

Oak Creek Homeowners Association, Inc.

Balance Sheet

Period 09/30/2022

Assets

Operating Cash

1110	Oper Cash CIT	414,924.15
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<u>Total Operating Cash</u>		<u>414,924.15</u>
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Reserve Cash

1130	Reserve Cash CIT	70,725.44
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<u>Total Reserve Cash</u>		<u>70,725.44</u>
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Reserve CDs

1139	CIT Bank CD 06.12.24	102,699.61
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1140	CIT CDAR 04.06.23	20,098.98
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1141	CIT CDAR 06.08.23	20,119.74
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1142	CIT CDAR 03.09.23	20,119.67
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<u>Total Reserve CDs</u>		<u>163,038.00</u>
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Current Assets

1310	Accounts Receivable	33,585.51
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<u>Total Current Assets</u>		<u>33,585.51</u>
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Improvements

1410	Furniture & Fixturest	8,502.52
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1415	Pool/Tennis Cts/Clubhouse	490,825.41
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1480	Allowance for Depreciation	(384,792.00)
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<u>Total Improvements</u>		<u>114,535.93</u>
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<i>Total Assets</i>		<u><u>796,809.03</u></u>
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Liabilities & Equity

Prepaid Assessments

2810	Prepaid Assessments	17,365.59
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<u>Total Prepaid Assessments</u>		<u>17,365.59</u>
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Capital

3910	Operating Fund	392,499.63
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3911	Reserve Fund	393,415.51
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	Current Year Net Income (Loss)	(11,388.20)
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<u>Total Capital</u>		<u>774,526.94</u>
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<i>Total Liabilities & Equity</i>		<u><u>791,892.53</u></u>
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Oak Creek Homeowners Association, Inc.

Income & Expense Statement

Period 9/1/2022 To 9/30/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Assessment Income</u>							
4121 Maint Fee/Resident	7,095.02	0.00	7,095.02	104,791.39	0.00	104,791.39	0.00
TOTAL Assessment Income	7,095.02	0.00	7,095.02	104,791.39	0.00	104,791.39	0.00
<u>Fee Income</u>							
4205 Interest on Maintenance Fees	6.74	0.00	6.74	168.33	0.00	168.33	0.00
4336 Fine Income	0.00	0.00	0.00	43.16	0.00	43.16	0.00
TOTAL Fee Income	6.74	0.00	6.74	211.49	0.00	211.49	0.00
<u>Other Income</u>							
4350 Bank Interest	16.94	0.00	16.94	1,167.42	0.00	1,167.42	0.00
4505 Entry Access Income	0.00	0.00	0.00	200.00	0.00	200.00	0.00
4530 Amenity Rental Fee	0.00	0.00	0.00	320.00	0.00	320.00	0.00
4710 Miscellaneous	0.00	0.00	0.00	341.27	0.00	341.27	0.00
TOTAL Other Income	16.94	0.00	16.94	2,028.69	0.00	2,028.69	0.00
TOTAL Income	7,118.70	0.00	7,118.70	107,031.57	0.00	107,031.57	0.00
Expense							
<u>Amenity Maintenance</u>							
5515 Community Center Expense	0.00	0.00	0.00	19,800.00	0.00	(19,800.00)	0.00
5530 Recreation Expense	0.00	0.00	0.00	3,941.00	0.00	(3,941.00)	0.00
TOTAL Amenity Maintenance	0.00	0.00	0.00	23,741.00	0.00	(23,741.00)	0.00
<u>Entry Maintenance</u>							
5117 Access Gate Repair & Maint	0.00	0.00	0.00	495.79	0.00	(495.79)	0.00
TOTAL Entry Maintenance	0.00	0.00	0.00	495.79	0.00	(495.79)	0.00
<u>General Maintenance</u>							
5610 General Maint. & Repairs	0.00	0.00	0.00	9,973.27	0.00	(9,973.27)	0.00
5625 Pest Control	0.00	0.00	0.00	97.43	0.00	(97.43)	0.00
TOTAL General Maintenance	0.00	0.00	0.00	10,070.70	0.00	(10,070.70)	0.00
<u>Insurance & Taxes</u>							
6810 Insurance	0.00	0.00	0.00	(732.00)	0.00	732.00	0.00
TOTAL Insurance & Taxes	0.00	0.00	0.00	(732.00)	0.00	732.00	0.00
<u>Irrigation Maintenance</u>							
5210 Sprinkler System Repair	0.00	0.00	0.00	506.38	0.00	(506.38)	0.00
5215 Irrigation Repairs	204.11	0.00	(204.11)	204.11	0.00	(204.11)	0.00
TOTAL Irrigation Maintenance	204.11	0.00	(204.11)	710.49	0.00	(710.49)	0.00
<u>Landscape Maintenance</u>							
5310 Landscape Contract	649.50	0.00	(649.50)	5,845.50	0.00	(5,845.50)	0.00
TOTAL Landscape Maintenance	649.50	0.00	(649.50)	5,845.50	0.00	(5,845.50)	0.00
<u>Other Expenses</u>							
7130 Office Supplies	0.00	0.00	0.00	12,214.41	0.00	(12,214.41)	0.00
7145 Storage Fee	240.00	0.00	(240.00)	2,160.00	0.00	(2,160.00)	0.00
7250 Newsletter Expense	0.00	0.00	0.00	1,044.70	0.00	(1,044.70)	0.00
7270 Community Events	0.00	0.00	0.00	177.43	0.00	(177.43)	0.00
7360 Bank Charges	0.00	0.00	0.00	40.00	0.00	(40.00)	0.00

Oak Creek Homeowners Association, Inc.

Income & Expense Statement

Period 9/1/2022 To 9/30/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Other Expenses	240.00	0.00	(240.00)	15,636.54	0.00	(15,636.54)	0.00
<u>Pool Maintenance</u>							
5405 Pool Contract	0.00	0.00	0.00	9,467.56	0.00	(9,467.56)	0.00
5410 Pool Maint & Repairs	0.00	0.00	0.00	4,920.55	0.00	(4,920.55)	0.00
TOTAL Pool Maintenance	0.00	0.00	0.00	14,388.11	0.00	(14,388.11)	0.00
<u>Professional Services</u>							
6160 Legal	785.00	0.00	(785.00)	4,009.00	0.00	(4,009.00)	0.00
6210 Administrative Services	2,000.00	0.00	(2,000.00)	18,000.00	0.00	(18,000.00)	0.00
6280 Internet/Web Services	178.69	0.00	(178.69)	1,588.11	0.00	(1,588.11)	0.00
TOTAL Professional Services	2,963.69	0.00	(2,963.69)	23,597.11	0.00	(23,597.11)	0.00
<u>Reserve/Contingency Transfers</u>							
9820 Capital Reserve Allocation	1,961.00	0.00	(1,961.00)	17,649.00	0.00	(17,649.00)	0.00
TOTAL Reserve/Contingency Transfers	1,961.00	0.00	(1,961.00)	17,649.00	0.00	(17,649.00)	0.00
<u>Security Expense</u>							
6945 Alarm Monitoring	0.00	0.00	0.00	1,140.99	0.00	(1,140.99)	0.00
6955 Camera Maintenance & Repairs	88.77	0.00	(88.77)	88.77	0.00	(88.77)	0.00
TOTAL Security Expense	88.77	0.00	(88.77)	1,229.76	0.00	(1,229.76)	0.00
<u>Utility Expenses</u>							
6513 Power-	564.61	0.00	(564.61)	5,196.84	0.00	(5,196.84)	0.00
6550 Water / Sewer	0.00	0.00	0.00	2,335.18	0.00	(2,335.18)	0.00
6590 Trash Service	0.00	0.00	0.00	434.31	0.00	(434.31)	0.00
TOTAL Utility Expenses	564.61	0.00	(564.61)	7,966.33	0.00	(7,966.33)	0.00
TOTAL Expense	6,671.68	0.00	(6,671.68)	120,598.33	0.00	(120,598.33)	0.00
Excess Revenue / Expense	447.02	0.00	447.02	(13,566.76)	0.00	(13,566.76)	0.00

Oak Creek Homeowners Association, Inc.

Income & Expense Statement

Period 9/1/2022 To 9/30/2022 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	1,961.00	0.00	1,961.00	1,961.00	0.00	1,961.00	0.00
TOTAL Other	1,961.00	0.00	1,961.00	1,961.00	0.00	1,961.00	0.00
<u>Other Income</u>							
4350 Bank Interest	130.35	0.00	130.35	217.56	0.00	217.56	0.00
TOTAL Other Income	130.35	0.00	130.35	217.56	0.00	217.56	0.00
TOTAL Income	2,091.35	0.00	2,091.35	2,178.56	0.00	2,178.56	0.00
Excess Revenue / Expense	2,091.35	0.00	2,091.35	2,178.56	0.00	2,178.56	0.00