

Oak Creek Estados Condominium Management Corp
Approved Budget
January 2018

	YTD Budget
Ordinary Revenue/Expense	
Revenue	
Revenue	
Amenity Keys	130
HOA Dues	434,826
Miscellaneous	1,200
Rental Fees	4,250
Returned Check Charges	0
Late Fees	1,000
Real Estate Fees	2,000
Total Revenue	443,406
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Expense	
Automobile Expense	1,000
Bad Debt Expense	150
Bank Service Charge	150
Computer and Internet Expenses	750
Depreciation Expense	20,000
Dues and Subscriptions	150
Employee Cell Phones	400
Entertainment Expense	150
Inaccurate Data Transfers	0
Gifts	500
Income Tax	50
Insurance Expense	35,000
Mailing	400
Office Supplies	1,000
Payroll Expenses	61,080
Payroll Tax Expenses	5,500
Professional Fees	
Accounting Services	2,500
Landscaping Services	38,000
Legal Fees	2,400
Permits & Inspection Services	1,900
Professional Fees, Other	800
QuickBooks Payroll Services	1,000
Total Professional Fees	46,600
Reimbursements to Residents	1,000
Repairs and Maintenance	
Boiler Maintenance	6,000
Cooler	500
Catwalks	500
General Maintenance	12,000
Insect Service	1,200
Inside Unit Repair	2,000
Landscaping and Groundskeeping	3,000
Office & Clubhouse	1,000
Outside Unit Repair	5,000
Pool and Spa Maintenance	5,000
Roofs	1,200
Sewers	100
Sidewalks	500
Total Repairs and Maintenance	38,000

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Telephone Expense	1,500
Small Tools & Equipment	1,200
Utilities	
Electric	18,000
Gas	40,350
Sewer	1,320
Trash Removal Services	11,300
Water	25,500
Total Utilities	96,470
Workers Compensation Insurance	2,000
Total Expense	313,050
Net Ordinary Income	130,356
Other Income/Expense	
Other Income	
Interest Income (CD & Reserves)	120
Legal Reimbursement	0
Discounts	0
Special Assessment Dues	0
Total Other Income	120
Other Expenses	
Reserve Fund Transfer	88,000
Reserve Fund Transfer Additional (2017 Depreciation)	20,000
Total Other Expense	108,000
Net Other Income/Expense	-107,880
Net Income	22,476

Reserve Funding

Beginning Balance of Reserve Funds (Estimated 2017 Year End)	184,120
Additions:	
Reserve Fund Transfer (Standard)	80,000
Reserve Fund Transfer Additional (2017 Depreciation)	20,000
Interest Income	0
Total Additions:	100,000
Subtractions:	
Capital Improvement Projects	
Concrete Road	60,000
Roofs, Flat Part (C Building + 1 Other)	14,000
Tile Roofs, C Bldg 1-8, 10, 13-16 + Stairwells	14,000
Catwalks (Bldgs C + G)	45,000
Office Computer	1,000
Chimney Caps	2,000
BBQ Replacements (Purchase + Install)	2,500
Total Capital Improvement Projects	138,500

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Reserve Fund Transfer to Operating	138,500
Total Subtractions:	138,500
Net Balance of Reserve Funds	145,620