

Oak Creek Estados Condominium Management Corp  
Statement of Financial Position

October 31, 2019

Accrual Basis

	Oct 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Chase Checking-1915	16,533.54
Chase Reserve Savings-9554	164,622.93
Petty Cash	217.35
<b>Total Checking/Savings</b>	181,373.82
Accounts Receivable	
Accounts Receivable	4,996.95
<b>Total Accounts Receivable</b>	4,996.95
Other Current Assets	
Insurance Reserve - Restricted	15,323.50
<b>Total Other Current Assets</b>	15,323.50
<b>Total Current Assets</b>	201,694.27
<b>Fixed Assets</b>	
Improvements - Common Area	
Cap Improvements - Common Areas	415,428.30
Cap Improvements - Deprec	(165,772.39)
<b>Total Improvements - Common Area</b>	249,655.91
Property & Equipment	
Beams	
Beams - Bldg - Depreciation	(5,355.00)
Beams - Bldg - Original Cost	32,436.75
<b>Total Beams</b>	27,081.75
Boiler	
Boiler E & F/G - Depreciation	(9,327.40)
Boiler E & F/G - Original Cost	49,248.21
<b>Total Boiler</b>	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	(944.00)
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)
<b>Total Catwalks</b>	164,364.65
Clubhouse Furnace	
Clubhouse - Furnace - Acc Dep	(1,569.96)
Clubhouse - Furnace - Cost	2,114.00
<b>Total Clubhouse Furnace</b>	544.04
Concrete	
Perimeter Road - 2018 Cost	67,384.02
Perimeter Road - 2018 Dep	(37,059.00)

181,373

164,622

total assets

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Total Concrete	30,325.02
Furniture and Equipment	
Equipment - Common Area	
BBQ 2018 - Cost	2,135.02
BBQ 2018 - Dep	(3,351.26)
Total Equipment - Common Area	(1,216.24)
Total Furniture and Equipment	(1,216.24)
Grounds	
2015 Gravel Cost	568.34
2015 Gravel Dep	(373.00)
Basin	
Basin - Cost	1,974.74
Basin - Depreciation	(1,299.00)
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)
Total Landscaping	8,061.09
Total Grounds	8,932.17
Lighting	
Bldg Fixtures - 2015	2,657.11
Bldg Fixtures - 2016	7,664.94
Bldg Fixtures - Phase I - Dep	(193.96)
Bldg Fixtures - Phase II - Dep	(968.00)
Total Lighting	9,180.09
Office Equipment - Computers	
New Computer - Lenovo	791.60
New Computer - Deprec	(798.00)
Total Office Equipment - Computers	(6.40)
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)
Total Paint Bldgs , Structures, Walls	186,648.82
Parking Lot - Improvements	
Parking Curb & Line Painting	5,992.53

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Parking Lot Imps - Dep	(2,303.04)
<b>Total Parking Lot - Improvements</b>	<b>3,689.49</b>
<b>Pool</b>	
Pool - 2014 Furniture - Cost	474.95
Pool - 2015 Furniture - Cost	3,943.40
Pool - Deck - Depreciation	(847.96)
Pool - Furniture - Depreciation	(3,358.00)
<b>Total Pool</b>	<b>212.39</b>
<b>Roofs</b>	
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)
<b>Total Roofs</b>	<b>166,073.21</b>
<b>Signs</b>	
Signs - Community - Cost	2,337.48
Signs - Community - Dep	(1,417.96)
Signs - Entrance - Cost	3,340.64
Signs - Entrance - Depreciation	(3,195.00)
<b>Total Signs</b>	<b>1,065.16</b>
<b>Spa/Swim Spa</b>	
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)
<b>Total Spa/Swim Spa</b>	<b>42,784.74</b>
<b>Vents</b>	
Vents - 2016	3,833.00
Vents - Dryer Phase I - Cost	6,577.75
Vents - Dryer Phase I - Dep	(1,333.00)
<b>Total Vents</b>	<b>9,077.75</b>
<b>Total Property &amp; Equipment</b>	<b>688,677.45</b>

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	Oct 31, 19
Total Fixed Assets	938,333.36
<b>TOTAL ASSETS</b>	<b>1,140,027.63</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Payroll Liabilities	
AZ I/T Withheld	53.68
Federal I/T Withheld	375.00
FICA/Medicare Payable	1,099.76
FUTA Payable	168.00
SUTA Payable	11.20
Total Payroll Liabilities	1,707.64
Prepaid Dues/Fees	25,405.20
Total Other Current Liabilities	27,112.84
Total Current Liabilities	27,112.84
Total Liabilities	27,112.84
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	34,129.30
Total Equity	1,112,914.79
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,140,027.63</b>

# Oak Creek Estados Condominium Management Corp

## Statement of Revenues & Expenses

Accrual Basis

For the Period Ending ...

	Oct 19	Jan - Oct...
Ordinary Income/Expense		
Income		
Amenity Fee-Rental	1,320.00	2,160.00
Amenity Fee-New Owner	15.00	30.00
Income		
Administration Fee	25.00	150.00
Amenity Keys	0.00	450.00
Disclosure Fee	720.00	4,760.00
HOA Dues		
Discounts	0.00	(1.50)
HOA Dues - Other	36,084.51	366677.76
Total HOA Dues	36,084.51	366676.26
Late Fees	204.68	588.06
Long Term Rental Fees	25.00	325.00
Short/Vacation Term Rentals	2,200.00	14,732.00
Transfer Fee	80.00	1,130.00
Income - Other	0.00	6.85
Total Income	39,339.19	388818.17
Total Income	40,674.19	391008.17
Gross Profit	40,674.19	391008.17
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	22.00	152.80
Cash Advance Repayment	0.00	55.00
Computer and Internet Expenses	0.00	159.14
Consultation Expense	0.00	500.00
Contract/Temp Staffing	2,424.00	19,096.43
Depreciation Expense	3,755.26	38,176.60
Dues and Subscriptions	0.00	4.25
Employee Cell Phones	123.11	456.72
Employee Lodging Expense	0.00	297.68
Entertainment Expense	39.54	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	555.00	555.00
Total Insurance Expense	555.00	20,346.99
Licenses, Permits & Inspections	0.00	720.00
Mileage reimbursement	117.45	1,014.26
Office Supplies	399.16	887.61
Payroll Expenses	7,188.00	63,365.50
Payroll Tax Expenses		
FUTA	0.00	168.00
Payroll FICA/Medicare ER	549.87	4,847.45
SUTA	0.00	9.28
Payroll Tax Expenses - Other	0.00	0.00
Total Payroll Tax Expenses	549.87	5,024.73

40,674

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**Statement of Revenues & Expenses**  
For the Period Ending ...

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	Oct 19	Jan - Oct...
Postage/Mailing Expense	0.00	134.13
Printing and Copying Expense	0.00	220.32
Professional Fees		
Accounting Services	0.00	2,475.00
Legal Fees	825.00	4,057.67
QuickBooks Payroll Services	2.12	538.13
<b>Total Professional Fees</b>	<b>827.12</b>	<b>7,070.80</b>
Reimbursed Expenses - Owners	0.00	1,911.80
Repairs and Maintenance		
Boiler	0.00	197.70
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	434.90	7,818.44
Insect Service	705.00	1,775.00
Inside Unit Repair	0.00	288.94
Landscaping and Groundskeeping	101.80	1,333.63
Landscaping Services	2,663.88	35,253.21
Office and Clubhouse	141.30	555.71
Outside Unit Repair	0.00	46.71
Plumbing	312.50	2,880.37
Pool and Spa Maintenance	520.21	5,696.30
Roofs	0.00	22.15
Safety Equipment	0.00	67.86
Small Tools Shop	0.00	26.94
Speedbumps	0.00	205.86
<b>Total Repairs and Maintenance</b>	<b>4,879.59</b>	<b>94,151.91</b>
Small Tools & Equipment	0.00	143.75
Storm Damage Expense	0.00	12,010.00
Telephone Expense	123.43	1,445.20
Utilities		
Electric	1,531.65	15,675.96
Gas	1,808.04	33,014.61
Sewer	0.00	796.08
Trash Removal Services	650.92	6,950.64
Water	2,956.49	30,928.42
<b>Total Utilities</b>	<b>6,947.10</b>	<b>87,365.71</b>
void check	0.00	0.00
<b>Total Expense</b>	<b>27,950.63</b>	<b>357014.76</b>
Net Ordinary Income	12,723.56	33,993.41
Other Income/Expense		
Other Income		
Interest Income	10.62	135.89
<b>Total Other Income</b>	<b>10.62</b>	<b>135.89</b>
Net Other Income	10.62	135.89
<b>Net Income</b>	<b>12,734.18</b>	<b>34,129.30</b>

12,734