

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 08/31/2023

Assets		
<u>Operating Cash</u>		
1110	Oper Cash CIT	11,246.88
<u>Total Operating Cash</u>		<u>11,246.88</u>
<u>Reserve Cash</u>		
1130	Reserve Cash CIT	89,137.23
1131	Capital Reserve Cash - RBank	250,600.71
1147	9 MO CD - CIT BANK 9/19/2023	25,377.29
<u>Total Reserve Cash</u>		<u>365,115.23</u>
<u>Reserve CDs</u>		
1149	52 WK CD- CIT BANK 12/19/2023	25,377.29
<u>Total Reserve CDs</u>		<u>25,377.29</u>
<u>Current Assets</u>		
1310	Accounts Receivable	34,873.35
<u>Total Current Assets</u>		<u>34,873.35</u>
<u>Improvements</u>		
1410	Furniture & Fixturest	8,502.52
1415	Pool/Tennis Cts/Clubhouse	490,825.41
1480	Allowance for Depreciation	(384,792.00)
<u>Total Improvements</u>		<u>114,535.93</u>
<i>Total Assets</i>		<u><u>551,148.68</u></u>
 Liabilities & Equity		
<u>Prepaid Assessments</u>		
2810	Prepaid Assessments	20,738.06
<u>Total Prepaid Assessments</u>		<u>20,738.06</u>
<u>Capital</u>		
3910	Operating Fund	150,582.75
3911	Reserve Fund	615,131.89
	Current Year Net Income (Loss)	(235,304.02)
<u>Total Capital</u>		<u>530,410.62</u>
<i>Total Liabilities & Equity</i>		<u><u>551,148.68</u></u>

Oak Creek Homeowners Association, Inc.

Income & Expense Statement

Period 8/1/2023 To 8/31/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Assessment Income</u>							
4111 Maint Fee/Resident/Prior Yr	0.00	0.00	0.00	5,024.85	0.00	5,024.85	0.00
4121 Maint Fee/Resident	13,098.88	12,996.00	102.88	99,631.73	103,968.00	(4,336.27)	155,952.00
TOTAL Assessment Income	13,098.88	12,996.00	102.88	104,656.58	103,968.00	688.58	155,952.00
<u>Fee Income</u>							
4170 Delinquent Letter	88.29	0.00	88.29	538.56	0.00	538.56	0.00
4205 Interest on Maintenance Fees	102.96	150.00	(47.04)	1,197.32	1,200.00	(2.68)	1,800.00
4312 Attorney Fees-Maintenance Coll	0.00	0.00	0.00	553.67	0.00	553.67	0.00
4320 NSF Charge-Assoc.	10.00	0.00	10.00	20.00	0.00	20.00	0.00
4321 Return Item Fee - Mgmt Company	25.00	0.00	25.00	50.00	0.00	50.00	0.00
4328 Admin Fee - Mgmt Company	0.00	0.00	0.00	236.01	0.00	236.01	0.00
4335 Deed Restriction Charge	50.00	0.00	50.00	347.00	0.00	347.00	0.00
TOTAL Fee Income	276.25	150.00	126.25	2,942.56	1,200.00	1,742.56	1,800.00
<u>Other Income</u>							
4350 Bank Interest	0.77	0.00	0.77	73.48	0.00	73.48	0.00
4506 Amenity Access Income	60.00	0.00	60.00	135.00	0.00	135.00	0.00
4530 Amenity Rental Fee	180.00	0.00	180.00	180.00	0.00	180.00	0.00
4710 Miscellaneous	0.00	0.00	0.00	61.90	0.00	61.90	0.00
4999 Write Off Contra Account	0.00	0.00	0.00	(20.28)	0.00	(20.28)	0.00
TOTAL Other Income	240.77	0.00	240.77	430.10	0.00	430.10	0.00
TOTAL Income	13,615.90	13,146.00	469.90	108,029.24	105,168.00	2,861.24	157,752.00
Expense							
<u>Capital Improvements</u>							
7805 Capital Improvement	0.00	0.00	0.00	409.18	0.00	(409.18)	0.00
TOTAL Capital Improvements	0.00	0.00	0.00	409.18	0.00	(409.18)	0.00
<u>Entry Maintenance</u>							
5117 Access Gate Repair & Maint	0.00	0.00	0.00	338.82	1,400.00	1,061.18	1,400.00
TOTAL Entry Maintenance	0.00	0.00	0.00	338.82	1,400.00	1,061.18	1,400.00
<u>General Maintenance</u>							
5610 General Maint. & Repairs	1,472.27	2,500.00	1,027.73	8,069.26	13,300.00	5,230.74	17,500.00
5625 Pest Control	0.00	0.00	0.00	105.00	360.00	255.00	480.00
TOTAL General Maintenance	1,472.27	2,500.00	1,027.73	8,174.26	13,660.00	5,485.74	17,980.00
<u>Insurance & Taxes</u>							
6810 Insurance	12,475.00	0.00	(12,475.00)	5,922.00	0.00	(5,922.00)	12,000.00
6855 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	140.00
TOTAL Insurance & Taxes	12,475.00	0.00	(12,475.00)	5,922.00	0.00	(5,922.00)	12,140.00
<u>Irrigation Maintenance</u>							
5215 Irrigation Repairs	0.00	0.00	0.00	649.50	500.00	(149.50)	1,000.00
TOTAL Irrigation Maintenance	0.00	0.00	0.00	649.50	500.00	(149.50)	1,000.00
<u>Landscape Maintenance</u>							
5310 Landscape Contract	714.45	720.00	5.55	6,365.13	5,760.00	(605.13)	8,640.00
TOTAL Landscape Maintenance	714.45	720.00	5.55	6,365.13	5,760.00	(605.13)	8,640.00
<u>Other Expenses</u>							

Oak Creek Homeowners Association, Inc.

Income & Expense Statement

Period 8/1/2023 To 8/31/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
7130 Office Supplies	0.00	1,100.00	1,100.00	2,112.45	12,500.00	10,387.55	17,800.00
7145 Storage Fee	204.59	0.00	(204.59)	818.36	0.00	(818.36)	0.00
7270 Community Events	0.00	0.00	0.00	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
TOTAL Other Expenses	204.59	1,100.00	895.41	3,360.57	17,500.00	14,139.43	22,800.00
<u>Pool Maintenance</u>							
5405 Pool Contract	1,732.00	1,725.00	(7.00)	10,888.89	11,500.00	611.11	16,100.00
5410 Pool Maint & Repairs	641.92	0.00	(641.92)	5,461.76	3,000.00	(2,461.76)	4,500.00
TOTAL Pool Maintenance	2,373.92	1,725.00	(648.92)	16,350.65	14,500.00	(1,850.65)	20,600.00
<u>Professional Services</u>							
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	556.00	350.00	(206.00)	2,418.00	2,800.00	382.00	4,200.00
6210 Administrative Services	2,000.00	2,000.00	0.00	16,000.00	16,000.00	0.00	24,000.00
6280 Internet/Web Services	0.00	0.00	0.00	178.69	0.00	(178.69)	0.00
TOTAL Professional Services	2,556.00	2,350.00	(206.00)	19,046.69	22,300.00	3,253.31	31,700.00
<u>Reserve/Contingency Transfers</u>							
9820 Capital Reserve Allocation	0.00	1,880.00	1,880.00	5,640.00	15,040.00	9,400.00	22,560.00
TOTAL Reserve/Contingency Transfers	0.00	1,880.00	1,880.00	5,640.00	15,040.00	9,400.00	22,560.00
<u>Security Expense</u>							
6945 Alarm Monitoring	0.00	100.00	100.00	355.08	800.00	444.92	1,200.00
TOTAL Security Expense	0.00	100.00	100.00	355.08	800.00	444.92	1,200.00
<u>Utility Expenses</u>							
6513 Power-	750.90	725.00	(25.90)	4,126.47	5,800.00	1,673.53	8,700.00
6535 Telephone	178.69	200.00	21.31	1,250.83	1,600.00	349.17	2,400.00
6550 Water / Sewer	341.30	500.00	158.70	1,393.98	4,000.00	2,606.02	6,000.00
6590 Trash Service	0.00	0.00	0.00	536.92	480.00	(56.92)	640.00
TOTAL Utility Expenses	1,270.89	1,425.00	154.11	7,308.20	11,880.00	4,571.80	17,740.00
TOTAL Expense	21,067.12	11,800.00	(9,267.12)	73,920.08	103,340.00	29,419.92	157,760.00
Excess Revenue / Expense	(7,451.22)	1,346.00	(8,797.22)	34,109.16	1,828.00	32,281.16	(8.00)

Oak Creek Homeowners Association, Inc.

Income & Expense Statement

Period 8/1/2023 To 8/31/2023 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	5,640.00	0.00	5,640.00	0.00
TOTAL Other	0.00	0.00	0.00	5,640.00	0.00	5,640.00	0.00
<u>Other Income</u>							
4350 Bank Interest	119.59	0.00	119.59	2,705.18	0.00	2,705.18	0.00
TOTAL Other Income	119.59	0.00	119.59	2,705.18	0.00	2,705.18	0.00
TOTAL Income	119.59	0.00	119.59	8,345.18	0.00	8,345.18	0.00
Expense							
<u>Amenity Maintenance</u>							
5515 Community Center Expense	0.00	0.00	0.00	277,758.36	420,000.00	142,241.64	420,000.00
TOTAL Amenity Maintenance	0.00	0.00	0.00	277,758.36	420,000.00	142,241.64	420,000.00
<u>General Maintenance</u>							
5620 Lighting Repair & Maint.	0.00	0.00	0.00	0.00	10,081.00	10,081.00	10,081.00
TOTAL General Maintenance	0.00	0.00	0.00	0.00	10,081.00	10,081.00	10,081.00
<u>Pool Maintenance</u>							
5410 Pool Maint & Repairs	0.00	0.00	0.00	0.00	20,000.00	20,000.00	20,000.00
TOTAL Pool Maintenance	0.00	0.00	0.00	0.00	20,000.00	20,000.00	20,000.00
TOTAL Expense	0.00	0.00	0.00	277,758.36	450,081.00	172,322.64	450,081.00
Excess Revenue / Expense	119.59	0.00	119.59	(269,413.18)	(450,081.00)	180,667.82	(450,081.00)