

Oak Creek Owners Association, Inc.
Balance Sheet
Period Through 09/30/2013

Assets

Cash

Operating - Union Bank/Smartstreet	9,071.84
Legacy Texas Bank Reserve (276)	29,442.68
MM Reserve - Union Bank/Smartstreet	71,563.41
<u>Total Cash</u>	110,077.93

Accounts Receivable

A/R Assessments	6,417.44
<u>Total Accounts Receivable</u>	6,417.44

Other Asset

Allowance for Bad Debt	2,186.00
Equipment - Cameras	3,230.00
Accumulated Depreciation	(525.00)
<u>Total Other Asset</u>	4,891.00

Prepaid

Prepaid Insurance	6,649.00
<u>Total Prepaid</u>	6,649.00

Total Assets

128,035.37

Liabilities & Equity

Liability

Prepaid Assessments	6,838.62
<u>Total Liability</u>	6,838.62

Equity

Retained Earnings	(10,714.59)
Opening Balance Equity	54,656.56
Replacement Reserves	22,458.97
Net Income	54,795.81
<u>Total Equity</u>	121,196.75

Total Liabilities & Equity

128,035.37

Oak Creek Owners Association, Inc.

Income Statement Fund

Period 9/1/2013 to 9/30/2013 11:59:00 PM

	Current Month		Year To Date	
	Operating	Total	Operating	Total
REVENUES				
Income				
Assessments	26,064.00	26,064.00	219,540.00	219,540.00
Late Fees & Collection	900.00	900.00	3,529.00	3,529.00
Interest Income	13.28	13.28	65.83	65.83
Gate Transmitter Income	105.00	105.00	770.00	770.00
Maint. Charge Back			371.61	371.61
Fines	450.00	450.00	930.00	930.00
Other			110.00	110.00
TOTAL Income	27,532.28	27,532.28	225,316.44	225,316.44
TOTAL REVENUES	27,532.28	27,532.28	225,316.44	225,316.44
EXPENSES				
Copies	75.75	75.75	531.90	531.90
Postage	60.99	60.99	424.34	424.34
Coupons/Statements	25.00	25.00	610.49	610.49
Telephone	55.45	55.45	1,696.78	1,696.78
Meetings			444.10	444.10
Collection & Late Fee	383.00	383.00	1,918.43	1,918.43
Legal Fees	2,032.00	2,032.00	2,210.00	2,210.00
Audit/Tax			2,225.00	2,225.00
Fire Inspection			1,285.68	1,285.68
Professional	166.40	166.40	1,412.86	1,412.86
Porter Service	299.00	299.00	2,417.00	2,417.00
Landscape Maintenance	1,299.00	1,299.00	12,841.00	12,841.00
Management Services	1,600.00	1,600.00	14,400.00	14,400.00
Pest Control	460.06	460.06	1,380.20	1,380.20
Pool Service & Supplies	568.31	568.31	8,269.66	8,269.66
Trash Removal	988.92	988.92	7,385.16	7,385.16
Irrigation/Sprinklers	600.00	600.00	1,425.00	1,425.00
Gate Clickers			346.40	346.40
Gate Repairs & Maintenance			1,949.57	1,949.57
Electrical Repairs	120.00	120.00	2,130.54	2,130.54
Plumbing			6,901.36	6,901.36
Exterior or Structural	320.00	320.00	7,608.17	7,608.17
Roof			695.00	695.00
Guttering			3,788.75	3,788.75
Painting			18,912.50	18,912.50
Concrete, Parking Lot & Insurance			510.00	510.00
Write-Off of Dues &			28,531.47	28,531.47
TOTAL	9,053.88	9,053.88	(7,019.00)	(7,019.00)
Utility			125,232.36	125,232.36
Electricity	1,039.89	1,039.89	12,500.24	12,500.24
Water	4,588.05	4,588.05	32,811.90	32,811.90
TOTAL Utility	5,627.94	5,627.94	45,312.14	45,312.14
TOTAL EXPENSES	14,681.82	14,681.82	170,544.50	170,544.50
EXCESS OF REVENUE OVER EXPENSES	12,850.46	12,850.46	54,771.94	54,771.94