

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 06/30/2023

**Assets**

Operating Cash

1110 Oper Cash CIT 18,396.80

Total Operating Cash 18,396.80

Reserve Cash

1130 Reserve Cash CIT 89,091.82

1131 Capital Reserve Cash - RBank 250,600.71

1147 9 MO CD - CIT BANK 9/19/2023 25,282.05

Total Reserve Cash 364,974.58

Reserve CDs

1149 52 WK CD- CIT BANK 12/19/2023 25,282.05

Total Reserve CDs 25,282.05

Current Assets

1310 Accounts Receivable 33,819.36

Total Current Assets 33,819.36

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*

557,008.72

**Liabilities & Equity**

Prepaid Assessments

2810 Prepaid Assessments 24,114.79

Total Prepaid Assessments 24,114.79

Capital

3910 Operating Fund 149,528.76

3911 Reserve Fund 615,131.89

Current Year Net Income (Loss) (231,766.72)

Total Capital 532,893.93

*Total Liabilities & Equity*

557,008.72

# Oak Creek Homeowners Association, Inc.

## Income & Expense Statement

Period 6/1/2023 To 6/30/2023 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	691.73	0.00	691.73	4,889.65	0.00	4,889.65	0.00
4121 Maint Fee/Resident	13,001.42	12,996.00	5.42	73,729.45	77,976.00	(4,246.55)	155,952.00
<b>TOTAL Assessment Income</b>	<b>13,693.15</b>	<b>12,996.00</b>	<b>697.15</b>	<b>78,619.10</b>	<b>77,976.00</b>	<b>643.10</b>	<b>155,952.00</b>
<b><u>Fee Income</u></b>							
4170 Delinquent Letter	117.60	0.00	117.60	354.15	0.00	354.15	0.00
4205 Interest on Maintenance Fees	673.15	150.00	523.15	1,001.35	900.00	101.35	1,800.00
4312 Attorney Fees-Maintenance Coll	33.27	0.00	33.27	553.67	0.00	553.67	0.00
4320 NSF Charge-Assoc.	0.00	0.00	0.00	10.00	0.00	10.00	0.00
4321 Return Item Fee - Mgmt Company	0.00	0.00	0.00	25.00	0.00	25.00	0.00
4328 Admin Fee - Mgmt Company	200.00	0.00	200.00	216.01	0.00	216.01	0.00
4335 Deed Restriction Charge	25.00	0.00	25.00	141.13	0.00	141.13	0.00
<b>TOTAL Fee Income</b>	<b>1,049.02</b>	<b>150.00</b>	<b>899.02</b>	<b>2,301.31</b>	<b>900.00</b>	<b>1,401.31</b>	<b>1,800.00</b>
<b><u>Other Income</u></b>							
4350 Bank Interest	5.27	0.00	5.27	69.81	0.00	69.81	0.00
4506 Amenity Access Income	50.00	0.00	50.00	75.00	0.00	75.00	0.00
4710 Miscellaneous	0.00	0.00	0.00	61.90	0.00	61.90	0.00
4999 Write Off Contra Account	(5.39)	0.00	(5.39)	(12.19)	0.00	(12.19)	0.00
<b>TOTAL Other Income</b>	<b>49.88</b>	<b>0.00</b>	<b>49.88</b>	<b>194.52</b>	<b>0.00</b>	<b>194.52</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>14,792.05</b>	<b>13,146.00</b>	<b>1,646.05</b>	<b>81,114.93</b>	<b>78,876.00</b>	<b>2,238.93</b>	<b>157,752.00</b>
<b>Expense</b>							
<b><u>Amenity Maintenance</u></b>							
5503 Maintenance	0.00	0.00	0.00	389.70	0.00	(389.70)	0.00
5515 Community Center Expense	2,700.00	0.00	(2,700.00)	159,963.51	0.00	(159,963.51)	0.00
<b>TOTAL Amenity Maintenance</b>	<b>2,700.00</b>	<b>0.00</b>	<b>(2,700.00)</b>	<b>160,353.21</b>	<b>0.00</b>	<b>(160,353.21)</b>	<b>0.00</b>
<b><u>Capital Improvements</u></b>							
7805 Capital Improvement	117,794.85	0.00	(117,794.85)	118,204.03	0.00	(118,204.03)	0.00
<b>TOTAL Capital Improvements</b>	<b>117,794.85</b>	<b>0.00</b>	<b>(117,794.85)</b>	<b>118,204.03</b>	<b>0.00</b>	<b>(118,204.03)</b>	<b>0.00</b>
<b><u>Entry Maintenance</u></b>							
5117 Access Gate Repair & Maint	0.00	200.00	200.00	338.82	1,400.00	1,061.18	1,400.00
<b>TOTAL Entry Maintenance</b>	<b>0.00</b>	<b>200.00</b>	<b>200.00</b>	<b>338.82</b>	<b>1,400.00</b>	<b>1,061.18</b>	<b>1,400.00</b>
<b><u>General Maintenance</u></b>							
5610 General Maint. & Repairs	0.00	2,500.00	2,500.00	3,283.55	8,300.00	5,016.45	17,500.00
5625 Pest Control	105.00	0.00	(105.00)	105.00	240.00	135.00	480.00
<b>TOTAL General Maintenance</b>	<b>105.00</b>	<b>2,500.00</b>	<b>2,395.00</b>	<b>3,388.55</b>	<b>8,540.00</b>	<b>5,151.45</b>	<b>17,980.00</b>
<b><u>Insurance &amp; Taxes</u></b>							
6810 Insurance	0.00	0.00	0.00	(6,553.00)	0.00	6,553.00	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>(6,553.00)</b>	<b>0.00</b>	<b>6,553.00</b>	<b>12,140.00</b>
<b><u>Irrigation Maintenance</u></b>							
5215 Irrigation Repairs	649.50	250.00	(399.50)	649.50	500.00	(149.50)	1,000.00
<b>TOTAL Irrigation Maintenance</b>	<b>649.50</b>	<b>250.00</b>	<b>(399.50)</b>	<b>649.50</b>	<b>500.00</b>	<b>(149.50)</b>	<b>1,000.00</b>
<b><u>Landscape Maintenance</u></b>							

# Oak Creek Homeowners Association, Inc.

## Income & Expense Statement

Period 6/1/2023 To 6/30/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
5310 Landscape Contract	1,363.98	720.00	(643.98)	4,936.23	4,320.00	(616.23)	8,640.00
<b>TOTAL Landscape Maintenance</b>	<b>1,363.98</b>	<b>720.00</b>	<b>(643.98)</b>	<b>4,936.23</b>	<b>4,320.00</b>	<b>(616.23)</b>	<b>8,640.00</b>
<b><u>Other Expenses</u></b>							
7130 Office Supplies	417.40	1,100.00	682.60	1,870.25	9,400.00	7,529.75	17,800.00
7145 Storage Fee	204.59	0.00	(204.59)	409.18	0.00	(409.18)	0.00
7270 Community Events	0.00	5,000.00	5,000.00	100.00	5,000.00	4,900.00	5,000.00
7360 Bank Charges	0.00	0.00	0.00	318.09	0.00	(318.09)	0.00
7365 Write Off/Bad Debt Exp.	0.00	0.00	0.00	11.67	0.00	(11.67)	0.00
<b>TOTAL Other Expenses</b>	<b>621.99</b>	<b>6,100.00</b>	<b>5,478.01</b>	<b>2,709.19</b>	<b>14,400.00</b>	<b>11,690.81</b>	<b>22,800.00</b>
<b><u>Pool Maintenance</u></b>							
5405 Pool Contract	1,279.51	1,725.00	445.49	7,877.37	8,050.00	172.63	16,100.00
5410 Pool Maint & Repairs	714.46	1,500.00	785.54	4,819.84	3,000.00	(1,819.84)	4,500.00
<b>TOTAL Pool Maintenance</b>	<b>1,993.97</b>	<b>3,225.00</b>	<b>1,231.03</b>	<b>12,697.21</b>	<b>11,050.00</b>	<b>(1,647.21)</b>	<b>20,600.00</b>
<b><u>Professional Services</u></b>							
6120 Audit	0.00	0.00	0.00	0.00	3,500.00	3,500.00	3,500.00
6130 Tax Preparation	0.00	0.00	0.00	450.00	0.00	(450.00)	0.00
6160 Legal	782.00	350.00	(432.00)	782.00	2,100.00	1,318.00	4,200.00
6210 Administrative Services	2,000.00	2,000.00	0.00	12,000.00	12,000.00	0.00	24,000.00
6280 Internet/Web Services	0.00	0.00	0.00	178.69	0.00	(178.69)	0.00
<b>TOTAL Professional Services</b>	<b>2,782.00</b>	<b>2,350.00</b>	<b>(432.00)</b>	<b>13,410.69</b>	<b>17,600.00</b>	<b>4,189.31</b>	<b>31,700.00</b>
<b><u>Reserve/Contingency Transfers</u></b>							
9820 Capital Reserve Allocation	0.00	1,880.00	1,880.00	5,640.00	11,280.00	5,640.00	22,560.00
<b>TOTAL Reserve/Contingency Transfers</b>	<b>0.00</b>	<b>1,880.00</b>	<b>1,880.00</b>	<b>5,640.00</b>	<b>11,280.00</b>	<b>5,640.00</b>	<b>22,560.00</b>
<b><u>Security Expense</u></b>							
6945 Alarm Monitoring	0.00	100.00	100.00	355.08	600.00	244.92	1,200.00
<b>TOTAL Security Expense</b>	<b>0.00</b>	<b>100.00</b>	<b>100.00</b>	<b>355.08</b>	<b>600.00</b>	<b>244.92</b>	<b>1,200.00</b>
<b><u>Utility Expenses</u></b>							
6513 Power-	550.15	725.00	174.85	2,772.16	4,350.00	1,577.84	8,700.00
6535 Telephone	178.69	200.00	21.31	893.45	1,200.00	306.55	2,400.00
6550 Water / Sewer	0.00	500.00	500.00	927.36	3,000.00	2,072.64	6,000.00
6590 Trash Service	0.00	0.00	0.00	268.46	320.00	51.54	640.00
<b>TOTAL Utility Expenses</b>	<b>728.84</b>	<b>1,425.00</b>	<b>696.16</b>	<b>4,861.43</b>	<b>8,870.00</b>	<b>4,008.57</b>	<b>17,740.00</b>
<b>TOTAL Expense</b>	<b>128,740.13</b>	<b>18,750.00</b>	<b>(109,990.13)</b>	<b>320,990.94</b>	<b>78,560.00</b>	<b>(242,430.94)</b>	<b>157,760.00</b>
<b>Excess Revenue / Expense</b>	<b>(113,948.08)</b>	<b>(5,604.00)</b>	<b>(108,344.08)</b>	<b>(239,876.01)</b>	<b>316.00</b>	<b>(240,192.01)</b>	<b>(8.00)</b>

# Oak Creek Homeowners Association, Inc.

## Income & Expense Statement

Period 6/1/2023 To 6/30/2023 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	0.00	0.00	0.00	5,640.00	0.00	5,640.00	0.00
<b>TOTAL Other</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,640.00</b>	<b>0.00</b>	<b>5,640.00</b>	<b>0.00</b>
<b><u>Other Income</u></b>							
4350 Bank Interest	443.10	0.00	443.10	2,469.29	0.00	2,469.29	0.00
<b>TOTAL Other Income</b>	<b>443.10</b>	<b>0.00</b>	<b>443.10</b>	<b>2,469.29</b>	<b>0.00</b>	<b>2,469.29</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>443.10</b>	<b>0.00</b>	<b>443.10</b>	<b>8,109.29</b>	<b>0.00</b>	<b>8,109.29</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	420,000.00	420,000.00	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>420,000.00</b>	<b>420,000.00</b>	<b>420,000.00</b>
<b><u>General Maintenance</u></b>							
5620 Lighting Repair & Maint.	0.00	0.00	0.00	0.00	10,081.00	10,081.00	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>10,081.00</b>	<b>10,081.00</b>	<b>10,081.00</b>
<b><u>Pool Maintenance</u></b>							
5410 Pool Maint & Repairs	0.00	0.00	0.00	0.00	20,000.00	20,000.00	20,000.00
<b>TOTAL Pool Maintenance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</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>70,000.00</b>	<b>70,000.00</b>	<b>0.00</b>	<b>450,081.00</b>	<b>450,081.00</b>	<b>450,081.00</b>
<b>Excess Revenue / Expense</b>	<b>443.10</b>	<b>(70,000.00)</b>	<b>70,443.10</b>	<b>8,109.29</b>	<b>(450,081.00)</b>	<b>458,190.29</b>	<b>(450,081.00)</b>