

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 04/30/2023

Assets

Operating Cash

1110 Oper Cash CIT 131,389.43

Total Operating Cash 131,389.43

Reserve Cash

1130 Reserve Cash CIT 113,551.81

1131 Capital Reserve Cash - RBank 250,000.00

1147 9 MO CD - CIT BANK 9/19/2023 25,187.16

Total Reserve Cash 388,738.97

Reserve CDs

1141 CIT CDAR 06.08.23 20,119.74

1146 6 MO CD - CIT BANK 6/19/2023 25,187.16

1149 52 WK CD- CIT BANK 12/19/2023 25,187.16

Total Reserve CDs 70,494.06

Current Assets

1310 Accounts Receivable 35,693.63

Total Current Assets 35,693.63

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

740,852.02

Liabilities & Equity

Prepaid Assessments

2810 Prepaid Assessments 24,462.36

Total Prepaid Assessments 24,462.36

Capital

3910 Operating Fund 151,403.03

3911 Reserve Fund 615,131.89

Current Year Net Income (Loss) (50,145.26)

Total Capital 716,389.66

Total Liabilities & Equity

740,852.02

Oak Creek Homeowners Association, Inc.

Income & Expense Statement

Period 4/1/2023 To 4/30/2023 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	1,112.05	0.00	1,112.05	3,789.90	0.00	3,789.90	0.00
4121 Maint Fee/Resident	13,051.27	12,996.00	55.27	47,843.36	51,984.00	(4,140.64)	155,952.00
TOTAL Assessment Income	14,163.32	12,996.00	1,167.32	51,633.26	51,984.00	(350.74)	155,952.00
<u>Fee Income</u>							
4170 Delinquent Letter	101.94	0.00	101.94	168.11	0.00	168.11	0.00
4205 Interest on Maintenance Fees	118.18	150.00	(31.82)	246.47	600.00	(353.53)	1,800.00
4312 Attorney Fees-Maintenance Coll	0.00	0.00	0.00	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	0.00	0.00	0.00	25.00	0.00	25.00	0.00
4328 Admin Fee - Mgmt Company	10.00	0.00	10.00	16.01	0.00	16.01	0.00
4335 Deed Restriction Charge	0.00	0.00	0.00	25.00	0.00	25.00	0.00
TOTAL Fee Income	230.12	150.00	80.12	720.67	600.00	120.67	1,800.00
<u>Other Income</u>							
4350 Bank Interest	6.11	0.00	6.11	11.32	0.00	11.32	0.00
4506 Amenity Access Income	25.00	0.00	25.00	25.00	0.00	25.00	0.00
4710 Miscellaneous	41.90	0.00	41.90	61.90	0.00	61.90	0.00
4999 Write Off Contra Account	(2.46)	0.00	(2.46)	(6.80)	0.00	(6.80)	0.00
TOTAL Other Income	70.55	0.00	70.55	91.42	0.00	91.42	0.00
TOTAL Income	14,463.99	13,146.00	1,317.99	52,445.35	52,584.00	(138.65)	157,752.00
Expense							
<u>Amenity Maintenance</u>							
5503 Maintenance	389.70	0.00	(389.70)	389.70	0.00	(389.70)	0.00
TOTAL Amenity Maintenance	389.70	0.00	(389.70)	389.70	0.00	(389.70)	0.00
<u>Capital Improvements</u>							
7805 Capital Improvement	83,342.84	0.00	(83,342.84)	83,752.02	0.00	(83,752.02)	0.00
TOTAL Capital Improvements	83,342.84	0.00	(83,342.84)	83,752.02	0.00	(83,752.02)	0.00
<u>Entry Maintenance</u>							
5117 Access Gate Repair & Maint	0.00	1,000.00	1,000.00	338.82	1,200.00	861.18	1,400.00
TOTAL Entry Maintenance	0.00	1,000.00	1,000.00	338.82	1,200.00	861.18	1,400.00
<u>General Maintenance</u>							
5610 General Maint. & Repairs	0.00	1,500.00	1,500.00	1,400.00	3,300.00	1,900.00	17,500.00
5625 Pest Control	0.00	120.00	120.00	0.00	240.00	240.00	480.00
TOTAL General Maintenance	0.00	1,620.00	1,620.00	1,400.00	3,540.00	2,140.00	17,980.00
<u>Insurance & Taxes</u>							
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
TOTAL Insurance & Taxes	0.00	0.00	0.00	(6,553.00)	0.00	6,553.00	12,140.00
<u>Irrigation Maintenance</u>							
5215 Irrigation Repairs	0.00	0.00	0.00	0.00	250.00	250.00	1,000.00
TOTAL Irrigation Maintenance	0.00	0.00	0.00	0.00	250.00	250.00	1,000.00
<u>Landscape Maintenance</u>							
5310 Landscape Contract	714.45	720.00	5.55	2,857.80	2,880.00	22.20	8,640.00

Oak Creek Homeowners Association, Inc.

Income & Expense Statement

Period 4/1/2023 To 4/30/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Landscape Maintenance	714.45	720.00	5.55	2,857.80	2,880.00	22.20	8,640.00
<u>Other Expenses</u>							
7130 Office Supplies	0.00	2,000.00	2,000.00	813.21	7,200.00	6,386.79	17,800.00
7270 Community Events	0.00	0.00	0.00	100.00	0.00	(100.00)	5,000.00
7360 Bank Charges	268.09	0.00	(268.09)	308.09	0.00	(308.09)	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	268.09	2,000.00	1,731.91	1,232.97	7,200.00	5,967.03	22,800.00
<u>Pool Maintenance</u>							
5405 Pool Contract	1,279.52	1,725.00	445.48	5,318.34	4,600.00	(718.34)	16,100.00
5410 Pool Maint & Repairs	0.00	0.00	0.00	4,105.38	1,500.00	(2,605.38)	4,500.00
TOTAL Pool Maintenance	1,279.52	1,725.00	445.48	9,423.72	6,100.00	(3,323.72)	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
6160 Legal	0.00	350.00	350.00	0.00	1,400.00	1,400.00	4,200.00
6210 Administrative Services	2,000.00	2,000.00	0.00	8,000.00	8,000.00	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	2,350.00	350.00	8,178.69	12,900.00	4,721.31	31,700.00
<u>Reserve/Contingency Transfers</u>							
9820 Capital Reserve Allocation	0.00	1,880.00	1,880.00	5,640.00	7,520.00	1,880.00	22,560.00
TOTAL Reserve/Contingency Transfers	0.00	1,880.00	1,880.00	5,640.00	7,520.00	1,880.00	22,560.00
<u>Security Expense</u>							
6945 Alarm Monitoring	88.77	100.00	11.23	355.08	400.00	44.92	1,200.00
TOTAL Security Expense	88.77	100.00	11.23	355.08	400.00	44.92	1,200.00
<u>Utility Expenses</u>							
6513 Power-	576.03	725.00	148.97	1,666.93	2,900.00	1,233.07	8,700.00
6535 Telephone	178.69	200.00	21.31	536.07	800.00	263.93	2,400.00
6550 Water / Sewer	183.04	500.00	316.96	235.66	2,000.00	1,764.34	6,000.00
6590 Trash Service	0.00	160.00	160.00	268.46	320.00	51.54	640.00
TOTAL Utility Expenses	937.76	1,585.00	647.24	2,707.12	6,020.00	3,312.88	17,740.00
TOTAL Expense	89,021.13	12,980.00	(76,041.13)	109,722.92	48,010.00	(61,712.92)	157,760.00
Excess Revenue / Expense	(74,557.14)	166.00	(74,723.14)	(57,277.57)	4,574.00	(61,851.57)	(8.00)

Oak Creek Homeowners Association, Inc.

Income & Expense Statement

Period 4/1/2023 To 4/30/2023 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	276.45	0.00	276.45	1,492.31	0.00	1,492.31	0.00
TOTAL Other Income	276.45	0.00	276.45	1,492.31	0.00	1,492.31	0.00
TOTAL Income	276.45	0.00	276.45	7,132.31	0.00	7,132.31	0.00
Expense							
<u>Amenity Maintenance</u>							
5515 Community Center Expense	0.00	70,000.00	70,000.00	0.00	280,000.00	280,000.00	420,000.00
TOTAL Amenity Maintenance	0.00	70,000.00	70,000.00	0.00	280,000.00	280,000.00	420,000.00
<u>General Maintenance</u>							
5620 Lighting Repair & Maint.	0.00	10,081.00	10,081.00	0.00	10,081.00	10,081.00	10,081.00
TOTAL General Maintenance	0.00	10,081.00	10,081.00	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	80,081.00	80,081.00	0.00	310,081.00	310,081.00	450,081.00
Excess Revenue / Expense	276.45	(80,081.00)	80,357.45	7,132.31	(310,081.00)	317,213.31	(450,081.00)