

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 09/30/2020

**Assets**

Bank

10000 CIT Bank OPR 2176 32,200.80

TOTAL Bank 32,200.80

Reserve

10003 CIT Bank RSV 7273 .15% 43,406.11

10004 CIT Bank CD 8379 11/25/20 1.490% 60,523.97

10005 CIT Bank CD 9402 6/12/22 1.25% 100,315.56

10357 Bank of the Ozark CD 07/12/21 1.09% 160,106.05

10358 Affiliated Bank CD 10/11/21 2.230% 100,263.91

10359 BBVA CD 5319 01/24/21 1.637% 81,864.85

TOTAL Reserve 546,480.45

Bank

10100 Uncollected Assessments 15,265.23

TOTAL Bank 15,265.23

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*

708,482.41

**Liabilities & Equity**

Liability

30001 Replacement Reserves 546,480.45

32000 Prepaid Assessments 14,335.98

36000 Retained Earnings 121,219.13

TOTAL Liability 682,035.56

Equity

Net Income 26,446.85

TOTAL Equity 26,446.85

*Total Liabilities & Equity*

708,482.41

Oak Creek  
 GL Balance Sheet Comparison  
 Posted 9/30/2020

	September-20	August-20	MTD Difference
<b>Assets</b>			
<u>Bank</u>			
CABANC OPR 2176	32,200.80	30,787.42	1,413.38
<u>Total Bank</u>	32,200.80	30,787.42	1,413.38
<u>Reserve</u>			
CABANC RSV 7273 .15%	43,406.11	42,873.23	532.88
CABANC CD 8379 11/25/20 1.490%	60,523.97	60,447.43	76.54
CABANC CD 9402 6/12/22 1.25%	100,315.56	100,209.12	106.44
Bank of the Ozark CD 7/12/21 1.09%	160,106.05	159,957.83	148.22
Affiliated Bank CD 10/11/21 2.230%	100,263.91	100,074.37	189.54
BBVA CD 5319 01/24/21 1.637%	81,864.85	81,751.42	113.43
Total Reserve	546,480.45	545,313.40	1,167.05
<u>Bank</u>			
Uncollected Assessments	15,265.23	13,964.07	1,301.16
<u>Total Bank</u>	15,265.23	13,964.07	1,301.16
<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>	708,482.41	704,600.82	(3,881.59)
<b>Liabilities &amp; Equity</b>			
<u>Liability</u>			
Replacement Reserves	546,480.45	545,313.40	1,167.05
Prepaid Assessments	14,335.98	15,775.01	1,439.03
Retained Earnings	121,219.13	120,559.02	(660.11)
<u>Total Liability</u>	682,035.56	681,647.43	388.13
<u>Equity</u>			
Net Income	26,446.85	22,953.39	3,493.46
<u>Total Equity</u>	26,446.85	22,953.39	3,493.46
<u>Total Liabilities &amp; Equity</u>	708,482.41	704,600.82	3,881.59

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 9/1/2020 To 9/30/2020 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Assessment Revenue</b>							
40000 Assessments	11,256.59	11,878.00	(621.41)	104,912.75	106,902.00	(1,989.25)	142,536.00
TOTAL Assessment Revenue	11,256.59	11,878.00	(621.41)	104,912.75	106,902.00	(1,989.25)	142,536.00
<b>Other Receivable</b>							
43000 Late Interest	4.22	0.00	4.22	236.36	0.00	236.36	0.00
43001 Interest	642.40	600.00	42.40	6,316.12	5,400.00	916.12	7,200.00
43002 Atty. Fees	0.00	0.00	0.00	628.88	0.00	628.88	0.00
43004 Clubhouse Rental	0.00	120.00	(120.00)	30.00	600.00	(570.00)	600.00
43008 Pool Cards	50.00	0.00	50.00	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	0.00	0.00	0.00	1,035.31	0.00	1,035.31	0.00
43015 Miscellaneous	0.00	0.00	0.00	40.00	0.00	40.00	0.00
TOTAL Other Receivable	696.62	720.00	(23.38)	8,480.19	6,000.00	2,480.19	7,800.00
TOTAL Income	11,953.21	12,598.00	(644.79)	113,392.94	112,902.00	490.94	150,336.00
<b>Expense</b>							
<b>Professional Services</b>							
45000 Management Services	1,500.00	1,500.00	0.00	13,500.00	13,500.00	0.00	18,000.00
45001 Administrative Reimbursements	805.55	1,000.00	194.45	7,989.95	11,800.00	3,810.05	14,000.00
45002 Legal Fees - HOA	148.00	0.00	(148.00)	2,614.00	2,000.00	(614.00)	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	900.00	900.00	1,200.00
45008 Newsletter	435.67	190.00	(245.67)	1,029.46	950.00	(79.46)	1,140.00
TOTAL Professional Services	2,889.22	2,790.00	(99.22)	25,377.41	29,600.00	4,222.59	36,790.00
<b>Bank</b>							
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
<b>Common</b>							
80100 Cap. Improvements	0.00	0.00	0.00	0.00	38,000.00	38,000.00	38,000.00
TOTAL Common	0.00	0.00	0.00	0.00	38,000.00	38,000.00	38,000.00
<b>Community</b>							
81003 Storage	158.00	220.00	62.00	1,386.00	1,980.00	594.00	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	1,386.00	8,480.00	7,094.00	9,140.00
<b>Maintenance</b>							
83000 Maint. Labor & Supplies	1,662.31	1,500.00	(162.31)	9,707.77	14,500.00	4,792.23	17,200.00
83003 Landscape Contract	509.74	515.00	5.26	4,587.66	4,635.00	47.34	6,180.00
83006 Irrigation	0.00	150.00	150.00	731.50	450.00	(281.50)	450.00
83016 Pest Control	0.00	0.00	0.00	292.29	300.00	7.71	400.00
83017 Pool Contract	1,434.31	1,500.00	65.69	9,076.74	10,725.00	1,648.26	12,450.00
83018 Maint. Pool Repairs	411.36	0.00	(411.36)	5,534.46	4,000.00	(1,534.46)	4,000.00
83045 Alarm Monitoring	88.77	100.00	11.23	4,684.02	900.00	(3,784.02)	1,200.00
TOTAL Maintenance	4,106.49	3,765.00	(341.49)	34,614.44	35,510.00	895.56	41,880.00
<b>Gate</b>							
84000 Access Gates	0.00	500.00	500.00	836.68	2,000.00	1,163.32	2,000.00
TOTAL Gate	0.00	500.00	500.00	836.68	2,000.00	1,163.32	2,000.00
<b>Utility</b>							
85000 Electric	0.00	700.00	700.00	4,866.81	6,300.00	1,433.19	8,400.00

# Oak Creek Homeowners Association, Inc.

## Income Statement

Period 9/1/2020 To 9/30/2020 11:59:00 PM

85002 Water	640.19	400.00	(240.19)	3,407.64	3,300.00	(107.64)	4,200.00
85003 Telephone/Internet	139.85	210.00	70.15	1,838.80	1,890.00	51.20	2,520.00
85005 Maint. Trash Removal	0.00	0.00	0.00	364.32	390.00	25.68	520.00
<b>TOTAL Utility</b>	<b>780.04</b>	<b>1,310.00</b>	<b>529.96</b>	<b>10,477.57</b>	<b>11,880.00</b>	<b>1,402.43</b>	<b>15,640.00</b>
<b>Insurance</b>							
87001 Insurance	0.00	0.00	0.00	8,899.00	0.00	(8,899.00)	9,000.00
<b>TOTAL Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8,899.00</b>	<b>0.00</b>	<b>(8,899.00)</b>	<b>9,000.00</b>
<b>Taxes</b>							
88000 Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	200.00
88001 Income Tax	0.00	0.00	0.00	185.00	0.00	(185.00)	0.00
<b>TOTAL Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>185.00</b>	<b>0.00</b>	<b>(185.00)</b>	<b>200.00</b>
<b>Other Expense</b>							
90000 Miscellaneous	0.00	0.00	0.00	415.99	1,000.00	584.01	1,000.00
<b>TOTAL Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>415.99</b>	<b>1,000.00</b>	<b>584.01</b>	<b>1,000.00</b>
<b>Reserve</b>							
91000 Rsv. Contribution	526.00	526.00	0.00	4,734.00	4,734.00	0.00	6,316.00
<b>TOTAL Reserve</b>	<b>526.00</b>	<b>526.00</b>	<b>0.00</b>	<b>4,734.00</b>	<b>4,734.00</b>	<b>0.00</b>	<b>6,316.00</b>
<b>TOTAL Expense</b>	<b>8,459.75</b>	<b>9,111.00</b>	<b>651.25</b>	<b>86,946.09</b>	<b>131,204.00</b>	<b>44,257.91</b>	<b>159,966.00</b>
<b>Excess Revenue / Expense</b>	<b>3,493.46</b>	<b>3,487.00</b>	<b>6.46</b>	<b>26,446.85</b>	<b>(18,302.00)</b>	<b>44,748.85</b>	<b>(9,630.00)</b>