

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period Through 08/31/2022

Assets

Bank

10000 CIT Bank OPR 2176 410,441.63

TOTAL Bank 410,441.63

Reserve

10003 CIT Bank RSV 7273 .15% 68,747.41

10005 CIT Bank CD 9402 6/12/24 102,586.29

10006 CIT CDARS 1858 4/6/23 0.40% 20,098.98

10007 CIT CDARS 5023 6/08/23 0.40% 20,119.74

10009 CIT CDARS 3229 3/9/23 0.40% 20,119.67

TOTAL Reserve 231,672.09

Bank

10100 Uncollected Assessments 31,775.10

TOTAL Bank 31,775.10

Other Assets

11000 Accumulated Depreciation (384,792.00)

11001 Furniture & Fixtures 8,502.52

11002 Swimming Pool/Tennis Courts/Clubhouse 490,825.41

TOTAL Other Assets 114,535.93

Total Assets 788,424.75

Liabilities & Equity

Liability

30001 Replacement Reserves 393,415.51

32000 Prepaid Assessments 18,246.59

36000 Retained Earnings 390,689.22

TOTAL Liability 802,351.32

Equity

Net Income (13,926.57)

TOTAL Equity (13,926.57)

Total Liabilities & Equity 788,424.75

Oak Creek Homeowners Association, Inc.

Income & Expense Statement

Period 8/1/2022 To 8/31/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Assessment Revenue</u>							
40000 Assessments	11,824.80	0.00	11,824.80	97,696.37	0.00	97,696.37	0.00
TOTAL Assessment Revenue	11,824.80	0.00	11,824.80	97,696.37	0.00	97,696.37	0.00
<u>Other Receivable</u>							
43000 Late Interest	3.93	0.00	3.93	161.59	0.00	161.59	0.00
43001 Interest	17.67	0.00	17.67	1,150.48	0.00	1,150.48	0.00
43004 Clubhouse Rental	0.00	0.00	0.00	320.00	0.00	320.00	0.00
43008 Pool Cards	0.00	0.00	0.00	200.00	0.00	200.00	0.00
43011 Fines	0.00	0.00	0.00	43.16	0.00	43.16	0.00
43015 Miscellaneous	0.00	0.00	0.00	341.27	0.00	341.27	0.00
TOTAL Other Receivable	21.60	0.00	21.60	2,216.50	0.00	2,216.50	0.00
TOTAL Income	11,846.40	0.00	11,846.40	99,912.87	0.00	99,912.87	0.00
Expense							
<u>Professional Services</u>							
45000 Management Services	2,000.00	0.00	(2,000.00)	16,000.00	0.00	(16,000.00)	0.00
45001 Administrative Reimbursements	2,944.63	0.00	(2,944.63)	12,214.41	0.00	(12,214.41)	0.00
45002 Legal Fees - HOA	556.00	0.00	(556.00)	3,224.00	0.00	(3,224.00)	0.00
45008 Newsletter	269.99	0.00	(269.99)	1,044.70	0.00	(1,044.70)	0.00
TOTAL Professional Services	5,770.62	0.00	(5,770.62)	32,483.11	0.00	(32,483.11)	0.00
<u>Bank</u>							
60000 Returned Check Fees	20.00	0.00	(20.00)	40.00	0.00	(40.00)	0.00
TOTAL Bank	20.00	0.00	(20.00)	40.00	0.00	(40.00)	0.00
<u>Community</u>							
81000 Remodeling & Redecorating	0.00	0.00	0.00	19,800.00	0.00	(19,800.00)	0.00
81003 Storage	240.00	0.00	(240.00)	1,920.00	0.00	(1,920.00)	0.00
81005 Recreation Exp.	1,536.85	0.00	(1,536.85)	3,941.00	0.00	(3,941.00)	0.00
81006 Community Parties	0.00	0.00	0.00	177.43	0.00	(177.43)	0.00
TOTAL Community	1,776.85	0.00	(1,776.85)	25,838.43	0.00	(25,838.43)	0.00
<u>Maintenance</u>							
83000 Maint. Labor & Supplies	3,282.21	0.00	(3,282.21)	9,973.27	0.00	(9,973.27)	0.00
83003 Landscape Contract	649.50	0.00	(649.50)	5,196.00	0.00	(5,196.00)	0.00
83006 Irrigation	0.00	0.00	0.00	506.38	0.00	(506.38)	0.00
83016 Pest Control	0.00	0.00	0.00	97.43	0.00	(97.43)	0.00
83017 Pool Contract	1,721.18	0.00	(1,721.18)	9,467.56	0.00	(9,467.56)	0.00
83018 Maint. Pool Repairs	70.36	0.00	(70.36)	4,920.55	0.00	(4,920.55)	0.00
83045 Alarm Monitoring	88.77	0.00	(88.77)	1,140.99	0.00	(1,140.99)	0.00
TOTAL Maintenance	5,812.02	0.00	(5,812.02)	31,302.18	0.00	(31,302.18)	0.00
<u>Gate</u>							
84000 Access Gates	0.00	0.00	0.00	495.79	0.00	(495.79)	0.00
TOTAL Gate	0.00	0.00	0.00	495.79	0.00	(495.79)	0.00
<u>Utility</u>							
85000 Electric	675.06	0.00	(675.06)	4,632.23	0.00	(4,632.23)	0.00
85002 Water	550.66	0.00	(550.66)	2,335.18	0.00	(2,335.18)	0.00
85003 Telephone/Internet	178.69	0.00	(178.69)	1,409.42	0.00	(1,409.42)	0.00
85005 Maint. Trash Removal	0.00	0.00	0.00	434.31	0.00	(434.31)	0.00
TOTAL Utility	1,404.41	0.00	(1,404.41)	8,811.14	0.00	(8,811.14)	0.00
<u>Insurance</u>							

Oak Creek Homeowners Association, Inc.

Income & Expense Statement

Period 8/1/2022 To 8/31/2022 11:59:00 PM

87001 Insurance	0.00	0.00	0.00	(732.00)	0.00	732.00	0.00
TOTAL Insurance	0.00	0.00	0.00	(732.00)	0.00	732.00	0.00
Reserve							
91000 Rsv. Contribution	1,961.00	0.00	(1,961.00)	15,688.00	0.00	(15,688.00)	0.00
TOTAL Reserve	1,961.00	0.00	(1,961.00)	15,688.00	0.00	(15,688.00)	0.00
TOTAL Expense	16,744.90	0.00	(16,744.90)	113,926.65	0.00	(113,926.65)	0.00
Excess Revenue / Expense	(4,898.50)	0.00	(4,898.50)	(14,013.78)	0.00	(14,013.78)	0.00

Oak Creek Homeowners Association, Inc.

Income & Expense Statement

Period 8/1/2022 To 8/31/2022 11:59:00 PM

	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Other Receivable</u>							
43001 Interest	17.13	0.00	17.13	87.21	0.00	87.21	0.00
TOTAL Other Receivable	17.13	0.00	17.13	87.21	0.00	87.21	0.00
TOTAL Income	17.13	0.00	17.13	87.21	0.00	87.21	0.00
Excess Revenue / Expense	17.13	0.00	17.13	87.21	0.00	87.21	0.00