

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 01/31/2022

**Assets**

Bank

10000 CIT Bank OPR 2176 270,642.12

TOTAL Bank 270,642.12

Reserve

10003 CIT Bank RSV 7273 .15% 54,951.42

10005 CIT Bank CD 9402 6/12/22 1.25% 102,002.65

10006 CIT CDARS 4489 4/7/22 0.45% 20,009.18

10007 CIT CDARS 0716 6/09/22 0.45% 20,029.85

10009 CIT CDARS 2666 3/10/22 0.60% 20,000.00

10357 Bank of the Ozark CD 07/12/22 0.1810% 161,562.02

TOTAL Reserve 378,555.12

Bank

10100 Uncollected Assessments 25,282.06

TOTAL Bank 25,282.06

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* 789,015.23

**Liabilities & Equity**

Liability

30001 Replacement Reserves 378,555.12

32000 Prepaid Assessments 27,015.69

36000 Retained Earnings 385,108.50

TOTAL Liability 790,679.31

Equity

Net Income (1,664.08)

TOTAL Equity (1,664.08)

*Total Liabilities & Equity* 789,015.23

**Oak Creek  
GL Balance Sheet Comparison  
Posted 1/31/22**

	Jan-22	Dec-21	MTD Difference
<b>Assets</b>			
<u>Bank</u>			
10000 CIT Bank OPR 2176	<u>\$270,642.12</u>	<u>\$264,525.97</u>	<u>\$6,116.15</u>
<u>Total Bank</u>	<u>\$270,642.12</u>	<u>\$264,525.97</u>	<u>\$6,116.15</u>
<u>Reserve</u>			
10003 CIT Bank RSV 7273 .15%	\$54,951.42	\$52,983.61	\$1,967.81
10005 CIT Bank CD 9402 6/12/22 1.25%	\$102,002.65	\$101,894.42	\$108.23
10006 CIT CDARS 4489 4/7/22 0.45%	\$20,009.18	\$20,009.18	\$0.00
10007 CIT CDARS 0716 6/9/22 0.45%	\$20,029.85	\$20,029.85	\$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%	\$161,562.02	\$161,562.02	\$0.00
<u>Total Reserve</u>	<u>\$378,555.12</u>	<u>\$376,479.08</u>	<u>\$2,076.04</u>
<u>Bank</u>			
10100 Uncollected Assessments	<u>\$25,282.06</u>	<u>\$24,407.33</u>	<u>\$874.73</u>
<u>Total Bank</u>	<u>\$25,282.06</u>	<u>\$24,407.33</u>	<u>\$874.73</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>
<b><u>Total Assets</u></b>	<b><u>\$789,015.23</u></b>	<b><u>\$779,948.31</u></b>	<b><u>\$9,066.92</u></b>
<b>Liabilities &amp; Equity</b>			
<u>Liability</u>			
30001 Replacement Reserves	\$378,555.12	\$376,479.08	\$2,076.04
32000 Prepaid Assessments	\$27,015.69	\$19,120.42	\$7,895.27
36000 Retained Earnings	<u>\$385,108.50</u>	<u>\$341,080.17</u>	<u>\$44,028.33</u>
<u>Total Liability</u>	<u>\$790,679.31</u>	<u>\$736,679.67</u>	<u>\$53,999.64</u>
<u>Equity</u>			
Net Income	<u>-\$1,664.08</u>	<u>\$43,268.64</u>	<u>-\$44,932.72</u>
<u>Total Equity</u>	<u>-\$1,664.08</u>	<u>\$43,268.64</u>	<u>-\$44,932.72</u>
<b><u>Total Liabilities &amp; Equity</u></b>	<b><u>\$789,015.23</u></b>	<b><u>\$779,948.31</u></b>	<b><u>\$9,066.92</u></b>

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 1/1/2022 To 1/31/2022 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	12,443.52	12,377.00	66.52	12,443.52	12,377.00	66.52	148,524.00
TOTAL Assessment Revenue	12,443.52	12,377.00	66.52	12,443.52	12,377.00	66.52	148,524.00
<b><u>Other Receivable</u></b>							
43000 Late Interest	22.48	0.00	22.48	22.48	0.00	22.48	0.00
43001 Interest	126.57	500.00	(373.43)	126.57	500.00	(373.43)	6,000.00
43011 Fines	(6.00)	0.00	(6.00)	(6.00)	0.00	(6.00)	0.00
43015 Miscellaneous	171.27	0.00	171.27	171.27	0.00	171.27	0.00
TOTAL Other Receivable	314.32	500.00	(185.68)	314.32	500.00	(185.68)	6,000.00
TOTAL Income	12,757.84	12,877.00	(119.16)	12,757.84	12,877.00	(119.16)	154,524.00
<b>Expense</b>							
<b><u>Professional Services</u></b>							
45000 Management Services	2,000.00	2,000.00	0.00	2,000.00	2,000.00	0.00	24,000.00
45001 Administrative Reimbursements	2,295.46	700.00	(1,595.46)	2,295.46	700.00	(1,595.46)	14,700.00
45002 Legal Fees - HOA	81.00	340.00	259.00	81.00	340.00	259.00	3,400.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	0.00	0.00	0.00	300.00
45008 Newsletter	0.00	235.00	235.00	0.00	235.00	235.00	1,410.00
TOTAL Professional Services	4,376.46	3,275.00	(1,101.46)	4,376.46	3,275.00	(1,101.46)	43,810.00
<b><u>Bank</u></b>							
60000 Returned Check Fees	10.00	0.00	(10.00)	10.00	0.00	(10.00)	0.00
TOTAL Bank	10.00	0.00	(10.00)	10.00	0.00	(10.00)	0.00
<b><u>Community</u></b>							
81000 Remodeling & Redecorating	4,800.00	0.00	(4,800.00)	4,800.00	0.00	(4,800.00)	0.00
81003 Storage	240.00	170.00	(70.00)	240.00	170.00	(70.00)	2,040.00
81005 Recreation Exp.	0.00	0.00	0.00	0.00	0.00	0.00	8,450.00
TOTAL Community	5,040.00	170.00	(4,870.00)	5,040.00	170.00	(4,870.00)	10,490.00
<b><u>Maintenance</u></b>							
83000 Maint. Labor & Supplies	540.00	600.00	60.00	540.00	600.00	60.00	18,500.00
83003 Landscape Contract	649.50	525.00	(124.50)	649.50	525.00	(124.50)	6,300.00
83006 Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
83016 Pest Control	97.43	0.00	(97.43)	97.43	0.00	(97.43)	400.00
83017 Pool Contract	568.31	600.00	31.69	568.31	600.00	31.69	12,600.00
83018 Maint. Pool Repairs	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00
83045 Alarm Monitoring	88.77	100.00	11.23	88.77	100.00	11.23	1,200.00
TOTAL Maintenance	1,944.01	1,825.00	(119.01)	1,944.01	1,825.00	(119.01)	44,500.00
<b><u>Gate</u></b>							
84000 Access Gates	0.00	0.00	0.00	0.00	0.00	0.00	2,400.00
TOTAL Gate	0.00	0.00	0.00	0.00	0.00	0.00	2,400.00
<b><u>Utility</u></b>							
85000 Electric	526.60	700.00	173.40	526.60	700.00	173.40	8,400.00
85002 Water	255.48	600.00	344.52	255.48	600.00	344.52	7,202.00
85003 Telephone/Internet	168.64	175.00	6.36	168.64	175.00	6.36	2,100.00
85005 Maint. Trash Removal	139.73	135.00	(4.73)	139.73	135.00	(4.73)	540.00
TOTAL Utility	1,090.45	1,610.00	519.55	1,090.45	1,610.00	519.55	18,242.00
<b><u>Insurance</u></b>							
87001 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	9,800.00

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 1/1/2022 To 1/31/2022 11:59:00 PM

TOTAL Insurance	0.00	0.00	0.00	0.00	0.00	0.00	9,800.00
<b>Taxes</b>							
88000 Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	250.00
88001 Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	500.00
TOTAL Taxes	0.00	0.00	0.00	0.00	0.00	0.00	750.00
<b>Other Expense</b>							
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
<b>Reserve</b>							
91000 Rsv. Contribution	1,961.00	1,961.00	0.00	1,961.00	1,961.00	0.00	23,532.00
TOTAL Reserve	1,961.00	1,961.00	0.00	1,961.00	1,961.00	0.00	23,532.00
TOTAL Expense	14,421.92	8,841.00	(5,580.92)	14,421.92	8,841.00	(5,580.92)	154,524.00
Excess Revenue / Expense	(1,664.08)	4,036.00	(5,700.08)	(1,664.08)	4,036.00	(5,700.08)	0.00

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## Income Statement

Period 1/1/2022 To 1/31/2022 11:59:00 PM

	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Expense</b>							
<b><u>Common</u></b>							
80100 Cap. Improvements	0.00	3,121.00	3,121.00	0.00	3,121.00	3,121.00	3,121.00
TOTAL Common	0.00	3,121.00	3,121.00	0.00	3,121.00	3,121.00	3,121.00
<b><u>Community</u></b>							
81000 Remodeling & Redecorating	0.00	225,000.00	225,000.00	0.00	225,000.00	225,000.00	225,000.00
TOTAL Community	0.00	225,000.00	225,000.00	0.00	225,000.00	225,000.00	225,000.00
<b><u>Maintenance</u></b>							
83032 A/C & Heating	0.00	0.00	0.00	0.00	0.00	0.00	6,800.00
TOTAL Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	6,800.00
TOTAL Expense	0.00	228,121.00	228,121.00	0.00	228,121.00	228,121.00	234,921.00
Excess Revenue / Expense	0.00	(228,121.00)	228,121.00	0.00	(228,121.00)	228,121.00	(234,921.00)