

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 10/31/2020

Assets

Bank

10000 CIT Bank OPR 2176 32,279.54

TOTAL Bank 32,279.54

Reserve

10003 CIT Bank RSV 7273 .15% 43,937.65

10004 CIT Bank CD 8379 11/25/20 1.490% 60,598.13

10005 CIT Bank CD 9402 6/12/22 1.25% 100,418.68

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

10358 Affiliated Bank CD 10/11/21 2.230% 100,447.68

10359 BBVA CD 5319 01/24/21 1.637% 81,974.77

TOTAL Reserve 547,626.53

Bank

10100 Uncollected Assessments 13,990.44

TOTAL Bank 13,990.44

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

708,432.44

Liabilities & Equity

Liability

30001 Replacement Reserves 547,626.53

32000 Prepaid Assessments 13,085.27

36000 Retained Earnings 119,324.26

TOTAL Liability 680,036.06

Equity

Net Income 28,396.38

TOTAL Equity 28,396.38

Total Liabilities & Equity

708,432.44

Oak Creek
 GL Balance Sheet Comparison
 Posted 10/31/2020

	October-20	September-20	MTD Difference
Assets			
<u>Bank</u>			
CABANC OPR 2176	32,279.54	32,200.80	78.74
<u>Total Bank</u>	32,279.54	32,200.80	78.74
<u>Reserve</u>			
CABANC RSV 7273 .15%	43,937.65	43,406.11	531.54
CABANC CD 8379 11/25/20 1.490%	60,598.13	60,523.97	74.16
CABANC CD 9402 6/12/22 1.25%	100,418.68	100,315.56	103.12
Bank of the Ozark CD 7/12/21 1.09%	160,249.62	160,106.05	143.57
Affiliated Bank CD 10/11/21 2.230%	100,447.68	100,263.91	183.77
BBVA CD 5319 01/24/21 1.637%	81,974.77	81,864.85	109.92
Total Reserve	547,626.53	546,480.45	1,146.08
<u>Bank</u>			
Uncollected Assessments	13,990.44	15,265.23	(1,274.79)
<u>Total Bank</u>	13,990.44	15,265.23	(1,274.79)
<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>	708,432.44	708,482.41	49.97
Liabilities & Equity			
<u>Liability</u>			
Replacement Reserves	547,626.53	546,480.45	1146.08
Prepaid Assessments	13,085.27	14,335.98	1,250.71
Retained Earnings	119,324.26	121,219.13	1,894.87
<u>Total Liability</u>	680,036.06	682,035.56	(1,999.50)
<u>Equity</u>			
Net Income	28,396.38	26,446.85	1,949.53
<u>Total Equity</u>	28,396.38	26,446.85	1,949.53
<u>Total Liabilities & Equity</u>	708,432.44	708,482.41	(49.97)

Oak Creek Homeowners Association, Inc.

Income Statement

Period 10/1/2020 To 10/31/2020 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	11,973.56	11,878.00	95.56	116,886.31	118,780.00	(1,893.69)	142,536.00
TOTAL Assessment Revenue	11,973.56	11,878.00	95.56	116,886.31	118,780.00	(1,893.69)	142,536.00
<u>Other Receivable</u>							
43000 Late Interest	170.75	0.00	170.75	407.11	0.00	407.11	0.00
43001 Interest	621.60	600.00	21.60	6,937.72	6,000.00	937.72	7,200.00
43002 Atty. Fees	866.00	0.00	866.00	1,494.88	0.00	1,494.88	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	1,069.00	0.00	1,069.00	2,104.31	0.00	2,104.31	0.00
43015 Miscellaneous	12.38	0.00	12.38	52.38	0.00	52.38	0.00
TOTAL Other Receivable	2,739.73	600.00	2,139.73	11,219.92	6,600.00	4,619.92	7,800.00
TOTAL Income	14,713.29	12,478.00	2,235.29	128,106.23	125,380.00	2,726.23	150,336.00
Expense							
<u>Professional Services</u>							
45000 Management Services	1,500.00	1,500.00	0.00	15,000.00	15,000.00	0.00	18,000.00
45001 Administrative Reimbursements	2,629.09	1,000.00	(1,629.09)	10,619.04	12,800.00	2,180.96	14,000.00
45002 Legal Fees - HOA	694.50	0.00	(694.50)	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	1,000.00	1,000.00	1,200.00
45008 Newsletter	0.00	0.00	0.00	1,029.46	950.00	(79.46)	1,140.00
TOTAL Professional Services	4,823.59	2,600.00	(2,223.59)	30,201.00	32,200.00	1,999.00	36,790.00
<u>Bank</u>							
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
<u>Common</u>							
80100 Cap. Improvements	1,300.00	0.00	(1,300.00)	1,300.00	38,000.00	36,700.00	38,000.00
TOTAL Common	1,300.00	0.00	(1,300.00)	1,300.00	38,000.00	36,700.00	38,000.00
<u>Community</u>							
81003 Storage	158.00	220.00	62.00	1,544.00	2,200.00	656.00	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	1,544.00	8,700.00	7,156.00	9,140.00
<u>Maintenance</u>							
83000 Maint. Labor & Supplies	1,613.89	1,500.00	(113.89)	11,321.66	16,000.00	4,678.34	17,200.00
83003 Landscape Contract	409.74	515.00	105.26	4,997.40	5,150.00	152.60	6,180.00
83006 Irrigation	165.83	0.00	(165.83)	897.33	450.00	(447.33)	450.00
83016 Pest Control	0.00	100.00	100.00	292.29	400.00	107.71	400.00
83017 Pool Contract	1,022.96	575.00	(447.96)	10,099.70	11,300.00	1,200.30	12,450.00
83018 Maint. Pool Repairs	21.65	0.00	(21.65)	5,556.11	4,000.00	(1,556.11)	4,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	4,772.79	1,000.00	(3,772.79)	1,200.00
TOTAL Maintenance	3,322.84	2,790.00	(532.84)	37,937.28	38,300.00	362.72	41,880.00
<u>Gate</u>							
84000 Access Gates	1,028.38	0.00	(1,028.38)	1,865.06	2,000.00	134.94	2,000.00
TOTAL Gate	1,028.38	0.00	(1,028.38)	1,865.06	2,000.00	134.94	2,000.00
<u>Utility</u>							
85000 Electric	575.36	700.00	124.64	5,442.17	7,000.00	1,557.83	8,400.00

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Income Statement

Period 10/1/2020 To 10/31/2020 11:59:00 PM

85002 Water	592.87	300.00	(292.87)	4,000.51	3,600.00	(400.51)	4,200.00
85003 Telephone/Internet	157.58	210.00	52.42	1,996.38	2,100.00	103.62	2,520.00
85005 Maint. Trash Removal	121.45	130.00	8.55	485.77	520.00	34.23	520.00
TOTAL Utility	1,447.26	1,340.00	(107.26)	11,924.83	13,220.00	1,295.17	15,640.00
Insurance							
87001 Insurance	0.00	9,000.00	9,000.00	8,899.00	9,000.00	101.00	9,000.00
TOTAL Insurance	0.00	9,000.00	9,000.00	8,899.00	9,000.00	101.00	9,000.00
Taxes							
88000 Property Tax	157.69	200.00	42.31	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	157.69	200.00	42.31	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	526.00	0.00	5,260.00	5,260.00	0.00	6,316.00
TOTAL Reserve	526.00	526.00	0.00	5,260.00	5,260.00	0.00	6,316.00
TOTAL Expense	12,763.76	16,676.00	3,912.24	99,709.85	147,880.00	48,170.15	159,966.00
Excess Revenue / Expense	1,949.53	(4,198.00)	6,147.53	28,396.38	(22,500.00)	50,896.38	(9,630.00)