

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 03/31/2023

Assets

Operating Cash

1110 Oper Cash CIT 44,286.57

Total Operating Cash 44,286.57

Reserve Cash

1130 Reserve Cash CIT 153,320.62

1131 Capital Reserve Cash - RBank 250,000.00

1147 9 MO CD - CIT BANK 9/19/2023 25,139.08

Total Reserve Cash 428,459.70

Reserve CDs

1139 CIT Bank CD 06.12.24 103,031.17

1140 CIT CDAR 04.06.23 20,098.98

1141 CIT CDAR 06.08.23 20,119.74

1146 6 MO CD - CIT BANK 6/19/2023 25,139.08

1149 52 WK CD- CIT BANK 12/19/2023 25,139.08

Total Reserve CDs 193,528.05

Current Assets

1310 Accounts Receivable 36,734.98

Total Current Assets 36,734.98

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

817,545.23

Liabilities & Equity

Prepaid Assessments

2810 Prepaid Assessments 25,833.53

Total Prepaid Assessments 25,833.53

Capital

3910 Operating Fund 152,444.38

3911 Reserve Fund 615,131.89

Current Year Net Income (Loss) 24,135.43

Total Capital 791,711.70

Total Liabilities & Equity

817,545.23

Oak Creek Homeowners Association, Inc.

Income & Expense Statement

Period 3/1/2023 To 3/31/2023 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 | 1,078.36 | 0.00 | 1,078.36 | 2,677.85 | 0.00 | 2,677.85 | 0.00 |
| 4121 Maint Fee/Resident | 12,407.48 | 12,996.00 | (588.52) | 34,792.09 | 38,988.00 | (4,195.91) | 155,952.00 |
| TOTAL Assessment Income | 13,485.84 | 12,996.00 | 489.84 | 37,469.94 | 38,988.00 | (1,518.06) | 155,952.00 |
| <u>Fee Income</u> | | | | | | | |
| 4170 Delinquent Letter | 52.97 | 0.00 | 52.97 | 66.17 | 0.00 | 66.17 | 0.00 |
| 4205 Interest on Maintenance Fees | 91.22 | 150.00 | (58.78) | 128.29 | 450.00 | (321.71) | 1,800.00 |
| 4312 Attorney Fees-Maintenance Coll | (206.92) | 0.00 | (206.92) | 230.08 | 0.00 | 230.08 | 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 | 0.46 | 0.00 | 0.46 | 25.00 | 0.00 | 25.00 | 0.00 |
| 4328 Admin Fee - Mgmt Company | 6.01 | 0.00 | 6.01 | 6.01 | 0.00 | 6.01 | 0.00 |
| 4335 Deed Restriction Charge | 25.00 | 0.00 | 25.00 | 25.00 | 0.00 | 25.00 | 0.00 |
| TOTAL Fee Income | (31.26) | 150.00 | (181.26) | 490.55 | 450.00 | 40.55 | 1,800.00 |
| <u>Other Income</u> | | | | | | | |
| 4350 Bank Interest | 2.03 | 0.00 | 2.03 | 5.21 | 0.00 | 5.21 | 0.00 |
| 4710 Miscellaneous | 20.00 | 0.00 | 20.00 | 20.00 | 0.00 | 20.00 | 0.00 |
| 4999 Write Off Contra Account | (4.34) | 0.00 | (4.34) | (4.34) | 0.00 | (4.34) | 0.00 |
| TOTAL Other Income | 17.69 | 0.00 | 17.69 | 20.87 | 0.00 | 20.87 | 0.00 |
| TOTAL Income | 13,472.27 | 13,146.00 | 326.27 | 37,981.36 | 39,438.00 | (1,456.64) | 157,752.00 |
| Expense | | | | | | | |
| <u>Capital Improvements</u> | | | | | | | |
| 7805 Capital Improvement | 204.59 | 0.00 | (204.59) | 409.18 | 0.00 | (409.18) | 0.00 |
| TOTAL Capital Improvements | 204.59 | 0.00 | (204.59) | 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 | 200.00 | (138.82) | 1,400.00 |
| TOTAL Entry Maintenance | 0.00 | 0.00 | 0.00 | 338.82 | 200.00 | (138.82) | 1,400.00 |
| <u>General Maintenance</u> | | | | | | | |
| 5610 General Maint. & Repairs | 1,050.00 | 600.00 | (450.00) | 1,400.00 | 1,800.00 | 400.00 | 17,500.00 |
| 5625 Pest Control | 0.00 | 0.00 | 0.00 | 0.00 | 120.00 | 120.00 | 480.00 |
| TOTAL General Maintenance | 1,050.00 | 600.00 | (450.00) | 1,400.00 | 1,920.00 | 520.00 | 17,980.00 |
| <u>Insurance & Taxes</u> | | | | | | | |
| 6810 Insurance | 125.00 | 0.00 | (125.00) | (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 |
| TOTAL Insurance & Taxes | 125.00 | 0.00 | (125.00) | (6,553.00) | 0.00 | 6,553.00 | 12,140.00 |
| <u>Irrigation Maintenance</u> | | | | | | | |
| 5215 Irrigation Repairs | 0.00 | 250.00 | 250.00 | 0.00 | 250.00 | 250.00 | 1,000.00 |
| TOTAL Irrigation Maintenance | 0.00 | 250.00 | 250.00 | 0.00 | 250.00 | 250.00 | 1,000.00 |
| <u>Landscape Maintenance</u> | | | | | | | |
| 5310 Landscape Contract | 714.45 | 720.00 | 5.55 | 2,143.35 | 2,160.00 | 16.65 | 8,640.00 |
| TOTAL Landscape Maintenance | 714.45 | 720.00 | 5.55 | 2,143.35 | 2,160.00 | 16.65 | 8,640.00 |
| <u>Other Expenses</u> | | | | | | | |
| 7130 Office Supplies | 509.66 | 1,100.00 | 590.34 | 813.21 | 5,200.00 | 4,386.79 | 17,800.00 |
| 7270 Community Events | 100.00 | 0.00 | (100.00) | 100.00 | 0.00 | (100.00) | 5,000.00 |

Oak Creek Homeowners Association, Inc.

Income & Expense Statement

Period 3/1/2023 To 3/31/2023 11:59:00 PM

| | Current Month Operating | | | Year to Date Operating | | | Annual |
|---|-------------------------|-------------------|-----------------|------------------------|------------------|-------------------|-------------------|
| | Actual | Budget | \$ Var | Actual | Budget | \$ Var | |
| 7360 Bank Charges | 0.00 | 0.00 | 0.00 | 40.00 | 0.00 | (40.00) | 0.00 |
| 7365 Write Off/Bad Debt Exp. | 11.67 | 0.00 | (11.67) | 11.67 | 0.00 | (11.67) | 0.00 |
| TOTAL Other Expenses | 621.33 | 1,100.00 | 478.67 | 964.88 | 5,200.00 | 4,235.12 | 22,800.00 |
| <u>Pool Maintenance</u> | | | | | | | |
| 5405 Pool Contract | 4,038.82 | 1,725.00 | (2,313.82) | 4,038.82 | 2,875.00 | (1,163.82) | 16,100.00 |
| 5410 Pool Maint & Repairs | 0.00 | 1,500.00 | 1,500.00 | 4,105.38 | 1,500.00 | (2,605.38) | 4,500.00 |
| TOTAL Pool Maintenance | 4,038.82 | 3,225.00 | (813.82) | 8,144.20 | 4,375.00 | (3,769.20) | 20,600.00 |
| <u>Professional Services</u> | | | | | | | |
| 6120 Audit | 0.00 | 3,500.00 | 3,500.00 | 0.00 | 3,500.00 | 3,500.00 | 3,500.00 |
| 6160 Legal | 0.00 | 350.00 | 350.00 | 0.00 | 1,050.00 | 1,050.00 | 4,200.00 |
| 6210 Administrative Services | 2,000.00 | 2,000.00 | 0.00 | 6,000.00 | 6,000.00 | 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 | 2,000.00 | 5,850.00 | 3,850.00 | 6,178.69 | 10,550.00 | 4,371.31 | 31,700.00 |
| <u>Reserve/Contingency Transfers</u> | | | | | | | |
| 9820 Capital Reserve Allocation | 1,880.00 | 1,880.00 | 0.00 | 5,640.00 | 5,640.00 | 0.00 | 22,560.00 |
| TOTAL Reserve/Contingency Transfers | 1,880.00 | 1,880.00 | 0.00 | 5,640.00 | 5,640.00 | 0.00 | 22,560.00 |
| <u>Security Expense</u> | | | | | | | |
| 6945 Alarm Monitoring | 88.77 | 100.00 | 11.23 | 266.31 | 300.00 | 33.69 | 1,200.00 |
| TOTAL Security Expense | 88.77 | 100.00 | 11.23 | 266.31 | 300.00 | 33.69 | 1,200.00 |
| <u>Utility Expenses</u> | | | | | | | |
| 6513 Power- | (113.87) | 725.00 | 838.87 | 1,090.90 | 2,175.00 | 1,084.10 | 8,700.00 |
| 6535 Telephone | 178.69 | 200.00 | 21.31 | 357.38 | 600.00 | 242.62 | 2,400.00 |
| 6550 Water / Sewer | 52.62 | 500.00 | 447.38 | 52.62 | 1,500.00 | 1,447.38 | 6,000.00 |
| 6590 Trash Service | 0.00 | 0.00 | 0.00 | 268.46 | 160.00 | (108.46) | 640.00 |
| TOTAL Utility Expenses | 117.44 | 1,425.00 | 1,307.56 | 1,769.36 | 4,435.00 | 2,665.64 | 17,740.00 |
| TOTAL Expense | 10,840.40 | 15,150.00 | 4,309.60 | 20,701.79 | 35,030.00 | 14,328.21 | 157,760.00 |
| Excess Revenue / Expense | 2,631.87 | (2,004.00) | 4,635.87 | 17,279.57 | 4,408.00 | 12,871.57 | (8.00) |

Oak Creek Homeowners Association, Inc.

Income & Expense Statement

Period 3/1/2023 To 3/31/2023 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 | 1,880.00 | 0.00 | 1,880.00 | 5,640.00 | 0.00 | 5,640.00 | 0.00 |
| TOTAL Other | 1,880.00 | 0.00 | 1,880.00 | 5,640.00 | 0.00 | 5,640.00 | 0.00 |
| <u>Other Income</u> | | | | | | | |
| 4350 Bank Interest | 462.40 | 0.00 | 462.40 | 1,215.86 | 0.00 | 1,215.86 | 0.00 |
| TOTAL Other Income | 462.40 | 0.00 | 462.40 | 1,215.86 | 0.00 | 1,215.86 | 0.00 |
| TOTAL Income | 2,342.40 | 0.00 | 2,342.40 | 6,855.86 | 0.00 | 6,855.86 | 0.00 |
| Expense | | | | | | | |
| <u>Amenity Maintenance</u> | | | | | | | |
| 5515 Community Center Expense | 0.00 | 70,000.00 | 70,000.00 | 0.00 | 210,000.00 | 210,000.00 | 420,000.00 |
| TOTAL Amenity Maintenance | 0.00 | 70,000.00 | 70,000.00 | 0.00 | 210,000.00 | 210,000.00 | 420,000.00 |
| <u>General Maintenance</u> | | | | | | | |
| 5620 Lighting Repair & Maint. | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10,081.00 |
| TOTAL General Maintenance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 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 | 70,000.00 | 70,000.00 | 0.00 | 230,000.00 | 230,000.00 | 450,081.00 |
| Excess Revenue / Expense | 2,342.40 | (70,000.00) | 72,342.40 | 6,855.86 | (230,000.00) | 236,855.86 | (450,081.00) |