

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 12/31/2022

Assets

Operating Cash

1110 Oper Cash CIT 23,084.01

Total Operating Cash 23,084.01

Reserve Cash

1130 Reserve Cash CIT 351,927.33

1147 9 MO CD - CIT BANK 9/19/2023 25,000.00

Total Reserve Cash 376,927.33

Reserve CDs

1139 CIT Bank CD 06.12.24 102,811.23

1140 CIT CDAR 04.06.23 20,098.98

1141 CIT CDAR 06.08.23 20,119.74

1142 CIT CDAR 03.09.23 20,119.67

1145 3 MO CD - CIT BANK 3/19/2023 25,000.00

1146 6 MO CD - CIT BANK 6/19/2023 25,000.00

1149 52 WK CD- CIT BANK 12/19/2023 25,000.00

Total Reserve CDs 238,149.62

Current Assets

1310 Accounts Receivable 33,657.01

Total Current Assets 33,657.01

Improvements

1410 Furniture & Fixturest 8,502.52

1415 Pool/Tennis Cts/Clubhouse 490,825.41

1480 Allowance for Depreciation (384,792.00)

Total Improvements 114,535.93

Total Assets

786,353.90

Liabilities & Equity

Prepaid Assessments

2810 Prepaid Assessments 22,237.41

Total Prepaid Assessments 22,237.41

Capital

3910 Operating Fund 392,789.87

3911 Reserve Fund 393,415.51

Current Year Net Income (Loss) (22,088.89)

Total Capital 764,116.49

Total Liabilities & Equity

786,353.90

Oak Creek Homeowners Association, Inc.

Income & Expense Statement

Period 12/1/2022 To 12/31/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Assessment Income							
4121 Maint Fee/Resident	11,309.17	12,377.00	(1,067.83)	144,497.46	148,524.00	(4,026.54)	148,524.00
TOTAL Assessment Income	11,309.17	12,377.00	(1,067.83)	144,497.46	148,524.00	(4,026.54)	148,524.00
Fee Income							
4170 Delinquent Letter	0.00	0.00	0.00	140.00	0.00	140.00	0.00
4205 Interest on Maintenance Fees	4.78	0.00	4.78	229.23	0.00	229.23	0.00
4312 Attorney Fees-Maintenance Coll	0.00	0.00	0.00	1,074.52	0.00	1,074.52	0.00
4335 Deed Restriction Charge	0.00	0.00	0.00	25.00	0.00	25.00	0.00
4336 Fine Income	0.00	0.00	0.00	43.16	0.00	43.16	0.00
TOTAL Fee Income	4.78	0.00	4.78	1,511.91	0.00	1,511.91	0.00
Other Income							
4350 Bank Interest	56.05	500.00	(443.95)	1,355.01	6,000.00	(4,644.99)	6,000.00
4505 Entry Access Income	0.00	0.00	0.00	200.00	0.00	200.00	0.00
4530 Amenity Rental Fee	0.00	0.00	0.00	350.00	0.00	350.00	0.00
4710 Miscellaneous	0.00	0.00	0.00	341.27	0.00	341.27	0.00
TOTAL Other Income	56.05	500.00	(443.95)	2,246.28	6,000.00	(3,753.72)	6,000.00
TOTAL Income	11,370.00	12,877.00	(1,507.00)	148,255.65	154,524.00	(6,268.35)	154,524.00
Expense							
Amenity Maintenance							
5515 Community Center Expense	0.00	0.00	0.00	19,800.00	0.00	(19,800.00)	0.00
TOTAL Amenity Maintenance	0.00	0.00	0.00	19,800.00	0.00	(19,800.00)	0.00
Entry Maintenance							
5117 Access Gate Repair & Maint	0.00	0.00	0.00	495.79	2,400.00	1,904.21	2,400.00
TOTAL Entry Maintenance	0.00	0.00	0.00	495.79	2,400.00	1,904.21	2,400.00
General Maintenance							
5610 General Maint. & Repairs	536.48	600.00	63.52	16,179.75	18,500.00	2,320.25	18,500.00
5625 Pest Control	0.00	0.00	0.00	97.43	400.00	302.57	400.00
TOTAL General Maintenance	536.48	600.00	63.52	16,277.18	18,900.00	2,622.82	18,900.00
Insurance & Taxes							
6810 Insurance	0.00	0.00	0.00	16,709.00	9,800.00	(6,909.00)	9,800.00
6850 Federal Income Tax	0.00	0.00	0.00	0.00	500.00	500.00	500.00
6855 Property Taxes	0.00	0.00	0.00	140.21	250.00	109.79	250.00
TOTAL Insurance & Taxes	0.00	0.00	0.00	16,849.21	10,550.00	(6,299.21)	10,550.00
Irrigation Maintenance							
5210 Sprinkler System Repair	0.00	0.00	0.00	932.63	1,000.00	67.37	1,000.00
TOTAL Irrigation Maintenance	0.00	0.00	0.00	932.63	1,000.00	67.37	1,000.00
Landscape Maintenance							
5310 Landscape Contract	649.50	525.00	(124.50)	7,794.00	6,300.00	(1,494.00)	6,300.00
TOTAL Landscape Maintenance	649.50	525.00	(124.50)	7,794.00	6,300.00	(1,494.00)	6,300.00
Other Expenses							
7130 Office Supplies	3,587.15	1,225.00	(2,362.15)	16,649.78	14,700.00	(1,949.78)	14,700.00
7145 Storage Fee	0.00	170.00	170.00	2,477.00	2,040.00	(437.00)	2,040.00
7250 Newsletter Expense	269.99	0.00	(269.99)	1,584.68	1,410.00	(174.68)	1,410.00

Oak Creek Homeowners Association, Inc.

Income & Expense Statement

Period 12/1/2022 To 12/31/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
7270 Community Events	0.00	0.00	0.00	4,118.43	8,450.00	4,331.57	8,450.00
7360 Bank Charges	0.00	0.00	0.00	40.00	0.00	(40.00)	0.00
7410 Miscellaneous	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
TOTAL Other Expenses	3,857.14	1,395.00	(2,462.14)	24,869.89	27,600.00	2,730.11	27,600.00
<u>Pool Maintenance</u>							
5405 Pool Contract	1,279.52	600.00	(679.52)	14,790.73	12,600.00	(2,190.73)	12,600.00
5410 Pool Maint & Repairs	0.00	0.00	0.00	5,023.39	4,500.00	(523.39)	4,500.00
TOTAL Pool Maintenance	1,279.52	600.00	(679.52)	19,814.12	17,100.00	(2,714.12)	17,100.00
<u>Professional Services</u>							
6120 Audit	3,328.05	0.00	(3,328.05)	3,328.05	0.00	(3,328.05)	0.00
6130 Tax Preparation	0.00	0.00	0.00	0.00	300.00	300.00	300.00
6160 Legal	101.50	287.00	185.50	4,721.50	3,400.00	(1,321.50)	3,400.00
6210 Administrative Services	2,000.00	2,000.00	0.00	24,000.00	24,000.00	0.00	24,000.00
6280 Internet/Web Services	178.69	175.00	(3.69)	2,125.18	2,100.00	(25.18)	2,100.00
TOTAL Professional Services	5,608.24	2,462.00	(3,146.24)	34,174.73	29,800.00	(4,374.73)	29,800.00
<u>Reserve/Contingency Transfers</u>							
9820 Capital Reserve Allocation	1,961.00	1,961.00	0.00	398,532.00	23,532.00	(375,000.00)	23,532.00
TOTAL Reserve/Contingency Transfers	1,961.00	1,961.00	0.00	398,532.00	23,532.00	(375,000.00)	23,532.00
<u>Security Expense</u>							
6945 Alarm Monitoring	88.77	100.00	11.23	1,496.07	1,200.00	(296.07)	1,200.00
TOTAL Security Expense	88.77	100.00	11.23	1,496.07	1,200.00	(296.07)	1,200.00
<u>Utility Expenses</u>							
6513 Power-	619.05	700.00	80.95	7,625.90	8,400.00	774.10	8,400.00
6530 Telephone	0.00	0.00	0.00	(1.00)	0.00	1.00	0.00
6550 Water / Sewer	0.00	602.00	602.00	4,439.88	7,202.00	2,762.12	7,202.00
6590 Trash Service	134.23	0.00	(134.23)	568.54	540.00	(28.54)	540.00
TOTAL Utility Expenses	753.28	1,302.00	548.72	12,633.32	16,142.00	3,508.68	16,142.00
TOTAL Expense	14,733.93	8,945.00	(5,788.93)	553,668.94	154,524.00	(399,144.94)	154,524.00
Excess Revenue / Expense	(3,363.93)	3,932.00	(7,295.93)	(405,413.29)	0.00	(405,413.29)	0.00

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Period 12/1/2022 To 12/31/2022 11:59:00 PM

	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Other</u>							
9805 Capital Reserve Contribution	0.00	0.00	0.00	380,883.00	0.00	380,883.00	0.00
TOTAL Other	0.00	0.00	0.00	380,883.00	0.00	380,883.00	0.00
<u>Other Income</u>							
4350 Bank Interest	156.04	0.00	156.04	536.45	0.00	536.45	0.00
TOTAL Other Income	156.04	0.00	156.04	536.45	0.00	536.45	0.00
TOTAL Income	156.04	0.00	156.04	381,419.45	0.00	381,419.45	0.00
Expense							
<u>Reserve/Contingency Transfers</u>							
9820 Capital Reserve Allocation	(1,961.00)	0.00	1,961.00	(1,961.00)	0.00	1,961.00	0.00
TOTAL Reserve/Contingency Transfers	(1,961.00)	0.00	1,961.00	(1,961.00)	0.00	1,961.00	0.00
TOTAL Expense	(1,961.00)	0.00	1,961.00	(1,961.00)	0.00	1,961.00	0.00
Excess Revenue / Expense	2,117.04	0.00	2,117.04	383,380.45	0.00	383,380.45	0.00