

Oak Creek Estados Condominium Management Corp

Statement of Financial Position

November 30, 2019

Accrual Basis

	Nov 30, 19
ASSETS	
Current Assets	
Checking/Savings	
Chase Checking-1915	12,347.94
Chase Reserve Savings-9554	164,633.39
Petty Cash	217.35
Total Checking/Savings	177,198.68
Accounts Receivable	
Accounts Receivable	12,582.36
Total Accounts Receivable	12,582.36
Other Current Assets	
Insurance Reserve - Restricted	15,323.50
Total Other Current Assets	15,323.50
Total Current Assets	205,104.54
Fixed Assets	
Improvements - Common Area	
Cap Improvements - Common Areas	415,428.30
Cap Improvements - Deprec	(167,301.29)
Total Improvements - Common Area	248,127.01
Property & Equipment	
Beams	
Beams - Bldg - Depreciation	(5,355.00)
Beams - Bldg - Original Cost	32,436.75
Total Beams	27,081.75
Boiler	
Boiler E & F/G - Depreciation	(9,327.40)
Boiler E & F/G - Original Cost	49,248.21
Total Boiler	39,920.81
Catwalks	
Catwalks - Bldg B 2019	25,638.00
Catwalks - Bldg F 2019	54,011.00
Catwalks A, B, F- Depreciation	(15,472.96)
Catwalks A, B, F -Original Cost	21,945.33
Catwalks Bldg H - 2019	42,620.00
Catwalks C&G Bldg 2018 - Cost	11,511.92
Catwalks C&G Bldg 2018 - Dep	(1,024.00)
Catwalks D & E 2015 Cost	14,889.00
Catwalks D & E Depreciation	(9,797.96)
Catwalks G, H, C - Cost	21,089.32
Catwalks G, H, C - Depreciation	(1,125.00)
Total Catwalks	164,284.65
Clubhouse Furnace	
Clubhouse - Furnace - Acc Dep	(1,569.96)
Clubhouse - Furnace - Cost	2,114.00
Total Clubhouse Furnace	544.04
Concrete	
Perimeter Road - 2018 Cost	67,384.02
Perimeter Road - 2018 Dep	(40,428.00)
Total Concrete	26,956.02
Furniture and Equipment	

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Equipment - Common Area	
BBQ 2018 - Cost	2,135.02
BBQ 2018 - Dep	(2,135.02)
	0.00
Total Equipment - Common Area	0.00
Total Furniture and Equipment	0.00
Grounds	
2015 Gravel Cost	568.34
2015 Gravel Dep	(373.00)
Basin	
Basin - Cost	1,974.74
Basin - Depreciation	(1,299.00)
	675.74
Total Basin	675.74
Landscaping	
2014 Landscaping Cost	11,274.04
2014 Landscaping Dep	(4,302.96)
2015 Landscaping Cost	2,504.05
2015 Landscaping Dep	(1,414.04)
	8,061.09
Total Landscaping	8,061.09
Total Grounds	8,932.17
Lighting	
Bldg Fixtures - 2015	2,657.11
Bldg Fixtures - 2016	7,684.94
Bldg Fixtures - Phase I - Dep	(193.96)
Bldg Fixtures - Phase II - Dep	(968.00)
	9,180.09
Total Lighting	9,180.09
Office Equipment - Computers	
New Computer -Lenovo	791.60
New Computer - Deprec	(791.60)
	0.00
Total Office Equipment - Computers	0.00
Paint Bldgs , Structures, Walls	
Paint - 2015 Bldg A - Cost	21,000.00
Paint - 2015 Bldg A - Dep	(1,050.00)
Paint - 2015 Bldgs F & G - Cost	41,000.00
Paint - 2015 Bldgs F & G - Dep	(2,423.00)
Paint - 2016 Bldg D & E - Cost	34,728.00
Paint - 2016 Bldg D & E Dep	(265.00)
Paint - 2016 Bldg H Cost	16,873.00
Paint - 2016 Bldg H Dep	(128.00)
Paint - 2017 Bldg B Cost	14,354.00
Paint - 2017 Bldg B Dep	(739.96)
Paint - 2017 Bldg C Cost	15,500.00
Paint - 2017 Bldg C Dep	(892.04)
Paint - Perimeter Wall Cost	11,448.00
Paint - Perimeter Walls Dep	(316.04)
Paint - Wood Trim - Cost	44,019.90
Paint - Wood Trim - Dep	(3,202.00)
Painting 2016 Dep	(3,258.04)
	186,648.82
Total Paint Bldgs , Structures, Walls	186,648.82
Parking Lot - Improvements	
Parking - Curb & Line Painting	5,992.53
Parking Lot Imps - Dep	(2,303.04)
	3,689.49
Total Parking Lot - Improvements	3,689.49
Pool	

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Pool - 2014 Furniture - Cost	474.95
Pool - 2015 Furniture - Cost	3,943.40
Pool - Deck - Depreciation	(847.96)
Pool - Furniture - Depreciation	(3,358.00)
Total Pool	212.39
Roofs	
Roofs - 2015 Garage - Cost	24,821.52
Roofs - 2015 Garage - Dep	(3,273.00)
Roofs - 2016 Garages - Cost	34,268.36
Roofs - 2016 Garages - Dep	(2,855.96)
Roofs - 2017 Garages - Cost	20,179.91
Roofs - 2017 Garages - Dep	(2,020.00)
Roofs - 2017 Sprayfoam Cost	8,174.00
Roofs - 2017 Sprayfoam Dep	(24.00)
Tile Roofs - Clubhouse - Cost	6,664.16
Tile Roofs 2013 - Cost	13,033.94
Tile Roofs 2013 - Depreciation	(2,034.00)
Tile Roofs 2014 - Cost	10,121.18
Tile Roofs 2014 - Depreciation	(4,638.96)
Tile Roofs 2015 - Cost	8,610.94
Tile Roofs 2015 - Dep	(1,029.96)
Tile Roofs 2016 - Cost	7,130.65
Tile Roofs 2016 - Dep	(571.96)
Tile Roofs 2017 - Cost	10,586.96
Tile Roofs 2017 - Dep	(610.76)
Tile Roofs 2018 - Cost	13,885.40
Tile Roofs 2018 - Dep	(483.67)
Tile Roofs 2019 - Cost	17,550.00
Tile Roofs Stairwell 2017 Cost	5,612.48
Tile Roofs Stairwell 2017 Dep	(77.00)
Tile Roofs Stairwells 2013 Cost	3,709.02
Tile Roofs Stairwells 2013 Dep	(656.04)
Total Roofs	166,073.21
Signs	
Signs - Community - Cost	2,337.48
Signs - Community - Dep	(1,417.96)
Signs - Entrance - Cost	3,340.64
Signs - Entrance - Depreciation	(3,195.00)
Total Signs	1,065.16
Spa/Swim Spa	
Spa New - 2016 Cost	46,447.00
Spa New - 2016 Dep	(3,662.26)
Swim Spa - Heater - Cost	2,282.78
Swim Spa - Heater - Dep	(2,282.78)
Total Spa/Swim Spa	42,784.74
Vents	
Vents - 2016	3,833.00
Vents - Dryer Phase I - Cost	6,577.75
Vents - Dryer Phase I - Dep	(1,333.00)
Total Vents	9,077.75
Total Property & Equipment	686,451.09
Total Fixed Assets	934,578.10
TOTAL ASSETS	1,139,682.64
LIABILITIES & EQUITY	
Liabilities	

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Statement of Financial Position

Accrual Basis

November 30, 2019

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Current Liabilities	
Other Current Liabilities	
Payroll Liabilities	
AZ I/T Withheld	106.10
Federal I/T Withheld	180.00
FICA/Medicare Payable	562.56
FUTA Payable	168.00
SUTA Payable	11.20
Total Payroll Liabilities	1,027.86
Prepaid Dues/Fees	25,405.20
Total Other Current Liabilities	26,433.06
Total Current Liabilities	26,433.06
Total Liabilities	26,433.06
Equity	
Fund Balance - Reserve/Restrict	
Restricted Acct. - Insurance	15,323.50
Fund Balance - Reserve/Restrict - Other	149,299.43
Total Fund Balance - Reserve/Restrict	164,622.93
Fund Balance - Unrestricted	89,949.88
Retained Earnings	824,212.68
Net Income	34,464.09
Total Equity	1,113,249.58
TOTAL LIABILITIES & EQUITY	1,139,682.64

Oak Creek Estados Condominium Management Corp
Statement of Revenues & Expenses
For the Period Ending ...

Accrual Basis

	Nov 19	Jan - No...
Ordinary Income/Expense		
Income		
Income		
Amenity Fee - New Owner	15.00	45.00
Amenity Fee - Rental	780.00	2,925.00
Reimbursed Expenses - Homeowner	6.30	6.30
Administration Fee	25.00	175.00
Amenity Keys	75.00	525.00
Disclosure Fee	720.00	5,480.00
HOA Dues		
Discounts	0.00	(1.50)
HOA Dues - Other	36084.51	402358.45
Total HOA Dues	36,084.51	402356.95
Late Fees	316.25	873.01
Long Term Rental Fees	0.00	325.00
Short/Vacation Term Rentals	1,300.00	16,007.00
Transfer Fee	80.00	1,210.00
Income - Other	0.00	6.85
Total Income	39,402.06	429935.11
Total Income	39,402.06	429935.11
Gross Profit	39,402.06	429935.11
Expense		
Uniforms	0.00	190.00
Advertising	0.00	15.00
Amenity Key Expense	0.00	218.70
Automobile Expense		
Gasoline	0.00	394.02
Total Automobile Expense	0.00	394.02
Bad Debt Expense	0.00	1,396.17
Bank Service Charge	12.40	165.20
Cash Advance Repayment	0.00	55.00
Computer and Internet Expenses	83.04	242.18
Consultation Expense	0.00	500.00
Contract/Temp Staffing	1,837.50	20,933.93
Depreciation Expense	3,755.26	41,931.86
Dues and Subscriptions	0.00	4.25
Employee Cell Phones	0.00	456.72
Employee Lodging Expense	0.00	297.68
Entertainment Expense	0.00	39.54
Income Tax	0.00	50.00
Insurance Expense		
Property/Liability/D & O	0.00	19,002.69
Workers Comp Insurance	0.00	789.30
Insurance Expense - Other	6,463.98	7,018.98
Total Insurance Expense	6,463.98	26,810.97
Licenses, Permits & Inspections	720.00	1,440.00
Mileage reimbursement	22.91	1,037.17
Office Supplies	31.20	918.81
Payroll Expenses	7,538.50	70,904.00
Payroll Tax Expenses		
FUTA	0.00	168.00
Payroll FICA/Medicare ER	576.68	5,424.13
SUTA	0.00	9.28
Payroll Tax Expenses - Other	0.00	0.00

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Statement of Revenues & Expenses

Accrual Basis

For the Period Ending ...

	Nov 19	Jan - No...
Total Payroll Tax Expenses	576.68	5,601.41
Postage/Mailing Expense	6.30	140.43
Printing and Copying Expense	0.00	220.32
Professional Fees		
Accounting Services	0.00	2,475.00
Legal Fees	55.00	4,112.67
QuickBooks Payroll Services	4.25	542.38
	59.25	7,130.05
Total Professional Fees		
Reimbursed Expenses - Owners	0.00	1,911.80
Repairs and Maintenance		
Boiler	1,935.49	2,133.19
Catwalks	0.00	34,176.36
Cooler	0.00	832.90
Drywall	0.00	669.12
Dump Fee Expense	0.00	45.00
Electrical Expense	0.00	1,489.25
Equipment Rental	0.00	740.46
Gasoline Equipment	0.00	30.00
General Maintenance	558.62	8,377.06
Insect Service	0.00	1,775.00
Inside Unit Repair	0.00	288.94
Landscaping and Groundskeeping	122.08	1,455.71
Landscaping Services	2,880.00	38,133.21
Office and Clubhouse	142.95	698.66
Outside Unit Repair	0.00	46.71
Plumbing	486.59	3,366.96
Pool and Spa Maintenance	3,358.56	9,054.86
Roofs	0.00	22.15
Safety Equipment	0.00	67.86
Small Tools-Shop	34.02	60.96
Speedbumps	0.00	205.86
	9,518.31	103670.22
Total Repairs and Maintenance		
Small Tools & Equipment	0.00	143.75
Storm Damage Expense	0.00	12,010.00
Telephone Expense	102.86	1,548.06
Utilities		
Electric	1,387.96	17,063.92
Gas	2,712.05	35,726.66
Sewer	265.36	1,061.44
Trash Removal Services	658.04	7,608.68
Water	2,851.01	33,779.43
	7,874.42	95,240.13
Total Utilities		
void check	0.00	0.00
	38,602.61	395617.37
Total Expense		
Net Ordinary Income	799.45	34,317.74
Other Income/Expense		
Other Income		
Interest Income	10.46	146.35
	10.46	146.35
Total Other Income		
Net Other Income	10.46	146.35
Net Income	809.91	34,464.09