

Oak Creek Estados Condominium Management Corp

Balance Sheet

April 30, 2022

Accrual Basis

| | Apr 30, 22 |
|---|--------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Chase Checking-1915 | 33,892.82 |
| Chase Reserve Savings-9554 | 191,375.65 |
| Petty Cash | 215.03 |
| Total Checking/Savings | 225,483.50 |
| Accounts Receivable | |
| Accounts Receivable | 4,118.07 |
| Total Accounts Receivable | 4,118.07 |
| Other Current Assets | |
| Tax Refund Receivable - ADOR | 38.84 |
| Total Other Current Assets | 38.84 |
| Total Current Assets | 229,640.41 |
| Fixed Assets | |
| Improvements - Common Area | |
| Cap Improvements - Common Areas | 415,428.30 |
| Cap Improvements - Deprec | (176,136.43) |
| Total Improvements - Common Area | 239,291.87 |
| Property & Equipment | |
| Beams | |
| Beams - Bldg - Depreciation | (5,355.00) |
| Beams - Bldg - Original Cost | 32,436.75 |
| Total Beams | 27,081.75 |
| Boiler | |
| Boiler H - Original Cost | |
| Boiler H - Dep | (3,270.00) |
| Boiler H - Original Cost - Other | 15,828.30 |
| Total Boiler H - Original Cost | 12,558.30 |
| Boiler E & F/G - Depreciation | (9,327.40) |
| Boiler E & F/G - Original Cost | 49,248.21 |
| Total Boiler | 52,479.11 |
| Catwalks | |
| Catwalk-Bldg A 2021 | 10,050.00 |
| Catwalks - Bldg B 2019 | |
| Catwalks - Bldg B Dep | (5,460.00) |
| Catwalks - Bldg B 2019 - Other | 25,638.00 |
| Total Catwalks - Bldg B 2019 | 20,178.00 |
| Catwalks - Bldg E 2020 | |
| Acc. Dep. - Catwalks Bldg E 202 | (8,854.00) |
| Catwalks - Bldg E 2020 - Other | 61,440.00 |
| Total Catwalks - Bldg E 2020 | 52,586.00 |
| Catwalks - Bldg F 2019 | |
| Catwalks - Bldg F Dep | (21,478.00) |
| Catwalks - Bldg F 2019 - Other | 54,011.00 |
| Total Catwalks - Bldg F 2019 | 32,533.00 |
| Catwalks A, B, F- Depreciation | (15,472.96) |

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| Catwalks A, B, F - Original Cost | 21,945.33 |
| Catwalks Bldg H - 2019 | |
| Catwalks - Bldg H - 2019 Dep | (13,961.11) |
| Catwalks Hldg H - 2019 - Other | 42,620.00 |
| Total Catwalks Bldg H - 2019 | 28,658.89 |
| Catwalks C&G Bldg 2018 - Cost | 12,451.91 |
| Catwalks C&G Bldg 2018 - Dep | (3,344.00) |
| 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 | (11,345.00) |
| Total Catwalks | 174,421.53 |
| 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 | 21,286.78 |
| Perimeter Road - 2018 Cost | 67,384.02 |
| Perimeter Road - Dep | (77,487.00) |
| Total Concrete | 11,183.80 |
| 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 |
| 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 | 7,684.94 |
| Bldg Fixtures - Phase I - Dep | (193.96) |
| Bldg Fixtures - Phase II - Dep | (968.00) |
| Total Lighting | 9,180.09 |
| Office Equipment - Computers | |
| New Computer - Epson ET-15000 | 659.09 |
| New Computer-Lenovo | 791.60 |

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|---------------------------------------|-------------------|
| New Computer - Deprec | (791.60) |
| Total Office Equipment - Computers | 659.09 |
| 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 |
| Parking Lot Imps - Dep | (2,303.04) |
| Total Parking Lot - Improvements | 3,689.49 |
| Pool | |
| Pool - 2022 Furniture - Cost | 807.29 |
| Furniture 2021 - Cost | 1,896.20 |
| Pool - 2014 Furniture - Cost | 474.95 |
| Pool - 2015 Furniture - Cost | 3,943.40 |
| Pool - Deck - Depreciation | (847.96) |
| Pool - Furniture - Depreciation | (3,629.00) |
| Total Pool | 2,644.88 |
| Roofs | |
| Roofs - Bldg 2021 | 9,460.00 |
| Roof Recoat - Bldg D 2020 | |
| A/D - Roof Recoat Deprec - 2020 | (14,188.65) |
| Roof Recoat - Bldg D 2020 - Other | 44,594.76 |
| Total Roof Recoat - Bldg D 2020 | 30,406.11 |
| 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) |

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| 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 | 205,939.32 |
| 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 | 736,331.74 |
| Total Fixed Assets | 975,623.61 |
| TOTAL ASSETS | 1,205,264.02 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Other Current Liabilities | |
| Payroll Liabilities | |
| AZ I/T Withheld | 390.57 |
| Federal I/T Withheld | 617.00 |
| FICA/Medicare Payable | 1,284.66 |
| FUTA Payable | 114.36 |
| SUTA Payable | 0.91 |
| Total Payroll Liabilities | 2,407.50 |
| Prepaid Dues/Fees | 32,620.54 |
| Total Other Current Liabilities | 35,028.04 |
| Total Current Liabilities | 35,028.04 |
| Total Liabilities | 35,028.04 |
| Equity | |
| Fund Balance - Reserve/Restrict | |
| 14 - Tile Roof Replacement | 119,184.08 |
| 03 - Pool Replacement | 29,743.52 |
| 06 - Boiler Replacement | 7,640.31 |
| 08 - Catwalk Resurfacing | 21,600.00 |

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April 30, 2022

Accrual Basis

| | <u>Apr 30, 22</u> |
|---------------------------------------|----------------------------|
| 09 - Driveway Resurfacing | 3,207.74 |
| 11 - Emergency/Contingency Fund | <u>10,000.00</u> |
| Total Fund Balance - Reserve/Restrict | 191,375.65 |
| Fund Balance - Unrestricted | 68,367.42 |
| Retained Earnings | 892,736.63 |
| Net Income | <u>17,756.28</u> |
| Total Equity | 1,170,235.98 |
| TOTAL LIABILITIES & EQUITY | <u><u>1,205,264.02</u></u> |

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

Accrual Basis

| | Apr 22 | Jan - Apr... |
|---------------------------------|-----------|--------------|
| Ordinary Income/Expense | | |
| Income | | |
| Income | | |
| HOA Violation Fee | 50.00 | 50.00 |
| Amenity Fee - New Owner | 15.00 | 15.00 |
| Amenity Fee - Rental | 1,605.00 | 5,310.00 |
| Amenity Keys | 0.00 | 225.00 |
| Disclosure Fee | 720.00 | 1,080.00 |
| HOA Dues/Assessments | 39,693.03 | 159,119.85 |
| Late Fees | 235.05 | 1,602.62 |
| Long Term Rental Fees | 0.00 | 100.00 |
| Short/Vacation Term Rentals | 2,700.00 | 8,875.00 |
| Transfer Fee | 80.00 | 120.00 |
| Total Income | 45,098.08 | 176,497.47 |
| Total Income | 45,098.08 | 176,497.47 |
| Gross Profit | 45,098.08 | 176,497.47 |
| Expense | | |
| Late Fee/Finance charge | 0.00 | (49.67) |
| Bank Service Charge | 0.00 | 64.00 |
| Bank Service Charges | 56.60 | 114.40 |
| Contract/Temp Staffing | 836.00 | 4,015.00 |
| Depreciation Expense | 4,895.31 | 19,581.24 |
| Dues and Subscriptions | 0.00 | 149.90 |
| Insurance Expense | | |
| Fidelity Bond | 0.00 | 378.00 |
| Property/Liability/D & O | 0.00 | 6,393.00 |
| Workers Comp Insurance | 679.75 | 1,006.10 |
| Insurance Expense - Other | 0.00 | 0.00 |
| Total Insurance Expense | 679.75 | 7,777.10 |
| Licenses, Permits & Inspections | 720.00 | 720.00 |
| Milcage reimbursement | 119.34 | 381.95 |
| Office Supplies | 32.14 | 248.44 |
| Payroll Expenses | | |
| Salaries/Wages - Staff | 8,396.50 | 36,802.75 |
| Payroll Expenses - Other | 0.00 | 0.00 |
| Total Payroll Expenses | 8,396.50 | 36,802.75 |
| Payroll Tax Expenses | | |
| FUTA | 6.78 | 114.36 |
| Payroll FICA/Medicare ER | 642.33 | 2,815.41 |
| SUTA | 437.50 | 451.84 |
| Total Payroll Tax Expenses | 1,086.61 | 3,381.61 |
| Postage/Mailing Expense | 0.00 | 339.09 |
| Printing and Copying Expense | 409.42 | 409.42 |
| Professional Fees | | |
| Accounting Services | 1,700.00 | 1,700.00 |
| Legal Fees | 327.70 | 887.70 |
| QuickBooks Payroll Services | 4.25 | 494.86 |
| Total Professional Fees | 2,031.95 | 3,082.56 |
| Reimbursed Expenses - Owners | 0.00 | 1,031.88 |
| Repairs and Maintenance | | |
| Landscaping Expense | 0.00 | 106.85 |
| Lighting, grounds | 0.00 | 628.07 |
| Backflow Preventers | 0.00 | 1,456.47 |
| Water Leak | 0.00 | 92.05 |

Oak Creek Estados Condominium Management Corp
Statement of Revenues & Expenses

Accrual Basis

For the Period Ending ...

| | Apr 22 | Jan - Apr... |
|--------------------------------------|------------------|-------------------|
| Backflow Preventer Testing | 229.50 | 229.50 |
| Boiler | 25.65 | 552.19 |
| Cooler/HVAC | 419.87 | 419.87 |
| Dump Fee Expense | 0.00 | 65.00 |
| Electrical Expense | 109.47 | 109.47 |
| Gasoline Equipment | 25.15 | 43.67 |
| General Maintenance | 135.30 | 227.95 |
| Insect Service-Monthly | | |
| Insect Service-other | 0.00 | 200.00 |
| Insect Service-Monthly - Other | 480.00 | 1,920.00 |
| Total Insect Service-Monthly | 480.00 | 2,120.00 |
| Inside Unit Repair | 599.50 | 599.50 |
| Landscaping and Groundskeeping | 680.16 | 1,642.09 |
| Landscaping Services-Monthly | 4,320.00 | 15,120.00 |
| Office and Clubhouse | 49.97 | 595.28 |
| Plumbing | 0.00 | 21.22 |
| Pool and Spa Maint-Monthly | 1,200.00 | 7,200.00 |
| Pool/Spa Repairs | 608.71 | 6,133.17 |
| Roofs | 0.00 | 63.68 |
| Safety Equipment | 28.69 | 184.67 |
| Small Tools-Shop | 64.42 | 1,041.64 |
| Stairs | 0.00 | 79.15 |
| Total Repairs and Maintenance | 8,976.39 | 38,731.49 |
| Small Tools & Equipment | 0.00 | 0.00 |
| Telephone Expense | 150.89 | 605.10 |
| Utilities | | |
| Electric | 1,721.55 | 6,576.82 |
| Gas | 3,492.14 | 19,826.53 |
| Sewer | 0.00 | 265.36 |
| Trash Removal Services | 1,675.80 | 3,286.19 |
| Water | 3,675.13 | 11,410.78 |
| Total Utilities | 10,564.62 | 41,365.68 |
| void check | 0.00 | 0.00 |
| Total Expense | 38,955.52 | 158,751.94 |
| Net Ordinary Income | 6,142.56 | 17,745.53 |
| Other Income/Expense | | |
| Other Income | | |
| Interest Income | 3.00 | 10.75 |
| Total Other Income | 3.00 | 10.75 |
| Net Other Income | 3.00 | 10.75 |
| Net Income | 6,145.56 | 17,756.28 |

Oak Creek Estados Condominium Management Corp
Profit & Loss Budget vs. Actual (2022)
 January through April 2022

Accrual Basis

| | <u>Jan - Apr...</u> | <u>Budget</u> | <u>\$ Over B...</u> | <u>% of ...</u> |
|---------------------------------|---------------------|-------------------|---------------------|-----------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| Income | | | | |
| HOA Violation Fee | 50.00 | 50.00 | 0.00 | 100.0% |
| Returned Check Charges | 0.00 | 12.00 | (12.00) | 0.0% |
| Amenity Fee - New Owner | 15.00 | 15.00 | 0.00 | 100.0% |
| Amenity Fee - Rental | 5,310.00 | 3,000.00 | 2,310.00 | 177.0% |
| Administration Fee | 0.00 | 41.64 | (41.64) | 0.0% |
| Amenity Keys | 225.00 | 100.00 | 125.00 | 225.0% |
| Disclosure Fee | 1,080.00 | 1,164.00 | (84.00) | 92.8% |
| HOA Dues/Assessments | 159,119.85 | 159,500.00 | (380.15) | 99.8% |
| Late Fees | 1,602.62 | 333.36 | 1,269.26 | 480.7% |
| Long Term Rental Fees | 100.00 | 83.36 | 16.64 | 120.0% |
| Short/Vacation Term Rentals | 8,875.00 | 5,668.00 | 3,207.00 | 156.6% |
| Transfer Fee | 120.00 | 120.00 | 0.00 | 100.0% |
| Total Income | <u>176,497.47</u> | <u>170,087.36</u> | <u>6,410.11</u> | <u>103.8%</u> |
| Total Income | <u>176,497.47</u> | <u>170,087.36</u> | <u>6,410.11</u> | <u>103.8%</u> |
| Gross Profit | 176,497.47 | 170,087.36 | 6,410.11 | 103.8% |
| Expense | | | | |
| Software Expense - QBooks | 0.00 | 510.00 | (510.00) | 0.0% |
| Late Fee/Finance charge | (49.67) | 0.00 | (49.67) | 100.0% |
| Advertising | 0.00 | 25.00 | (25.00) | 0.0% |
| Amenity Key Expense | 0.00 | 100.00 | (100.00) | 0.0% |
| Automobile Expense | | | | |
| Gasoline | 0.00 | 33.36 | (33.36) | 0.0% |
| Total Automobile Expense | <u>0.00</u> | <u>33.36</u> | <u>(33.36)</u> | <u>0.0%</u> |
| Bank Service Charge | 64.00 | | | |
| Bank Service Charges | 114.40 | 150.00 | (35.60) | 76.3% |
| Computer and Internet Expenses | 0.00 | 166.72 | (166.72) | 0.0% |
| Contract/Temp Staffing | 4,015.00 | 9,667.20 | (5,652.20) | 41.5% |
| Depreciation Expense | 19,581.24 | 18,333.60 | 1,247.64 | 106.8% |
| Dues and Subscriptions | 149.90 | 0.00 | 149.90 | 100.0% |

Oak Creek Estados Condominium Management Corp
Profit & Loss Budget vs. Actual (2022)
 January through April 2022

Accrual Basis

| | Jan - Apr... | Budget | \$ Over B... | % of ... |
|-----------------------------------|------------------|------------------|-------------------|---------------|
| Entertainment Expense | 0.00 | 0.00 | 0.00 | 0.0% |
| Income Tax - AZ Corporate | 0.00 | 0.00 | 0.00 | 0.0% |
| Insurance Expense | | | | |
| Fidelity Bond | 378.00 | 378.00 | 0.00 | 100.0% |
| Umbrella Insurance | 0.00 | 0.00 | 0.00 | 0.0% |
| Property/Liability/D & O | 6,393.00 | 12,675.00 | (6,282.00) | 50.4% |
| Workers Comp Insurance | 1,006.10 | 1,100.00 | (93.90) | 91.5% |
| Insurance Expense - Other | 0.00 | | | |
| Total Insurance Expense | 7,777.10 | 14,153.00 | (6,375.90) | 55.0% |
| Licenses, Permits & Inspections | 720.00 | 0.00 | 720.00 | 100.0% |
| Mileage reimbursement | 381.95 | 250.00 | 131.95 | 152.8% |
| Office Supplies | 248.44 | 383.36 | (134.92) | 64.8% |
| Payroll Expenses | | | | |
| Salaries/Wages - Staff | 36,802.75 | 33,720.00 | 3,082.75 | 109.1% |
| Employee Bonus | 0.00 | 0.00 | 0.00 | 0.0% |
| Payroll Expenses - Other | 0.00 | 0.00 | 0.00 | 0.0% |
| Total Payroll Expenses | 36,802.75 | 33,720.00 | 3,082.75 | 109.1% |
| Payroll Tax Expenses | | | | |
| FUTA | 114.36 | 84.00 | 30.36 | 136.1% |
| Payroll FICA/Medicare ER | 2,815.41 | 2,579.60 | 235.81 | 109.1% |
| SUTA | 451.84 | 0.00 | 451.84 | 100.0% |
| Total Payroll Tax Expenses | 3,381.61 | 2,663.60 | 718.01 | 127.0% |
| Postage/Mailing Expense | 339.09 | 45.43 | 293.66 | 746.4% |
| Printing and Copying Expense | 409.42 | 250.00 | 159.42 | 163.8% |
| Professional Fees | | | | |
| Accounting Services | 1,700.00 | 2,150.00 | (450.00) | 79.1% |
| Legal Fees | 887.70 | 500.00 | 387.70 | 177.5% |
| QuickBooks Payroll Services | 494.86 | 645.53 | (150.67) | 76.7% |
| Total Professional Fees | 3,082.56 | 3,295.53 | (212.97) | 93.5% |
| Reimbursed Expenses - Owners | 1,031.88 | 1,000.00 | 31.88 | 103.2% |
| Repairs and Maintenance | | | | |

Oak Creek Estados Condominium Management Corp
Profit & Loss Budget vs. Actual (2022)

Accrual Basis

January through April 2022

| | Jan - Apr... | Budget | \$ Over B... | % of ... |
|--------------------------------------|------------------|------------------|-----------------|---------------|
| Landscaping Expense | 106.85 | | | |
| Lighting, grounds | 628.07 | | | |
| Backflow Preventers | 1,456.47 | | | |
| Water Leak | 92.05 | | | |
| Pickleball Expense | 0.00 | 215.00 | (215.00) | 0.0% |
| Backflow Preventer Testing | 229.50 | 0.00 | 229.50 | 100.0% |
| Boiler | 552.19 | 1,500.00 | (947.81) | 36.8% |
| Catwalks | 0.00 | 0.00 | 0.00 | 0.0% |
| Cooler/HVAC | 419.87 | 750.00 | (330.13) | 56.0% |
| Drywall | 0.00 | 0.00 | 0.00 | 0.0% |
| Dump Fee Expense | 65.00 | 0.00 | 65.00 | 100.0% |
| Electrical Expense | 109.47 | 0.00 | 109.47 | 100.0% |
| Gasoline Equipment | 43.67 | | | |
| General Maintenance | 227.95 | 1,000.00 | (772.05) | 22.8% |
| Insect Service-Monthly | | | | |
| Insect Service-other | 200.00 | | | |
| Insect Service-Monthly - Other | 1,920.00 | 1,950.00 | (30.00) | 98.5% |
| Total Insect Service-Monthly | 2,120.00 | 1,950.00 | 170.00 | 108.7% |
| Inside Unit Repair | 599.50 | 900.00 | (300.50) | 66.6% |
| Landscaping and Groundskeeping | 1,642.09 | 800.00 | 842.09 | 205.3% |
| Landscaping Services-Monthly | 15,120.00 | 15,360.00 | (240.00) | 98.4% |
| Office and Clubhouse | 595.28 | 264.00 | 331.28 | 225.5% |
| Plumbing | 21.22 | 1,600.00 | (1,578.78) | 1.3% |
| Pool and Spa Maint-Monthly | 7,200.00 | 4,800.00 | 2,400.00 | 150.0% |
| Pool/Spa Repairs | 6,133.17 | 0.00 | 6,133.17 | 100.0% |
| Roofs | 63.68 | 1,000.00 | (936.32) | 6.4% |
| Safety Equipment | 184.67 | 50.00 | 134.67 | 369.3% |
| Small Tools-Shop | 1,041.64 | 300.00 | 741.64 | 347.2% |
| Stairs | 79.15 | 300.00 | (220.85) | 26.4% |
| Total Repairs and Maintenance | 38,731.49 | 30,789.00 | 7,942.49 | 125.8% |
| Small Tools & Equipment | 0.00 | 0.00 | 0.00 | 0.0% |
| Telephone Expense | 605.10 | 488.00 | 117.10 | 124.0% |
| Utilities | | | | |
| Electric | 6,576.82 | 6,000.00 | 576.82 | 109.6% |

Oak Creek Estados Condominium Management Corp
Profit & Loss Budget vs. Actual (2022)
 January through April 2022

Accrual Basis

| | <u>Jan - Apr...</u> | <u>Budget</u> | <u>\$ Over B...</u> | <u>% of ...</u> |
|-----------------------------|---------------------|--------------------|---------------------|-----------------|
| Gas | 19,826.53 | 13,333.60 | 6,492.93 | 148.7% |
| Sewer | 265.36 | 0.00 | 265.36 | 100.0% |
| Trash Removal Services | 3,286.19 | 3,400.00 | (113.81) | 96.7% |
| Water | 11,410.78 | 13,667.20 | (2,256.42) | 83.5% |
| Total Utilities | 41,365.68 | 36,400.80 | 4,964.88 | 113.6% |
| void check | 0.00 | | | |
| Total Expense | 158751.94 | 152,424.60 | 6,327.34 | 104.2% |
| Net Ordinary Income | 17,745.53 | 17,662.76 | 82.77 | 100.5% |
| Other Income/Expense | | | | |
| Other Income | | | | |
| Interest Income | 10.75 | 10.00 | 0.75 | 107.5% |
| Total Other Income | 10.75 | 10.00 | 0.75 | 107.5% |
| Other Expense | | | | |
| Reserve Acct Funding | 0.00 | 50,000.00 | (50,000.00) | 0.0% |
| Total Other Expense | 0.00 | 50,000.00 | (50,000.00) | 0.0% |
| Net Other Income | 10.75 | (49,990.00) | 50,000.75 | (0.0)% |
| Net Income | 17,756.28 | (32,327.24) | 50,083.52 | (54.9)% |