

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 05/31/2022

Assets

Bank

10000 CIT Bank OPR 2176 267,307.97

TOTAL Bank 267,307.97

Reserve

10003 CIT Bank RSV 7273 .15% 62,824.21

10005 CIT Bank CD 9402 6/12/22 1.25% 102,422.70

10006 CIT CDARS 1858 4/6/23 0.40% 20,098.98

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

10009 CIT CDARS 3229 3/9/23 0.40% 20,119.67

10357 Bank of the Ozark CD 07/12/22 0.1810% 161,805.76

TOTAL Reserve 387,301.17

Bank

10100 Uncollected Assessments 29,642.05

TOTAL Bank 29,642.05

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 798,787.12

Liabilities & Equity

Liability

30001 Replacement Reserves 387,301.17

32000 Prepaid Assessments 22,246.51

36000 Retained Earnings 388,787.51

TOTAL Liability 798,335.19

Equity

Net Income 451.93

TOTAL Equity 451.93

Total Liabilities & Equity 798,787.12

**Oak Creek
GL Balance Sheet Comparison
Posted 5/31/22**

	May-22	Apr-22	MTD Difference
Assets			
<u>Bank</u>			
10000 CIT Bank OPR 2176	<u>\$267,307.97</u>	<u>\$275,629.07</u>	<u>-\$8,321.10</u>
<u>Total Bank</u>	<u>\$267,307.97</u>	<u>\$275,629.07</u>	<u>-\$8,321.10</u>
<u>Reserve</u>			
10003 CIT Bank RSV 7273 .15%	\$62,824.21	\$60,855.40	\$1,968.81
10005 CIT Bank CD 9402 6/12/22 1.25%	\$102,422.70	\$102,317.53	\$105.17
10006 CIT CDARS 1858 4/6/23 0.40%	\$20,098.98	\$20,098.98	\$0.00
10007 CIT CDARS 0716 6/9/22 0.45%	\$20,029.85	\$20,029.85	\$0.00
10009 CIT CDARS 3229 3/9/22 0.40%	\$20,119.67	\$20,119.67	\$0.00
10357 Bank of the Ozark CD 7/12/21 1.09%	\$161,805.76	\$161,781.69	\$24.07
<u>Total Reserve</u>	<u>\$387,301.17</u>	<u>\$385,203.12</u>	<u>\$2,098.05</u>
<u>Bank</u>			
10100 Uncollected Assessments	<u>\$29,642.05</u>	<u>\$28,549.55</u>	<u>\$1,092.50</u>
<u>Total Bank</u>	<u>\$29,642.05</u>	<u>\$28,549.55</u>	<u>\$1,092.50</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>\$798,787.12</u>	<u>\$803,917.67</u>	<u>-\$5,130.55</u>
Liabilities & Equity			
<u>Liability</u>			
30001 Replacement Reserves	\$387,301.17	\$385,203.12	\$2,098.05
32000 Prepaid Assessments	\$22,246.51	\$25,114.78	-\$2,868.27
36000 Retained Earnings	<u>\$388,787.51</u>	<u>\$387,830.66</u>	<u>\$956.85</u>
<u>Total Liability</u>	<u>\$798,335.19</u>	<u>\$798,148.56</u>	<u>\$186.63</u>
<u>Equity</u>			
Net Income	<u>\$451.93</u>	<u>\$5,769.11</u>	<u>-\$5,317.18</u>
<u>Total Equity</u>	<u>\$451.93</u>	<u>\$5,769.11</u>	<u>-\$5,317.18</u>
<u>Total Liabilities & Equity</u>	<u>\$798,787.12</u>	<u>\$803,917.67</u>	<u>-\$5,130.55</u>

Oak Creek Homeowners Association, Inc.

Income Statement

Period 5/1/2022 To 5/31/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Assessment Revenue							
40000 Assessments	12,056.54	12,377.00	(320.46)	61,251.91	61,885.00	(633.09)	148,524.00
TOTAL Assessment Revenue	12,056.54	12,377.00	(320.46)	61,251.91	61,885.00	(633.09)	148,524.00
Other Receivable							
43000 Late Interest	5.71	0.00	5.71	112.45	0.00	112.45	0.00
43001 Interest	148.67	500.00	(351.33)	854.12	2,500.00	(1,645.88)	6,000.00
43004 Clubhouse Rental	30.00	0.00	30.00	75.00	0.00	75.00	0.00
43008 Pool Cards	50.00	0.00	50.00	75.00	0.00	75.00	0.00
43011 Fines	0.00	0.00	0.00	18.16	0.00	18.16	0.00
43015 Miscellaneous	0.00	0.00	0.00	341.27	0.00	341.27	0.00
TOTAL Other Receivable	234.38	500.00	(265.62)	1,476.00	2,500.00	(1,024.00)	6,000.00
TOTAL Income	12,290.92	12,877.00	(586.08)	62,727.91	64,385.00	(1,657.09)	154,524.00
Expense							
Professional Services							
45000 Management Services	2,000.00	2,000.00	0.00	10,000.00	10,000.00	0.00	24,000.00
45001 Administrative Reimbursements	911.33	1,200.00	288.67	7,110.87	5,100.00	(2,010.87)	14,700.00
45002 Legal Fees - HOA	0.00	340.00	340.00	2,402.00	1,700.00	(702.00)	3,400.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	0.00	300.00	300.00	300.00
45008 Newsletter	0.00	235.00	235.00	520.13	705.00	184.87	1,410.00
TOTAL Professional Services	2,911.33	3,775.00	863.67	20,033.00	17,805.00	(2,228.00)	43,810.00
Bank							
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
Community							
81000 Remodeling & Redecorating	7,500.00	0.00	(7,500.00)	12,300.00	0.00	(12,300.00)	0.00
81003 Storage	240.00	170.00	(70.00)	1,200.00	850.00	(350.00)	2,040.00
81005 Recreation Exp.	0.00	0.00	0.00	0.00	450.00	450.00	8,450.00
81006 Community Parties	0.00	0.00	0.00	177.43	0.00	(177.43)	0.00
TOTAL Community	7,740.00	170.00	(7,570.00)	13,677.43	1,300.00	(12,377.43)	10,490.00
Maintenance							
83000 Maint. Labor & Supplies	1,814.36	2,500.00	685.64	3,601.57	6,800.00	3,198.43	18,500.00
83003 Landscape Contract	649.50	525.00	(124.50)	3,247.50	2,625.00	(622.50)	6,300.00
83006 Irrigation	154.62	250.00	95.38	199.51	500.00	300.49	1,000.00
83016 Pest Control	0.00	100.00	100.00	97.43	200.00	102.57	400.00
83017 Pool Contract	1,306.58	1,500.00	193.42	4,745.68	4,800.00	54.32	12,600.00
83018 Maint. Pool Repairs	0.00	0.00	0.00	2,255.90	1,500.00	(755.90)	4,500.00
83045 Alarm Monitoring	88.77	100.00	11.23	355.08	500.00	144.92	1,200.00
TOTAL Maintenance	4,013.83	4,975.00	961.17	14,502.67	16,925.00	2,422.33	44,500.00
Gate							
84000 Access Gates	0.00	2,000.00	2,000.00	0.00	2,200.00	2,200.00	2,400.00
TOTAL Gate	0.00	2,000.00	2,000.00	0.00	2,200.00	2,200.00	2,400.00
Utility							
85000 Electric	615.18	700.00	84.82	2,745.40	3,500.00	754.60	8,400.00
85002 Water	188.07	600.00	411.93	1,051.05	3,000.00	1,948.95	7,202.00
85003 Telephone/Internet	178.69	175.00	(3.69)	873.35	875.00	1.65	2,100.00
85005 Maint. Trash Removal	0.00	0.00	0.00	300.08	270.00	(30.08)	540.00
TOTAL Utility	981.94	1,475.00	493.06	4,969.88	7,645.00	2,675.12	18,242.00

Oak Creek Homeowners Association, Inc.

Income Statement

Period 5/1/2022 To 5/31/2022 11:59:00 PM

Insurance

87001 Insurance	0.00	0.00	0.00	(732.00)	0.00	732.00	9,800.00
TOTAL Insurance	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(732.00)</u>	<u>0.00</u>	<u>732.00</u>	<u>9,800.00</u>

Taxes

88000 Property Tax	0.00	0.00	0.00	0.00	250.00	250.00	250.00
88001 Income Tax	0.00	0.00	0.00	0.00	500.00	500.00	500.00
TOTAL Taxes	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>750.00</u>	<u>750.00</u>	<u>750.00</u>

Other Expense

90000 Miscellaneous	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
TOTAL Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>1,000.00</u>

Reserve

91000 Rsv. Contribution	1,961.00	1,961.00	0.00	9,805.00	9,805.00	0.00	23,532.00
TOTAL Reserve	<u>1,961.00</u>	<u>1,961.00</u>	<u>0.00</u>	<u>9,805.00</u>	<u>9,805.00</u>	<u>0.00</u>	<u>23,532.00</u>
TOTAL Expense	<u>17,608.10</u>	<u>14,356.00</u>	<u>(3,252.10)</u>	<u>62,275.98</u>	<u>57,430.00</u>	<u>(4,845.98)</u>	<u>154,524.00</u>
Excess Revenue / Expense	<u>(5,317.18)</u>	<u>(1,479.00)</u>	<u>(3,838.18)</u>	<u>451.93</u>	<u>6,955.00</u>	<u>(6,503.07)</u>	<u>0.00</u>

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Income Statement

Period 5/1/2022 To 5/31/2022 11:59:00 PM

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