

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

Accrual Basis

	May 21	Jan - Ma...
Ordinary Income/Expense		
Income		
Income		
Owner Fees - Carport Tarp	0.00	15.00
Amenity Fee - New Owner	0.00	(30.00)
Amenity Fee - Rental	840.00	3,510.00
Amenity Keys	0.00	225.00
Disclosure Fee	1,080.00	2,165.00
HOA Dues	36084.51	180422.55
Late Fees	0.00	358.57
Long Term Rental Fees	0.00	50.00
Short/Vacation Term Rentals	1,400.00	5,725.00
Transfer Fee	120.00	240.00
Total Income	39,524.51	192681.12
Returned Check Charges	0.00	12.00
Total Income	39,524.51	192693.12
Gross Profit	39,524.51	192693.12
Expense		
Amenity Key Expense	0.00	219.70
Bank Service Charge	39.00	129.80
Bank Service Charges	0.00	80.00
Computer and Internet Expenses	0.00	180.00
Contract/Temp Staffing	2,985.00	13,269.00
Depreciation Expense	4,895.31	21,592.66
Insurance Expense		
Fidelity Bond	0.00	378.00
Property/Liability/D & O	0.00	12,675.00
Workers Comp Insurance	0.00	908.59
Total Insurance Expense	0.00	13,961.59
Licenses, Permits & Inspections	10.00	740.00
Mileage reimbursement	26.88	181.12
Office Supplies	0.00	182.02
Payroll Expenses	6,267.50	36,044.00
Payroll Tax Expenses		
FUTA	17.58	132.77
Payroll FICA/Medicare ER	479.47	2,336.49
SUTA	0.00	0.00
Payroll Tax Expenses - Other	0.00	2,029.17

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	May 21	Jan - Ma...
Total Payroll Tax Expenses	497.05	4,498.43
Postage/Mailing Expense	7.95	125.90
Printing and Copying Expense	56.35	280.73
Professional Fees		
Accounting Services	0.00	2,100.00
Legal Fees	120.00	260.00
QuickBooks Payroll Services	4.25	525.35
Total Professional Fees	124.25	2,885.35
Reimbursed Expenses - Owners	0.00	200.00
Repairs and Maintenance		
Water Leak	0.00	240.00
Pickleball Expense	66.69	264.48
Chimney	0.00	136.45
Stairs	0.00	614.50
Boiler	0.00	125.00
Cooler/HVAC	2,521.05	5,735.05
General Maintenance	325.17	987.49
Insect Service-Monthly	480.00	2,400.00
Inside Unit Repair	0.00	0.00
Landscaping and Groundskeeping	30.82	3,239.49
Landscaping Services-Monthly	3,600.00	13,080.00
Office and Clubhouse	46.56	373.10
Plumbing	0.00	1,740.73
Pool and Spa Maint-Monthly	1,596.29	8,806.29
Pool/Spa Repairs	1,046.21	3,449.41
Roofs	0.00	87.50
Total Repairs and Maintenance	9,712.79	41,279.49
Small Tools & Equipment	0.00	497.13
Telephone Expense	121.56	537.39
Utilities		
Electric	1,425.07	7,532.60
Gas	2,723.31	21,353.90
Sewer	265.36	530.72
Trash Removal Services	702.49	3,798.41
Water	3,333.82	15,245.34
Total Utilities	8,450.05	48,460.97
void check	0.00	0.00
Total Expense	33,193.69	185,345.28

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	May 21	Jan - Ma...
Net Ordinary Income	6,330.82	7,347.84
Other Income/Expense		
Other Income		
Interest Income	2.13	11.13
Total Other Income	2.13	11.13
Net Other Income	2.13	11.13
Net Income	<u>6,332.95</u>	<u>7,358.97</u>

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Balance Sheet  
May 31, 2021

Accrual Basis

	<u>May 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Chase Checking-1915	15,761.38
Chase Reserve Savings-9554	140,567.53
Petty Cash	<u>215.03</u>
Total Checking/Savings	156,543.94
Accounts Receivable	
Accounts Receivable	<u>4,621.67</u>
Total Accounts Receivable	<u>4,621.67</u>
Total Current Assets	161,165.61
Fixed Assets	
Improvements - Common Area	
Cap Improvements - Common Areas	415,428.30
Cap Improvements - Deprec	<u>(172,785.17)</u>
Total Improvements - Common Area	242,643.13
Property & Equipment	
Beams	
Beams - Bldg - Depreciation	(5,355.00)
Beams - Bldg - Original Cost	<u>32,436.75</u>
Total Beams	27,081.75
Boiler	
Boiler H - Original Cost	15,828.30
Boiler E & F/G - Depreciation	(9,327.40)
Boiler E & F/G - Original Cost	<u>49,248.21</u>
Total Boiler	55,749.11
Catwalks	
Catwalk-Bldg A 2021	10,050.00
Catwalks - Bldg B 2019	25,638.00
Catwalks - Bldg E 2020	
Acc. Dep. - Catwalks Bldg E 202	(3,728.00)
Catwalks - Bldg E 2020 - Other	<u>61,440.00</u>
Total Catwalks - Bldg E 2020	57,712.00
Catwalks - Bldg F 2019	54,011.00

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	May 31, 21
Catwalks A, B, F- Depreciation	(15,472.96)
Catwalks A, B, F -Original Cost	21,945.33
Catwalks Bldg H - 2019	
Catwalks Bldg. H - 2019 Dep	(13,961.11)
Catwalks Bldg H - 2019 - Other	42,620.00
Total Catwalks Bldg H - 2019	28,658.89
Catwalks C&G Bldg 2018 - Cost	11,511.92
Catwalks C&G Bldg 2018 - Dep	(2,464.00)
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	216,645.54
Clubhouse Furnace	
Clubhouse - Furnace - Acc Dep	(1,569.96)
Clubhouse - Furnace - Cost	2,114.00
Total Clubhouse Furnace	544.04
Concrete	
Perimeter Road - 2020 Cost	19,724.87
Perimeter Road - 2018 Cost	67,384.02
Perimeter Road - 2018 Dep	(84,225.00)
Total Concrete	2,883.89
Furniture and Equipment	
Equipment - Common Area	
BBQ 2018 - Cost	2,135.02
BBQ 2018 - Dep	(2,135.02)
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)
Total Basin	675.74

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	May 31, 21
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)
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Total Landscaping	8,061.09
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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)
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Total Lighting	9,180.09
Office Equipment - Computers	
New Computer-Lenovo	791.60
New Computer - Deprec	(791.60)
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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)
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Total Paint Bldgs , Structures, Walls	186,648.82
Parking Lot - Improvements	
Parking - Curb & Line Painting	5,992.53

# Oak Creek Estados Condominium Management Corp

## Balance Sheet

May 31, 2021

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	May 31, 21
Parking Lot Imps - Dep	(2,303.04)
Total Parking Lot - Improvements	3,689.49
Pool	
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	
Roof Recoat - Bldg D 2020	
A/D - Roof Recoat Deprec - 2020	(6,756.50)
Roof Recoat - Bldg D 2020 - Other	44,594.76
Total Roof Recoat - Bldg D 2020	37,838.26
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)

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	<u>May 31, 21</u>
Total Roofs	203,911.47
Signs	
Signs - Community - Cost	2,337.48
Signs - Community - Dep	(1,417.96)
Signs - Entrance - Cost	3,340.64
Signs - Entrance - Depreciation	<u>(3,195.00)</u>
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	<u>(2,282.78)</u>
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	<u>(1,333.00)</u>
Total Vents	<u>9,077.75</u>
Total Property & Equipment	<u>768,406.41</u>
Total Fixed Assets	<u>1,011,049.54</u>
TOTAL ASSETS	<u><u>1,172,215.15</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	<u>44.00</u>
Total Accounts Payable	44.00
Other Current Liabilities	
Payroll Liabilities	
AZ I/T Withheld	200.95
FUTA Payable	<u>132.77</u>
Total Payroll Liabilities	333.72
Prepaid Dues/Fees	<u>30,811.55</u>



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	May 31, 21
Total Other Current Liabilities	31,145.27
Total Current Liabilities	31,189.27
Total Liabilities	31,189.27
Equity	
Fund Balance - Reserve/Restrict	
04 - Landscape Lighting	1,000.00
07 - Speed Bumps	2,000.00
12 - Insurance Reserve	15,323.50
11 - Emergency Contingency Fund	10,000.00
10 - Future Projects Fund	76,498.03
09 - Driveway Resurfacing	550.00
08 - Catwalk Resurfacing	21,600.00
06 - Boiler Replacement	2,174.00
05 - Landscape Plants	500.00
03 - Pool Replacement	7,252.00
02 - Pool Leak Detection	1,000.00
01 - Pool Furniture	2,670.00
Total Fund Balance - Reserve/Restrict	140,567.53
Fund Balance - Unrestricted	101,519.03
Retained Earnings	891,580.35
Net Income	7,358.97
Total Equity	1,141,025.88
TOTAL LIABILITIES & EQUITY	1,172,215.15