

# Oak Creek Homeowners Association, Inc.

## IMS - Balance Sheet

Period 02/28/2023

### Assets

#### Operating Cash

Oper Cash CIT 42,632.42

**Total Operating Cash 42,632.42**

#### Reserve Cash

Reserve Cash CIT 355,944.23

9 MO CD - CIT BANK 9/19/2023 25,095.73

**Total Reserve Cash 381,039.96**

#### Reserve CDs

CIT Bank CD 06.12.24 102,979.81

CIT CDAR 04.06.23 20,098.98

CIT CDAR 06.08.23 20,119.74

CIT CDAR 03.09.23 20,119.67

3 MO CD - CIT BANK 3/19/2023 25,095.73

6 MO CD - CIT BANK 6/19/2023 25,095.73

52 WK CD- CIT BANK 12/19/2023 25,095.73

**Total Reserve CDs 238,605.39**

#### Current Assets

Accounts Receivable 37,314.78

**Total Current Assets 37,314.78**

#### Improvements

Furniture & Fixtrest 8,502.52

Pool/Tennis Cts/Clubhouse 490,825.41

Allowance for Depreciation (384,792.00)

**Total Improvements 114,535.93**

***Total Assets* 814,128.48**

### Liabilities & Equity

#### Prepaid Assessments

Prepaid Assessments 27,264.03

**Total Prepaid Assessments 27,264.03**

#### Capital

Operating Fund 152,698.42

Reserve Fund 615,131.89

Current Year Net Income (Loss) 19,034.14

**Total Capital 786,864.45**

***Total Liabilities & Equity* 814,128.48**

# Oak Creek Homeowners Association, Inc.

## Income & Expense Statement

Period 2/1/2023 To 2/28/2023 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	477.57	0.00	477.57	1,599.49	0.00	1,599.49	0.00
4121 Maint Fee/Resident	11,518.36	12,996.00	(1,477.64)	22,384.61	25,992.00	(3,607.39)	155,952.00
<b>TOTAL Assessment Income</b>	<b>11,995.93</b>	<b>12,996.00</b>	<b>(1,000.07)</b>	<b>23,984.10</b>	<b>25,992.00</b>	<b>(2,007.90)</b>	<b>155,952.00</b>
<b><u>Fee Income</u></b>							
4170 Delinquent Letter	13.20	0.00	13.20	13.20	0.00	13.20	0.00
4205 Interest on Maintenance Fees	17.13	150.00	(132.87)	37.07	300.00	(262.93)	1,800.00
4312 Attorney Fees-Maintenance Coll	437.00	0.00	437.00	437.00	0.00	437.00	0.00
4320 NSF Charge-Assoc.	10.00	0.00	10.00	10.00	0.00	10.00	0.00
4321 Return Item Fee - Mgmt Company	24.54	0.00	24.54	24.54	0.00	24.54	0.00
<b>TOTAL Fee Income</b>	<b>501.87</b>	<b>150.00</b>	<b>351.87</b>	<b>521.81</b>	<b>300.00</b>	<b>221.81</b>	<b>1,800.00</b>
<b><u>Other Income</u></b>							
4350 Bank Interest	1.64	0.00	1.64	3.18	0.00	3.18	0.00
<b>TOTAL Other Income</b>	<b>1.64</b>	<b>0.00</b>	<b>1.64</b>	<b>3.18</b>	<b>0.00</b>	<b>3.18</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>12,499.44</b>	<b>13,146.00</b>	<b>(646.56)</b>	<b>24,509.09</b>	<b>26,292.00</b>	<b>(1,782.91)</b>	<b>157,752.00</b>
<b>Expense</b>							
<b><u>Capital Improvements</u></b>							
7805 Capital Improvement	204.59	0.00	(204.59)	204.59	0.00	(204.59)	0.00
<b>TOTAL Capital Improvements</b>	<b>204.59</b>	<b>0.00</b>	<b>(204.59)</b>	<b>204.59</b>	<b>0.00</b>	<b>(204.59)</b>	<b>0.00</b>
<b><u>Entry Maintenance</u></b>							
5117 Access Gate Repair & Maint	338.82	200.00	(138.82)	338.82	200.00	(138.82)	1,400.00
<b>TOTAL Entry Maintenance</b>	<b>338.82</b>	<b>200.00</b>	<b>(138.82)</b>	<b>338.82</b>	<b>200.00</b>	<b>(138.82)</b>	<b>1,400.00</b>
<b><u>General Maintenance</u></b>							
5610 General Maint. & Repairs	350.00	600.00	250.00	350.00	1,200.00	850.00	17,500.00
5625 Pest Control	0.00	0.00	0.00	0.00	120.00	120.00	480.00
<b>TOTAL General Maintenance</b>	<b>350.00</b>	<b>600.00</b>	<b>250.00</b>	<b>350.00</b>	<b>1,320.00</b>	<b>970.00</b>	<b>17,980.00</b>
<b><u>Insurance &amp; Taxes</u></b>							
6810 Insurance	(6,678.00)	0.00	6,678.00	(6,678.00)	0.00	6,678.00	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>(6,678.00)</b>	<b>0.00</b>	<b>6,678.00</b>	<b>(6,678.00)</b>	<b>0.00</b>	<b>6,678.00</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	1,428.90	1,440.00	11.10	8,640.00
<b>TOTAL Landscape Maintenance</b>	<b>714.45</b>	<b>720.00</b>	<b>5.55</b>	<b>1,428.90</b>	<b>1,440.00</b>	<b>11.10</b>	<b>8,640.00</b>
<b><u>Other Expenses</u></b>							
7130 Office Supplies	303.55	1,100.00	796.45	303.55	4,100.00	3,796.45	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)	40.00	0.00	(40.00)	0.00
<b>TOTAL Other Expenses</b>	<b>323.55</b>	<b>1,100.00</b>	<b>776.45</b>	<b>343.55</b>	<b>4,100.00</b>	<b>3,756.45</b>	<b>22,800.00</b>
<b><u>Pool Maintenance</u></b>							

# Oak Creek Homeowners Association, Inc.

## Income & Expense Statement

Period 2/1/2023 To 2/28/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
5405 Pool Contract	0.00	575.00	575.00	0.00	1,150.00	1,150.00	16,100.00
5410 Pool Maint & Repairs	3,599.31	0.00	(3,599.31)	4,105.38	0.00	(4,105.38)	4,500.00
<b>TOTAL Pool Maintenance</b>	<b>3,599.31</b>	<b>575.00</b>	<b>(3,024.31)</b>	<b>4,105.38</b>	<b>1,150.00</b>	<b>(2,955.38)</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
6160 Legal	0.00	350.00	350.00	0.00	700.00	700.00	4,200.00
6210 Administrative Services	2,000.00	2,000.00	0.00	4,000.00	4,000.00	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>2,000.00</b>	<b>2,350.00</b>	<b>350.00</b>	<b>4,178.69</b>	<b>4,700.00</b>	<b>521.31</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	3,760.00	3,760.00	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>3,760.00</b>	<b>3,760.00</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	177.54	200.00	22.46	1,200.00
<b>TOTAL Security Expense</b>	<b>88.77</b>	<b>100.00</b>	<b>11.23</b>	<b>177.54</b>	<b>200.00</b>	<b>22.46</b>	<b>1,200.00</b>
<b><u>Utility Expenses</u></b>							
6513 Power-	620.67	725.00	104.33	1,204.77	1,450.00	245.23	8,700.00
6535 Telephone	0.00	200.00	200.00	178.69	400.00	221.31	2,400.00
6550 Water / Sewer	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
6590 Trash Service	0.00	0.00	0.00	268.46	160.00	(108.46)	640.00
<b>TOTAL Utility Expenses</b>	<b>620.67</b>	<b>1,425.00</b>	<b>804.33</b>	<b>1,651.92</b>	<b>3,010.00</b>	<b>1,358.08</b>	<b>17,740.00</b>
<b>TOTAL Expense</b>	<b>3,442.16</b>	<b>8,950.00</b>	<b>5,507.84</b>	<b>9,861.39</b>	<b>19,880.00</b>	<b>10,018.61</b>	<b>157,760.00</b>
<b>Excess Revenue / Expense</b>	<b>9,057.28</b>	<b>4,196.00</b>	<b>4,861.28</b>	<b>14,647.70</b>	<b>6,412.00</b>	<b>8,235.70</b>	<b>(8.00)</b>

# Oak Creek Homeowners Association, Inc.

## Income & Expense Statement

Period 2/1/2023 To 2/28/2023 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	3,760.00	0.00	3,760.00	0.00
<b>TOTAL Other</b>	<b>1,880.00</b>	<b>0.00</b>	<b>1,880.00</b>	<b>3,760.00</b>	<b>0.00</b>	<b>3,760.00</b>	<b>0.00</b>
<b><u>Other Income</u></b>							
4350 Bank Interest	370.79	0.00	370.79	753.46	0.00	753.46	0.00
<b>TOTAL Other Income</b>	<b>370.79</b>	<b>0.00</b>	<b>370.79</b>	<b>753.46</b>	<b>0.00</b>	<b>753.46</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>2,250.79</b>	<b>0.00</b>	<b>2,250.79</b>	<b>4,513.46</b>	<b>0.00</b>	<b>4,513.46</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	140,000.00	140,000.00	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>140,000.00</b>	<b>140,000.00</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	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>160,000.00</b>	<b>160,000.00</b>	<b>450,081.00</b>
<b>Excess Revenue / Expense</b>	<b>2,250.79</b>	<b>(70,000.00)</b>	<b>72,250.79</b>	<b>4,513.46</b>	<b>(160,000.00)</b>	<b>164,513.46</b>	<b>(450,081.00)</b>