

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 01/31/2023

**Assets**

Operating Cash

1110 Oper Cash CIT 34,581.33

Total Operating Cash 34,581.33

Reserve Cash

1130 Reserve Cash CIT 353,941.91

1147 9 MO CD - CIT BANK 9/19/2023 25,047.82

Total Reserve Cash 378,989.73

Reserve CDs

1139 CIT Bank CD 06.12.24 102,922.98

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 25,047.82

1146 6 MO CD - CIT BANK 6/19/2023 25,047.82

1149 52 WK CD- CIT BANK 12/19/2023 25,047.82

Total Reserve CDs 238,404.83

Current Assets

1310 Accounts Receivable 36,211.89

Total Current Assets 36,211.89

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*

802,723.71

**Liabilities & Equity**

Prepaid Assessments

2810 Prepaid Assessments 28,143.20

Total Prepaid Assessments 28,143.20

Capital

3910 Operating Fund 151,595.53

3911 Reserve Fund 615,131.89

Current Year Net Income (Loss) 7,853.09

Total Capital 774,580.51

*Total Liabilities & Equity*

802,723.71

# Oak Creek Homeowners Association, Inc.

## Income & Expense Statement

Period 1/1/2023 To 1/31/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Assessment Income</u></b>							
4111 Maint Fee/Resident/Prior Yr	1,121.92	0.00	1,121.92	1,121.92	0.00	1,121.92	0.00
4121 Maint Fee/Resident	10,866.25	12,996.00	(2,129.75)	10,866.25	12,996.00	(2,129.75)	155,952.00
<b>TOTAL Assessment Income</b>	<b>11,988.17</b>	<b>12,996.00</b>	<b>(1,007.83)</b>	<b>11,988.17</b>	<b>12,996.00</b>	<b>(1,007.83)</b>	<b>155,952.00</b>
<b><u>Fee Income</u></b>							
4205 Interest on Maintenance Fees	19.94	150.00	(130.06)	19.94	150.00	(130.06)	1,800.00
<b>TOTAL Fee Income</b>	<b>19.94</b>	<b>150.00</b>	<b>(130.06)</b>	<b>19.94</b>	<b>150.00</b>	<b>(130.06)</b>	<b>1,800.00</b>
<b><u>Other Income</u></b>							
4350 Bank Interest	1.54	0.00	1.54	1.54	0.00	1.54	0.00
<b>TOTAL Other Income</b>	<b>1.54</b>	<b>0.00</b>	<b>1.54</b>	<b>1.54</b>	<b>0.00</b>	<b>1.54</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>12,009.65</b>	<b>13,146.00</b>	<b>(1,136.35)</b>	<b>12,009.65</b>	<b>13,146.00</b>	<b>(1,136.35)</b>	<b>157,752.00</b>
<b>Expense</b>							
<b><u>Amenity Maintenance</u></b>							
5503 Maintenance	0.00	600.00	600.00	0.00	600.00	600.00	17,500.00
<b>TOTAL Amenity Maintenance</b>	<b>0.00</b>	<b>600.00</b>	<b>600.00</b>	<b>0.00</b>	<b>600.00</b>	<b>600.00</b>	<b>17,500.00</b>
<b><u>Entry Maintenance</u></b>							
5117 Access Gate Repair & Maint	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00
<b>TOTAL Entry Maintenance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,400.00</b>
<b><u>General Maintenance</u></b>							
5625 Pest Control	0.00	120.00	120.00	0.00	120.00	120.00	480.00
<b>TOTAL General Maintenance</b>	<b>0.00</b>	<b>120.00</b>	<b>120.00</b>	<b>0.00</b>	<b>120.00</b>	<b>120.00</b>	<b>480.00</b>
<b><u>Insurance &amp; Taxes</u></b>							
6810 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00
6855 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	140.00
<b>TOTAL Insurance &amp; Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12,140.00</b>
<b><u>Irrigation Maintenance</u></b>							
5215 Irrigation Repairs	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
<b>TOTAL Irrigation Maintenance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,000.00</b>
<b><u>Landscape Maintenance</u></b>							
5310 Landscape Contract	714.45	720.00	5.55	714.45	720.00	5.55	8,640.00
<b>TOTAL Landscape Maintenance</b>	<b>714.45</b>	<b>720.00</b>	<b>5.55</b>	<b>714.45</b>	<b>720.00</b>	<b>5.55</b>	<b>8,640.00</b>
<b><u>Other Expenses</u></b>							
7130 Office Supplies	0.00	3,000.00	3,000.00	0.00	3,000.00	3,000.00	17,800.00
7270 Community Events	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
7360 Bank Charges	20.00	0.00	(20.00)	20.00	0.00	(20.00)	0.00
<b>TOTAL Other Expenses</b>	<b>20.00</b>	<b>3,000.00</b>	<b>2,980.00</b>	<b>20.00</b>	<b>3,000.00</b>	<b>2,980.00</b>	<b>22,800.00</b>
<b><u>Pool Maintenance</u></b>							
5405 Pool Contract	0.00	575.00	575.00	0.00	575.00	575.00	16,100.00
5410 Pool Maint & Repairs	506.07	0.00	(506.07)	506.07	0.00	(506.07)	4,500.00
<b>TOTAL Pool Maintenance</b>	<b>506.07</b>	<b>575.00</b>	<b>68.93</b>	<b>506.07</b>	<b>575.00</b>	<b>68.93</b>	<b>20,600.00</b>
<b><u>Professional Services</u></b>							
6120 Audit	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00

# Oak Creek Homeowners Association, Inc.

## Income & Expense Statement

Period 1/1/2023 To 1/31/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
6160 Legal	0.00	350.00	350.00	0.00	350.00	350.00	4,200.00
6210 Administrative Services	2,000.00	2,000.00	0.00	2,000.00	2,000.00	0.00	24,000.00
6280 Internet/Web Services	178.69	0.00	(178.69)	178.69	0.00	(178.69)	0.00
<b>TOTAL Professional Services</b>	<b>2,178.69</b>	<b>2,350.00</b>	<b>171.31</b>	<b>2,178.69</b>	<b>2,350.00</b>	<b>171.31</b>	<b>31,700.00</b>
<b><u>Reserve/Contingency Transfers</u></b>							
9820 Capital Reserve Allocation	1,880.00	1,880.00	0.00	1,880.00	1,880.00	0.00	22,560.00
<b>TOTAL Reserve/Contingency Transfers</b>	<b>1,880.00</b>	<b>1,880.00</b>	<b>0.00</b>	<b>1,880.00</b>	<b>1,880.00</b>	<b>0.00</b>	<b>22,560.00</b>
<b><u>Security Expense</u></b>							
6945 Alarm Monitoring	88.77	100.00	11.23	88.77	100.00	11.23	1,200.00
<b>TOTAL Security Expense</b>	<b>88.77</b>	<b>100.00</b>	<b>11.23</b>	<b>88.77</b>	<b>100.00</b>	<b>11.23</b>	<b>1,200.00</b>
<b><u>Utility Expenses</u></b>							
6513 Power-	584.10	725.00	140.90	584.10	725.00	140.90	8,700.00
6535 Telephone	178.69	200.00	21.31	178.69	200.00	21.31	2,400.00
6550 Water / Sewer	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
6590 Trash Service	268.46	160.00	(108.46)	268.46	160.00	(108.46)	640.00
<b>TOTAL Utility Expenses</b>	<b>1,031.25</b>	<b>1,585.00</b>	<b>553.75</b>	<b>1,031.25</b>	<b>1,585.00</b>	<b>553.75</b>	<b>17,740.00</b>
<b>TOTAL Expense</b>	<b>6,419.23</b>	<b>10,930.00</b>	<b>4,510.77</b>	<b>6,419.23</b>	<b>10,930.00</b>	<b>4,510.77</b>	<b>157,760.00</b>
<b>Excess Revenue / Expense</b>	<b>5,590.42</b>	<b>2,216.00</b>	<b>3,374.42</b>	<b>5,590.42</b>	<b>2,216.00</b>	<b>3,374.42</b>	<b>(8.00)</b>

# Oak Creek Homeowners Association, Inc.

## Income & Expense Statement

Period 1/1/2023 To 1/31/2023 11:59:00 PM

	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Other</u></b>							
9805 Capital Reserve Contribution	1,880.00	0.00	1,880.00	1,880.00	0.00	1,880.00	0.00
<b>TOTAL Other</b>	<b>1,880.00</b>	<b>0.00</b>	<b>1,880.00</b>	<b>1,880.00</b>	<b>0.00</b>	<b>1,880.00</b>	<b>0.00</b>
<b><u>Other Income</u></b>							
4350 Bank Interest	382.67	0.00	382.67	382.67	0.00	382.67	0.00
<b>TOTAL Other Income</b>	<b>382.67</b>	<b>0.00</b>	<b>382.67</b>	<b>382.67</b>	<b>0.00</b>	<b>382.67</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>2,262.67</b>	<b>0.00</b>	<b>2,262.67</b>	<b>2,262.67</b>	<b>0.00</b>	<b>2,262.67</b>	<b>0.00</b>
<b>Expense</b>							
<b><u>Amenity Maintenance</u></b>							
5515 Community Center Expense	0.00	70,000.00	70,000.00	0.00	70,000.00	70,000.00	420,000.00
<b>TOTAL Amenity Maintenance</b>	<b>0.00</b>	<b>70,000.00</b>	<b>70,000.00</b>	<b>0.00</b>	<b>70,000.00</b>	<b>70,000.00</b>	<b>420,000.00</b>
<b><u>General Maintenance</u></b>							
5620 Lighting Repair & Maint.	0.00	0.00	0.00	0.00	0.00	0.00	10,081.00
<b>TOTAL General Maintenance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,081.00</b>
<b><u>Pool Maintenance</u></b>							
5410 Pool Maint & Repairs	0.00	20,000.00	20,000.00	0.00	20,000.00	20,000.00	20,000.00
<b>TOTAL Pool Maintenance</b>	<b>0.00</b>	<b>20,000.00</b>	<b>20,000.00</b>	<b>0.00</b>	<b>20,000.00</b>	<b>20,000.00</b>	<b>20,000.00</b>
<b>TOTAL Expense</b>	<b>0.00</b>	<b>90,000.00</b>	<b>90,000.00</b>	<b>0.00</b>	<b>90,000.00</b>	<b>90,000.00</b>	<b>450,081.00</b>
<b>Excess Revenue / Expense</b>	<b>2,262.67</b>	<b>(90,000.00)</b>	<b>92,262.67</b>	<b>2,262.67</b>	<b>(90,000.00)</b>	<b>92,262.67</b>	<b>(450,081.00)</b>