

# Oak Creek Homeowners Association, Inc.

## IMS - Balance Sheet

Period 10/31/2022

### Assets

#### Operating Cash

Oper Cash CIT 398,974.25

**Total Operating Cash** **398,974.25**

#### Reserve Cash

Reserve Cash CIT 72,704.53

**Total Reserve Cash** **72,704.53**

#### Reserve CDs

CIT Bank CD 06.12.24 102,754.49

CIT CDAR 04.06.23 20,098.98

CIT CDAR 06.08.23 20,119.74

CIT CDAR 03.09.23 20,119.67

**Total Reserve CDs** **163,092.88**

#### Current Assets

Accounts Receivable 33,030.59

**Total Current Assets** **33,030.59**

#### Improvements

Furniture & Fixturerest 8,502.52

Pool/Tennis Cts/Clubhouse 490,825.41

Allowance for Depreciation (384,792.00)

**Total Improvements** **114,535.93**

#### **Total Assets**

**782,338.18**

### Liabilities & Equity

#### Prepaid Assessments

Prepaid Assessments 14,961.94

**Total Prepaid Assessments** **14,961.94**

#### Capital

Operating Fund 392,163.45

Reserve Fund 393,415.51

Current Year Net Income (Loss) (18,202.72)

**Total Capital** **767,376.24**

#### **Total Liabilities & Equity**

**782,338.18**

## Oak Creek Homeowners Association, Inc.

## GL Balance Sheet Prior MTD Standard

Period 10/31/2022

	10/2022	09/2022	Ending Balance
<b>Assets</b>			
<u>Operating Cash</u>			
1110 Oper Cash CIT	398,974.25	414,924.15	(15,949.90)
<u>Total Operating Cash</u>	<u>398,974.25</u>	<u>414,924.15</u>	<u>(15,949.90)</u>
<u>Reserve Cash</u>			
1130 Reserve Cash CIT	72,704.53	70,725.44	1,979.09
<u>Total Reserve Cash</u>	<u>72,704.53</u>	<u>70,725.44</u>	<u>1,979.09</u>
<u>Reserve CDs</u>			
1139 CIT Bank CD 06.12.24	102,754.49	102,699.61	54.88
1140 CIT CDAR 04.06.23	20,098.98	20,098.98	0.00
1141 CIT CDAR 06.08.23	20,119.74	20,119.74	0.00
1142 CIT CDAR 03.09.23	20,119.67	20,119.67	0.00
<u>Total Reserve CDs</u>	<u>163,092.88</u>	<u>163,038.00</u>	<u>54.88</u>
<u>Current Assets</u>			
1310 Accounts Receivable	33,030.59	33,585.51	(554.92)
<u>Total Current Assets</u>	<u>33,030.59</u>	<u>33,585.51</u>	<u>(554.92)</u>
<u>Improvements</u>			
1410 Furniture & Fixturst	8,502.52	8,502.52	0.00
1415 Pool/Tennis Cts/Clubhouse	490,825.41	490,825.41	0.00
1480 Allowance for Depreciation	(384,792.00)	(384,792.00)	0.00
<u>Total Improvements</u>	<u>114,535.93</u>	<u>114,535.93</u>	<u>0.00</u>
<u>Total Assets</u>	<u>782,338.18</u>	<u>796,809.03</u>	<u>(14,470.85)</u>
<b>Liabilities &amp; Equity</b>			
<u>Prepaid Assessments</u>			
2810 Prepaid Assessments	14,961.94	17,365.59	(2,403.65)
<u>Total Prepaid Assessments</u>	<u>14,961.94</u>	<u>17,365.59</u>	<u>(2,403.65)</u>
<u>Capital</u>			
3910 Operating Fund	392,163.45	392,499.63	(336.18)
3911 Reserve Fund	393,415.51	393,415.51	0.00
Current Year Net Income (Loss)	(18,202.72)	(6,471.70)	(11,731.02)
<u>Total Capital</u>	<u>767,376.24</u>	<u>779,443.44</u>	<u>(12,067.20)</u>
<u>Total Liabilities &amp; Equity</u>	<u>782,338.18</u>	<u>796,809.03</u>	<u>(14,470.85)</u>

# Oak Creek Homeowners Association, Inc.

## IMS - Income Statement

Period 10/1/2022 To 10/31/2022 11:59:00 PM

Operating	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
<b>Income</b>							
<b><u>Assessment Income</u></b>							
4121 Maint Fee/Resident	11,826.64	12,377.00	(550.36)	121,534.53	123,770.00	(2,235.47)	148,524.00
<b>TOTAL Assessment Inco</b>	<b>11,826.64</b>	<b>12,377.00</b>	<b>(550.36)</b>	<b>121,534.53</b>	<b>123,770.00</b>	<b>(2,235.47)</b>	<b>148,524.00</b>
<b><u>Fee Income</u></b>							
4170 Delinquent Letter	140.00	0.00	140.00	140.00	0.00	140.00	0.00
4205 Interest on Maintenance Fees	55.95	0.00	55.95	224.28	0.00	224.28	0.00
4312 Attorney Fees-Maintenance Coll	1,048.19	0.00	1,048.19	1,048.19	0.00	1,048.19	0.00
4335 Deed Restriction Charge	25.00	0.00	25.00	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
<b>TOTAL Fee Income</b>	<b>1,269.14</b>	<b>0.00</b>	<b>1,269.14</b>	<b>1,480.63</b>	<b>0.00</b>	<b>1,480.63</b>	<b>0.00</b>
<b><u>Other Income</u></b>							
4350 Bank Interest	72.07	500.00	(427.93)	1,239.49	5,000.00	(3,760.51)	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	320.00	0.00	320.00	0.00
4710 Miscellaneous	0.00	0.00	0.00	341.27	0.00	341.27	0.00
<b>TOTAL Other Income</b>	<b>72.07</b>	<b>500.00</b>	<b>(427.93)</b>	<b>2,100.76</b>	<b>5,000.00</b>	<b>(2,899.24)</b>	<b>6,000.00</b>
<b>TOTAL Income</b>	<b>13,167.85</b>	<b>12,877.00</b>	<b>290.85</b>	<b>125,115.92</b>	<b>128,770.00</b>	<b>(3,654.08)</b>	<b>154,524.00</b>
<b>Expense</b>							
<b><u>Amenity Maintenance</u></b>							
5515 Community Center Expense	0.00	0.00	0.00	19,800.00	0.00	19,800.00	0.00
5530 Recreation Expense	(3,941.00)	0.00	(3,941.00)	0.00	0.00	0.00	0.00
<b>TOTAL Amenity Maintena</b>	<b>(3,941.00)</b>	<b>0.00</b>	<b>(3,941.00)</b>	<b>19,800.00</b>	<b>0.00</b>	<b>19,800.00</b>	<b>0.00</b>
<b><u>Entry Maintenance</u></b>							
5117 Access Gate Repair & Maint	0.00	0.00	0.00	495.79	2,400.00	(1,904.21)	2,400.00
<b>TOTAL Entry Maintenan</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>495.79</b>	<b>2,400.00</b>	<b>(1,904.21)</b>	<b>2,400.00</b>
<b><u>General Maintenance</u></b>							
5610 General Maint. & Repairs	0.00	1,500.00	(1,500.00)	9,973.27	17,300.00	(7,326.73)	18,500.00
5625 Pest Control	0.00	0.00	0.00	97.43	300.00	(202.57)	400.00
<b>TOTAL General Maintena</b>	<b>0.00</b>	<b>1,500.00</b>	<b>(1,500.00)</b>	<b>10,070.70</b>	<b>17,600.00</b>	<b>(7,529.30)</b>	<b>18,900.00</b>
<b><u>Insurance &amp; Taxes</u></b>							
6810 Insurance	17,441.00	9,800.00	7,641.00	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	140.21	0.00	140.21	140.21	250.00	(109.79)	250.00

# Oak Creek Homeowners Association, Inc.

## IMS - Income Statement

Period 10/1/2022 To 10/31/2022 11:59:00 PM

Operating	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
<b>TOTAL Insurance &amp; Tax</b>	<b>17,581.21</b>	<b>9,800.00</b>	<b>7,781.21</b>	<b>16,849.21</b>	<b>10,550.00</b>	<b>6,299.21</b>	<b>10,550.00</b>
<b><u>Irrigation Maintenance</u></b>							
5210 Sprinkler System Repair	204.11	0.00	204.11	710.49	1,000.00	(289.51)	1,000.00
5215 Irrigation Repairs	(204.11)	0.00	(204.11)	0.00	0.00	0.00	0.00
<b>TOTAL Irrigation Mainten</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>710.49</b>	<b>1,000.00</b>	<b>(289.51)</b>	<b>1,000.00</b>
<b><u>Landscape Maintenance</u></b>							
5310 Landscape Contract	649.50	525.00	124.50	6,495.00	5,250.00	1,245.00	6,300.00
<b>TOTAL Landscape Maintn</b>	<b>649.50</b>	<b>525.00</b>	<b>124.50</b>	<b>6,495.00</b>	<b>5,250.00</b>	<b>1,245.00</b>	<b>6,300.00</b>
<b><u>Other Expenses</u></b>							
7130 Office Supplies	152.00	1,225.00	(1,073.00)	12,366.41	12,250.00	116.41	14,700.00
7145 Storage Fee	317.00	170.00	147.00	2,477.00	1,700.00	777.00	2,040.00
7250 Newsletter Expense	269.99	0.00	269.99	1,314.69	1,175.00	139.69	1,410.00
7270 Community Events	3,941.00	0.00	3,941.00	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
<b>TOTAL Other Expenses</b>	<b>4,679.99</b>	<b>1,395.00</b>	<b>3,284.99</b>	<b>20,316.53</b>	<b>24,575.00</b>	<b>(4,258.47)</b>	<b>27,600.00</b>
<b><u>Pool Maintenance</u></b>							
5405 Pool Contract	1,721.17	600.00	1,121.17	11,188.73	11,400.00	(211.27)	12,600.00
5410 Pool Maint & Repairs	102.84	0.00	102.84	5,023.39	4,500.00	523.39	4,500.00
<b>TOTAL Pool Maintenance</b>	<b>1,824.01</b>	<b>600.00</b>	<b>1,224.01</b>	<b>16,212.12</b>	<b>15,900.00</b>	<b>312.12</b>	<b>17,100.00</b>
<b><u>Professional Services</u></b>							
6130 Tax Preparation	0.00	0.00	0.00	0.00	300.00	(300.00)	300.00
6160 Legal	0.00	283.00	(283.00)	4,009.00	2,830.00	1,179.00	3,400.00
6210 Administrative Services	2,000.00	2,000.00	0.00	20,000.00	20,000.00	0.00	24,000.00
6280 Internet/Web Services	179.69	175.00	4.69	1,767.80	1,750.00	17.80	2,100.00
<b>TOTAL Professional Serv</b>	<b>2,179.69</b>	<b>2,458.00</b>	<b>(278.31)</b>	<b>25,776.80</b>	<b>24,880.00</b>	<b>896.80</b>	<b>29,800.00</b>
<b><u>Reserve/Contingency Transfers</u></b>							
9820 Capital Reserve Allocation	1,961.00	1,961.00	0.00	19,610.00	19,610.00	0.00	23,532.00
<b>TOTAL Reserve/Continge</b>	<b>1,961.00</b>	<b>1,961.00</b>	<b>0.00</b>	<b>19,610.00</b>	<b>19,610.00</b>	<b>0.00</b>	<b>23,532.00</b>
<b><u>Security Expense</u></b>							
6945 Alarm Monitoring	177.54	100.00	77.54	1,318.53	1,000.00	318.53	1,200.00
6955 Camera Maintenance & Repairs	(88.77)	0.00	(88.77)	0.00	0.00	0.00	0.00
<b>TOTAL Security Expense</b>	<b>88.77</b>	<b>100.00</b>	<b>(11.23)</b>	<b>1,318.53</b>	<b>1,000.00</b>	<b>318.53</b>	<b>1,200.00</b>
<b><u>Utility Expenses</u></b>							

# Oak Creek Homeowners Association, Inc.

## IMS - Income Statement

Period 10/1/2022 To 10/31/2022 11:59:00 PM

Operating	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
6513 Power-	536.17	700.00	(163.83)	5,733.01	7,000.00	(1,266.99)	8,400.00
6530 Telephone	(1.00)	0.00	(1.00)	(1.00)	0.00	(1.00)	0.00
6550 Water / Sewer	1,319.62	600.00	719.62	3,654.80	6,000.00	(2,345.20)	7,202.00
6590 Trash Service	0.00	135.00	(135.00)	434.31	540.00	(105.69)	540.00
<b>TOTAL Utility Expenses</b>	<b>1,854.79</b>	<b>1,435.00</b>	<b>419.79</b>	<b>9,821.12</b>	<b>13,540.00</b>	<b>(3,718.88)</b>	<b>16,142.00</b>
<b>TOTAL Expense</b>	<b>26,877.96</b>	<b>19,774.00</b>	<b>7,103.96</b>	<b>147,476.29</b>	<b>136,305.00</b>	<b>11,171.29</b>	<b>154,524.00</b>
<b>Excess Revenue / Expense</b>	<b>(13,710.11)</b>	<b>(6,897.00)</b>	<b>(6,813.11)</b>	<b>(22,360.37)</b>	<b>(7,535.00)</b>	<b>(14,825.37)</b>	<b>0.00</b>

# Oak Creek Homeowners Association, Inc.

## IMS - Income Statement

Period 10/1/2022 To 10/31/2022 11:59:00 PM

Reserve	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
<b>Income</b>							
<b><u>Other</u></b>							
9805 Capital Reserve Contribution	1,961.00	0.00	1,961.00	3,922.00	0.00	3,922.00	0.00
<b>TOTAL Other</b>	<b>1,961.00</b>	<b>0.00</b>	<b>1,961.00</b>	<b>3,922.00</b>	<b>0.00</b>	<b>3,922.00</b>	<b>0.00</b>
<b><u>Other Income</u></b>							
4350 Bank Interest	18.09	0.00	18.09	235.65	0.00	235.65	0.00
<b>TOTAL Other Income</b>	<b>18.09</b>	<b>0.00</b>	<b>18.09</b>	<b>235.65</b>	<b>0.00</b>	<b>235.65</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>1,979.09</b>	<b>0.00</b>	<b>1,979.09</b>	<b>4,157.65</b>	<b>0.00</b>	<b>4,157.65</b>	<b>0.00</b>
<b>Excess Revenue / Expense</b>	<b>1,979.09</b>	<b>0.00</b>	<b>1,979.09</b>	<b>4,157.65</b>	<b>0.00</b>	<b>4,157.65</b>	<b>0.00</b>