

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 05/31/2021

Assets

Bank

10000 CIT Bank OPR 2176 70,022.53

TOTAL Bank 70,022.53

Reserve

10003 CIT Bank RSV 7273 .15% 49,676.57

10004 CIT Bank CD 8379 8/25/21 0.4% 60,795.34

10005 CIT Bank CD 9402 6/12/22 1.25% 101,150.40

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% 161,267.85

10358 Affiliated Bank CD 10/11/21 2.230% 101,755.95

TOTAL Reserve 554,655.29

Bank

10100 Uncollected Assessments 16,749.51

TOTAL Bank 16,749.51

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 755,963.26

Liabilities & Equity

Liability

30001 Replacement Reserves 554,655.29

32000 Prepaid Assessments 20,379.56

36000 Retained Earnings 151,984.14

TOTAL Liability 727,018.99

Equity

Net Income 28,944.27

TOTAL Equity 28,944.27

Total Liabilities & Equity 755,963.26

Oak Creek
GL Balance Sheet Comparison
Posted 5/31/21

	May-21	Apr-21	MTD Difference
Assets			
<u>Bank</u>			
10000 CIT Bank OPR 2176	<u>\$70,022.53</u>	<u>\$68,912.39</u>	<u>\$1,110.14</u>
<u>Total Bank</u>	<u>\$70,022.53</u>	<u>\$68,912.39</u>	<u>\$1,110.14</u>
<u>Reserve</u>			
10003 CIT Bank RSV 7273 .15%	\$49,676.57	\$49,204.28	\$472.29
10004 CIT Bank CD 8379 8/25/21 0.4%	\$60,795.34	\$60,775.35	\$19.99
10005 CIT Bank CD 9402 6/12/22 1.25%	\$101,150.40	\$101,046.53	\$103.87
10006 CIT CDARS 2615 4/8/21 0.60%	\$20,009.18	\$20,009.18	\$0.00
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%	\$161,267.85	\$161,123.37	\$144.48
10358 Affiliated Bank CD 10/11/21 2.230%	\$101,755.95	\$101,569.79	\$186.16
<u>Total Reserve</u>	<u>\$554,655.29</u>	<u>\$553,728.50</u>	<u>\$926.79</u>
<u>Bank</u>			
10100 Uncollected Assessments	<u>\$16,749.51</u>	<u>\$16,070.94</u>	<u>\$678.57</u>
<u>Total Bank</u>	<u>\$16,749.51</u>	<u>\$16,070.94</u>	<u>\$678.57</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>\$755,963.26</u>	<u>\$753,247.76</u>	<u>\$2,715.50</u>
Liabilities & Equity			
<u>Liability</u>			
30001 Replacement Reserves	\$554,655.29	\$553,728.50	\$926.79
32000 Prepaid Assessments	\$20,379.56	\$22,855.76	-\$2,476.20
36000 Retained Earnings	<u>\$151,984.14</u>	<u>\$151,766.36</u>	<u>\$217.78</u>
<u>Total Liability</u>	<u>\$727,018.99</u>	<u>\$728,350.62</u>	<u>-\$1,331.63</u>
<u>Equity</u>			
Net Income	<u>\$28,944.27</u>	<u>\$24,897.14</u>	<u>\$4,047.13</u>
<u>Total Equity</u>	<u>\$28,944.27</u>	<u>\$24,897.14</u>	<u>\$4,047.13</u>
<u>Total Liabilities & Equity</u>	<u>\$755,963.26</u>	<u>\$753,247.76</u>	<u>\$2,715.50</u>

Oak Creek Homeowners Association, Inc.

Income Statement

Period 5/1/2021 To 5/31/2021 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	12,019.78	11,788.00	231.78	60,482.31	58,940.00	1,542.31	141,456.00
TOTAL Assessment Revenue	12,019.78	11,788.00	231.78	60,482.31	58,940.00	1,542.31	141,456.00
<u>Other Receivable</u>							
43000 Late Interest	95.48	0.00	95.48	237.77	0.00	237.77	0.00
43001 Interest	463.80	600.00	(136.20)	2,450.83	3,000.00	(549.17)	7,200.00
43002 Atty. Fees	0.00	0.00	0.00	576.00	0.00	576.00	0.00
43008 Pool Cards	75.00	0.00	75.00	125.00	0.00	125.00	0.00
43011 Fines	25.00	0.00	25.00	145.45	0.00	145.45	0.00
43015 Miscellaneous	0.00	0.00	0.00	5.00	0.00	5.00	0.00
TOTAL Other Receivable	659.28	600.00	59.28	3,540.05	3,000.00	540.05	7,200.00
TOTAL Income	12,679.06	12,388.00	291.06	64,022.36	61,940.00	2,082.36	148,656.00
Expense							
<u>Professional Services</u>							
45000 Management Services	1,500.00	1,500.00	0.00	7,500.00	7,500.00	0.00	18,000.00
45001 Administrative Reimbursements	703.39	1,200.00	496.61	3,467.14	5,000.00	1,532.86	13,999.00
45002 Legal Fees - HOA	144.00	1,000.00	856.00	1,851.00	1,500.00	(351.00)	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)	680.27	690.00	9.73	1,380.00
TOTAL Professional Services	2,579.30	3,930.00	1,350.70	13,498.41	14,965.00	1,466.59	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	790.00	850.00	60.00	2,040.00
81005 Recreation Exp.	450.00	0.00	(450.00)	450.00	300.00	(150.00)	9,000.00
TOTAL Community	608.00	170.00	(438.00)	1,240.00	1,150.00	(90.00)	11,040.00
<u>Maintenance</u>							
83000 Maint. Labor & Supplies	2,148.74	2,500.00	351.26	4,585.22	5,000.00	414.78	16,700.00
83003 Landscape Contract	509.74	515.00	5.26	2,548.70	2,575.00	26.30	6,180.00
83006 Irrigation	0.00	0.00	0.00	0.00	500.00	500.00	1,000.00
83016 Pest Control	97.43	0.00	(97.43)	194.86	200.00	5.14	400.00
83017 Pool Contract	1,022.96	1,500.00	477.04	3,956.53	4,725.00	768.47	12,450.00
83018 Maint. Pool Repairs	0.00	2,000.00	2,000.00	0.00	4,000.00	4,000.00	6,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	443.85	500.00	56.15	1,200.00
TOTAL Maintenance	3,867.64	6,615.00	2,747.36	11,729.16	17,500.00	5,770.84	43,930.00
<u>Gate</u>							
84000 Access Gates	0.00	200.00	200.00	201.50	400.00	198.50	800.00
TOTAL Gate	0.00	200.00	200.00	201.50	400.00	198.50	800.00
<u>Utility</u>							
85000 Electric	655.10	700.00	44.90	2,613.11	3,500.00	886.89	8,400.00
85002 Water	287.25	400.00	112.75	1,755.59	1,700.00	(55.59)	4,700.00
85003 Telephone/Internet	168.64	210.00	41.36	798.96	1,050.00	251.04	2,520.00
85005 Maint. Trash Removal	0.00	0.00	0.00	249.36	260.00	10.64	520.00
TOTAL Utility	1,110.99	1,310.00	199.01	5,417.02	6,510.00	1,092.98	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 5/1/2021 To 5/31/2021 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	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
TOTAL Other Expense	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
Reserve							
91000 Rsv. Contribution	466.00	466.00	0.00	2,330.00	2,330.00	0.00	5,592.00
TOTAL Reserve	466.00	466.00	0.00	2,330.00	2,330.00	0.00	5,592.00
TOTAL Expense	8,631.93	12,691.00	4,059.07	35,078.09	68,055.00	32,976.91	148,656.00
Excess Revenue / Expense	4,047.13	(303.00)	4,350.13	28,944.27	(6,115.00)	35,059.27	0.00