00	58.85	935.45	2,100.00	1,164.55	8,400.00
85002 Water	423.24	300.00	(123.24)	1,377.61	900.00	(477.61)	4,700.00
85003 Telephone/Internet	157.58	210.00	52.42	472.74	630.00	157.26	2,520.00
85005 Maint. Trash Removal	0.00	0.00	0.00	121.45	130.00	8.55	520.00
TOTAL Utility	1,221.97	1,210.00	(11.97)	2,907.25	3,760.00	852.75	16,140.00
<b><u>Insurance</u></b>							
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

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 3/1/2021 To 3/31/2021 11:59:00 PM

<b>Taxes</b>							
88000 Property Tax	244.00	0.00	(244.00)	244.00	0.00	(244.00)	200.00
88001 Income Tax	422.00	0.00	(422.00)	422.00	200.00	(222.00)	200.00
<b>TOTAL Taxes</b>	<b>666.00</b>	<b>0.00</b>	<b>(666.00)</b>	<b>666.00</b>	<b>200.00</b>	<b>(466.00)</b>	<b>400.00</b>
<b>Other Expense</b>							
90000 Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
<b>TOTAL Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,000.00</b>
<b>Reserve</b>							
91000 Rsv. Contribution	466.00	466.00	0.00	1,398.00	1,398.00	0.00	5,592.00
<b>TOTAL Reserve</b>	<b>466.00</b>	<b>466.00</b>	<b>0.00</b>	<b>1,398.00</b>	<b>1,398.00</b>	<b>0.00</b>	<b>5,592.00</b>
<b>TOTAL Expense</b>	<b>7,073.13</b>	<b>33,216.00</b>	<b>26,142.87</b>	<b>17,818.29</b>	<b>46,073.00</b>	<b>28,254.71</b>	<b>148,656.00</b>
<b>Excess Revenue / Expense</b>	<b>6,396.80</b>	<b>(20,828.00)</b>	<b>27,224.80</b>	<b>20,179.52</b>	<b>(8,909.00)</b>	<b>29,088.52</b>	<b>0.00</b>