

Oak Creek Estados Condominium Management Corp

Balance Sheet

August 31, 2021

Accrual Basis

	<u>Aug 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Chase Checking-1915	11,640.99
Chase Reserve Savings-9554	150,575.16
Petty Cash	<u>215.03</u>
Total Checking/Savings	162,431.18
Accounts Receivable	
Accounts Receivable	<u>2,518.83</u>
Total Accounts Receivable	<u>2,518.83</u>
Total Current Assets	164,950.01
Fixed Assets	
Improvements - Common Area	
Cap Improvements - Common Areas	415,428.30
Cap Improvements - Deprec	<u>(173,699.15)</u>
Total Improvements - Common Area	241,729.15
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	
Boiler H - Dep	(3,270.00)
Boiler H - Original Cost - Other	<u>15,828.30</u>
Total Boiler H - Original Cost	12,558.30
Boiler E & F/G - Depreciation	(9,327.40)
Boiler E & F/G - Original Cost	<u>49,248.21</u>
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	<u>25,638.00</u>
Total Catwalks - Bldg B 2019	20,178.00
Catwalks - Bldg E 2020	
Acc. Dep. - Catwalks Bldg E 202	(5,126.00)
Catwalks - Bldg E 2020 - Other	<u>61,440.00</u>
Total Catwalks - Bldg E 2020	56,314.00
Catwalks - Bldg F 2019	
Catwalks - Bldg F Dep	(21,478.00)
Catwalks - Bldg F 2019 - Other	<u>54,011.00</u>
Total Catwalks - Bldg F 2019	32,533.00
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	<u>42,620.00</u>

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Total Catwalks Bldg H - 2019	28,658.89
Catwalks C&G Bldg 2018 - Cost	11,511.92
Catwalks C&G Bldg 2018 - Dep	(2,704.00)
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	177,849.54
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 - Dep	(53,904.00)
Total Concrete	33,204.89
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
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-Lenovo	791.60
New Computer - Deprec	(791.60)
Total Office Equipment - Computers	0.00
Paint Bldgs , Structures, Walls	
Paint - 2015 Bldg A - Cost	21,000.00

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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	<u>186,648.82</u>
Parking Lot - Improvements	
Parking - Curb & Line Painting	5,992.53
Parking Lot Imps - Dep	(2,303.04)
Total Parking Lot - Improvements	<u>3,689.49</u>
Pool	
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	<u>1,837.59</u>
Roofs	
Roof Recoat - Bldg D 2020	
A/D - Roof Recoat Deprec - 2020	(8,783.45)
Roof Recoat - Bldg D 2020 - Other	44,594.76
Total Roof Recoat - Bldg D 2020	<u>35,811.31</u>
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

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Accrual Basis

	Aug 31, 21
Tile Roofs Stairwells 2013 Dep	(656.04)
Total Roofs	201,884.52
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	756,259.66
Total Fixed Assets	997,988.81
TOTAL ASSETS	1,162,938.82
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Payroll Liabilities	
AZ I/T Withheld	276.18
FUTA Payable	172.32
SUTA Payable	1.38
Total Payroll Liabilities	449.88
Prepaid Dues/Fees	31,787.05
Total Other Current Liabilities	32,236.93
Total Current Liabilities	32,236.93
Total Liabilities	32,236.93
Equity	
Fund Balance - Reserve/Restrict	
01 - Pool Furniture	773.80
02 - Pool Leak Detection	1,000.00
03 - Pool Replacement	9,266.00
04 - Landscape Lighting	1,000.00
05 - Landscape Plants	500.00
06 - Boiler Replacement	2,778.00
07 - Speed Bumps	2,000.00
08 - Catwalk Resurfacing	21,600.00
09 - Driveway Resurfacing	828.00
10 - Future Projects Fund	85,500.82
11 - Emergency/Contingency Fund	10,005.04
12 - Insurance Reserve	15,323.50

Oak Creek Estados Condominium Management Corp

Balance Sheet

August 31, 2021

Accrual Basis

	<u>Aug 31, 21</u>
Total Fund Balance - Reserve/Restrict	150,575.16
Fund Balance - Unrestricted	91,511.40
Retained Earnings	891,555.35
Net Income	<u>(2,940.02)</u>
Total Equity	1,130,701.89
TOTAL LIABILITIES & EQUITY	<u><u>1,162,938.82</u></u>

Oak Creek Estados Condominium Management Corp
Statement of Revenues & Expenses

Accrual Basis

For the Period Ending ...

	Aug 21	Jan - Au...
Ordinary Income/Expense		
Income		
Income		
Owner Fees - Carport Tarp	0.00	15.00
Amenity Fee - New Owner	0.00	(30.00)
Amenity Fee - Rental	600.00	5,850.00
Amenity Keys	225.00	450.00
Disclosure Fee	970.00	4,215.00
HOA Dues	36,347.31	289427.05
Late Fees	0.00	539.56
Long Term Rental Fees	0.00	125.00
Short/Vacation Term Rentals	1,050.00	9,675.00
Transfer Fee	230.00	590.00
Total Income	39,422.31	310856.61
Returned Check Charges	0.00	12.00
Total Income	39,422.31	310868.61
Gross Profit	39,422.31	310868.61
Expense		
Amenity Key Expense	0.00	219.70
Bank Service Charge	41.80	269.60
Bank Service Charges	0.00	80.00
Computer and Internet Expenses	0.00	222.99
Contract/Temp Staffing	2,057.50	19,408.00
Depreciation Expense	4,895.31	36,549.59
Entertainment Expense	97.99	97.99
Insurance Expense		
Fidelity Bond	0.00	378.00
Property/Liability/D & O	0.00	12,675.00
Workers Comp Insurance	0.00	1,224.94
Insurance Expense - Other	6,337.50	6,337.50
Total Insurance Expense	6,337.50	20,615.44
Licenses, Permits & Inspections	0.00	740.00
Mileage reimbursement	117.87	354.95
Office Supplies	124.04	742.68
Payroll Expenses	11,020.00	64,942.50
Payroll Tax Expenses		
FUTA	4.32	172.32
Payroll FICA/Medicare ER	843.02	4,547.22
SUTA	0.58	1.38
Payroll Tax Expenses - Other	0.00	2,029.17
Total Payroll Tax Expenses	847.92	6,750.09
Postage/Mailing Expense	55.00	290.90
Printing and Copying Expense	267.99	548.72
Professional Fees		
Accounting Services	0.00	3,350.00
Legal Fees	180.00	580.00
QuickBooks Payroll Services	4.25	538.10
Total Professional Fees	184.25	4,468.10
Reimbursed Expenses - Owners	0.00	200.00
Repairs and Maintenance		
Backflow Preventers	0.00	8,381.92
Water Leak	0.00	240.00
Pickleball Expense	0.00	264.48
Chimney	0.00	136.45

Oak Creek Estados Condominium Management Corp
Statement of Revenues & Expenses

Accrual Basis

For the Period Ending ...

	Aug 21	Jan - Au...
Backflow Preventer Testing	0.00	1,302.50
Boiler	0.00	125.00
Cooler/HVAC	0.00	5,900.93
General Maintenance	0.00	1,941.54
Insect Service-Monthly	480.00	3,840.00
Inside Unit Repair	538.50	9,498.29
Landscaping and Groundskeeping	265.37	4,590.94
Landscaping Services-Monthly	4,080.00	23,880.00
Office and Clubhouse	179.35	827.14
Outside Unit Repair	0.00	265.00
Plumbing	0.00	1,742.84
Pool and Spa Maint-Monthly	1,200.00	12,609.70
Pool/Spa Repairs	159.00	2,958.22
Roofs	355.67	963.17
Safety Equipment	13.97	13.97
Sewer Line Maintenance	0.00	528.00
Speedbumps	1,019.90	1,468.78
Stairs	0.00	741.32
Total Repairs and Maintenance	8,291.76	82,220.19
Small Tools & Equipment	0.00	1,033.20
Telephone Expense	121.03	909.69
Utilities		
Electric	1,364.77	11,596.86
Gas	1,436.48	26,603.99
Sewer	265.36	796.08
Trash Removal Services	761.16	6,315.67
Water	3,528.40	27,850.46
Total Utilities	7,356.17	73,163.06
void check	0.00	0.00
Total Expense	41,816.13	313827.39
Net Ordinary Income	(2,393.82)	(2,958.78)
Other Income/Expense		
Other Income		
Interest Income	2.60	18.76
Total Other Income	2.60	18.76
Net Other Income	2.60	18.76
Net Income	(2,391.22)	(2,940.02)

Oak Creek Estados Condominium Management Corp

09/20/21

Profit & Loss Budget vs. Actual

Cash Basis

August 2021

	Aug 21	Budget	\$ Over ...	% of Bu...
Ordinary Income/Expense				
Income				
Income				
Amenity Fee - New Owner	0.00	15.00	-15.00	0.0%
Amenity Fee - Rental	630.00	750.00	-120.00	84.0%
Reimbursed Expenses - Homeowner	0.00	0.00	0.00	0.0%
Administration Fee	0.00	0.00	0.00	0.0%
Amenity Keys	225.00	0.00	225.00	100.0%
Disclosure Fee	970.00	0.00	970.00	100.0%
HOA Dues				
Discounts	0.00	0.00	0.00	0.0%
HOA Dues - Other	37,932.38	36,085.00	1,847.38	105.1%
Total HOA Dues	37,932.38	36,085.00	1,847.38	105.1%
Late Fees	51.52	95.00	-43.48	54.2%
Long Term Rental Fees	0.00	40.00	-40.00	0.0%
Short/Vacation Term Rentals	1,100.00	1,417.00	-317.00	77.6%
Transfer Fee	230.00	0.00	230.00	100.0%
Income - Other	0.00	0.00	0.00	0.0%
Total Income	41,138.90	38,402.00	2,736.90	107.1%
Total Income	41,138.90	38,402.00	2,736.90	107.1%
Gross Profit	41,138.90	38,402.00	2,736.90	107.1%
Expense				
Uniforms	0.00	0.00	0.00	0.0%
Advertising	0.00	0.00	0.00	0.0%
Amenity Key Expense	0.00	0.00	0.00	0.0%
Automobile Expense				
Gasoline	0.00	32.00	-32.00	0.0%
Automobile Expense - Other	0.00	0.00	0.00	0.0%
Total Automobile Expense	0.00	32.00	-32.00	0.0%
Bad Debt Expense	0.00	0.00	0.00	0.0%
Bank Service Charge	41.80	0.00	41.80	0.0%
Bank Service Charges	0.00	36.00	-36.00	0.0%
Cash Advance Repayment	0.00	0.00	0.00	0.0%
Computer and Internet Expenses	0.00	7.00	-7.00	0.0%
Consultation Expense	0.00	0.00	0.00	0.0%
Contract/Temp Staffing	2,057.50	2,250.00	-192.50	91.4%
Depreciation Expense	4,895.31	4,896.00	-0.69	100.0%
Dues and Subscriptions	0.00	0.00	0.00	0.0%
Employee Lodging Expense	0.00	0.00	0.00	0.0%
Entertainment Expense	97.99	0.00	97.99	100.0%
Gifts	0.00	0.00	0.00	0.0%
Income Tax	0.00	0.00	0.00	0.0%
Insurance Expense				
Umbrella Insurance	0.00	0.00	0.00	0.0%
Property/Liability/D & O	0.00	2,220.00	-2,220.00	0.0%
Workers Comp Insurance	0.00	179.00	-179.00	0.0%
Insurance Expense - Other	6,337.50	0.00	6,337.50	100.0%
Total Insurance Expense	6,337.50	2,399.00	3,938.50	264.2%
Licenses, Permits & Inspections	0.00	0.00	0.00	0.0%
Mileage reimbursement	117.87	108.33	9.54	108.8%
Office Supplies	124.04	96.00	28.04	129.2%
Payroll Expenses				
Employee Bonus	0.00	0.00	0.00	0.0%
Payroll Expenses - Other	11,020.00	8,000.00	3,020.00	137.8%
Total Payroll Expenses	11,020.00	8,000.00	3,020.00	137.8%
Payroll Tax Expenses				
FUTA	4.32	0.00	4.32	100.0%

Oak Creek Estados Condominium Management Corp

09/20/21

Profit & Loss Budget vs. Actual

Cash Basis

August 2021

	Aug 21	Budget	\$ Over ...	% of Bu...
Payroll FICA/Medicare ER	843.02	612.00	231.02	137.7%
SUTA	0.58	0.00	0.58	100.0%
Payroll Tax Expenses - Other	0.00	0.00	0.00	0.0%
Total Payroll Tax Expenses	847.92	612.00	235.92	138.5%
Postage/Mailing Expense	55.00	55.00	0.00	100.0%
Printing and Copying Expense	267.99	0.00	267.99	100.0%
Professional Fees				
Accounting Services	0.00	250.00	-250.00	0.0%
Legal Fees	180.00	150.00	30.00	120.0%
QuickBooks Payroll Services	4.25	46.66	-42.41	9.1%
Total Professional Fees	184.25	446.66	-262.41	41.3%
Reimbursed Expenses - Owners	0.00	190.00	-190.00	0.0%
Repairs and Maintenance				
Pickleball Expense	0.00	0.00	0.00	0.0%
Backflow Preventer Testing	0.00	16.00	-16.00	0.0%
Boiler	0.00	485.00	-485.00	0.0%
Catwalks	0.00	67.00	-67.00	0.0%
Cooler/HVAC	0.00	116.00	-116.00	0.0%
Drywall	0.00	0.00	0.00	0.0%
Dump Fee Expense	0.00	0.00	0.00	0.0%
Electrical Expense	0.00	15.00	-15.00	0.0%
Equipment Rental	0.00	0.00	0.00	0.0%
Gasoline Equipment	0.00	0.00	0.00	0.0%
General Maintenance	0.00	200.00	-200.00	0.0%
Insect Service-Monthly	480.00	480.00	0.00	100.0%
Inside Unit Repair	538.50	0.00	538.50	100.0%
Landscaping and Groundskeeping	265.37	750.00	-484.63	35.4%
Landscaping Services-Monthly	4,080.00	2,400.00	1,680.00	170.0%
Office and Clubhouse	179.35	67.00	112.35	267.7%
Outside Unit Repair	0.00	0.00	0.00	0.0%
Plumbing	0.00	400.00	-400.00	0.0%
Pool and Spa Maint-Monthly	1,200.00	1,300.00	-100.00	92.3%
Pool/Spa Repairs	159.00	0.00	159.00	100.0%
Roofs	355.67	500.00	-144.33	71.1%
Safety Equipment	13.97	70.00	-56.03	20.0%
Small Tools-Shop	0.00	25.00	-25.00	0.0%
Speedbumps	1,019.90	0.00	1,019.90	100.0%
Stairs	0.00	50.00	-50.00	0.0%
Total Repairs and Maintenance	8,291.76	6,941.00	1,350.76	119.5%
Small Tools & Equipment	0.00	150.00	-150.00	0.0%
Storm Damage Expense	0.00	0.00	0.00	0.0%
Telephone Expense	121.03	121.00	0.03	100.0%
Utilities				
Electric	1,364.77	1,500.00	-135.23	91.0%
Gas	1,436.48	3,000.00	-1,563.52	47.9%
Sewer	265.36	92.00	173.36	288.4%
Trash Removal Services	761.16	850.00	-88.84	89.5%
Water	3,528.40	3,400.00	128.40	103.8%
Total Utilities	7,356.17	8,842.00	-1,485.83	83.2%
void check	0.00	0.00	0.00	0.0%
Total Expense	41,816.13	35,181.99	6,634.14	118.9%
Net Ordinary Income	-677.23	3,220.01	-3,897.24	-21.0%
Other Income/Expense				
Other Income				
Interest Income	2.60	3.00	-0.40	86.7%
Total Other Income	2.60	3.00	-0.40	86.7%

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Oak Creek Estados Condominium Management Corp

09/20/21

Profit & Loss Budget vs. Actual

Cash Basis

August 2021

	<u>Aug 21</u>	<u>Budget</u>	<u>\$ Over ...</u>	<u>% of Bu...</u>
Other Expense				
Reserve Acct Funding				
Reserve Acct Xfers	0.00	8,000.00	-8,000.00	0.0%
Total Reserve Acct Funding	0.00	8,000.00	-8,000.00	0.0%
Total Other Expense	0.00	8,000.00	-8,000.00	0.0%
Net Other Income	2.60	-7,997.00	7,999.60	-0.0%
Net Income	<u>-674.63</u>	<u>-4,776.99</u>	<u>4,102.36</u>	<u>14.1%</u>

Oak Creek Estados Condominium Management Corp

09/20/21

Profit & Loss Budget vs. Actual

Accrual Basis

January through August 2021

	Jan - Aug...	Budget	\$ Over B...	% of Bud...
Ordinary Income/Expense				
Income				
Income				
Amenity Fee - New Owner	-30.00	120.00	-150.00	-25.0%
Income - Other	0.00	0.00	0.00	0.0%
Administration Fee	0.00	50.00	-50.00	0.0%
Reimbursed Expenses - Homeowner	0.00	0.00	0.00	0.0%
Returned Check Charges	12.00	0.00	12.00	100.0%
Owner Fees - Carport Tarp	15.00	0.00	15.00	100.0%
Long Term Rental Fees	125.00	320.00	-195.00	39.1%
Amenity Keys	450.00	298.61	151.39	150.7%
Late Fees	539.56	760.00	-220.44	71.0%
Transfer Fee	590.00	80.00	510.00	737.5%
Disclosure Fee	4,215.00	1,080.00	3,135.00	390.3%
Amenity Fee - Rental	5,850.00	6,000.00	-150.00	97.5%
Short/Vacation Term Rentals	9,675.00	11,336.00	-1,661.00	85.3%
HOA Dues				
Discounts	0.00	0.00	0.00	0.0%
HOA Dues - Other	289,427.05	288,680.00	747.05	100.3%
Total HOA Dues	289,427.05	288,680.00	747.05	100.3%
Total Income	310,868.61	308,724.61	2,144.00	100.7%
Total Income	310,868.61	308,724.61	2,144.00	100.7%
Gross Profit	310,868.61	308,724.61	2,144.00	100.7%
Expense				
Uniforms	0.00	0.00	0.00	0.0%
Advertising	0.00	50.00	-50.00	0.0%
void check	0.00	0.00	0.00	0.0%
Automobile Expense				
Gasoline	0.00	256.00	-256.00	0.0%
Automobile Expense - Other	0.00	0.00	0.00	0.0%
Total Automobile Expense	0.00	256.00	-256.00	0.0%
Bad Debt Expense	0.00	0.00	0.00	0.0%
Storm Damage Expense	0.00	0.00	0.00	0.0%
Income Tax	0.00	50.00	-50.00	0.0%
Cash Advance Repayment	0.00	55.00	-55.00	0.0%
Gifts	0.00	0.00	0.00	0.0%
Consultation Expense	0.00	0.00	0.00	0.0%
Employee Lodging Expense	0.00	0.00	0.00	0.0%
Dues and Subscriptions	0.00	0.00	0.00	0.0%
Bank Service Charges	80.00	290.00	-210.00	27.6%
Entertainment Expense	97.99	0.00	97.99	100.0%
Reimbursed Expenses - Owners	200.00	1,520.00	-1,320.00	13.2%
Amenity Key Expense	219.70	0.00	219.70	100.0%
Computer and Internet Expenses	222.99	56.00	166.99	398.2%
Bank Service Charge	269.60			
Postage/Mailing Expense	290.90	715.00	-424.10	40.7%
Mileage reimbursement	354.95	866.68	-511.73	41.0%
Printing and Copying Expense	548.72	220.00	328.72	249.4%
Licenses, Permits & Inspections	740.00	720.00	20.00	102.8%
Office Supplies	742.68	768.00	-25.32	96.7%
Telephone Expense	909.69	968.00	-58.31	94.0%
Small Tools & Equipment	1,033.20	350.00	683.20	295.2%
Professional Fees				
QuickBooks Payroll Services	538.10	373.36	164.74	144.1%
Legal Fees	580.00	1,200.00	-620.00	48.3%
Accounting Services	3,350.00	2,750.00	600.00	121.8%
Total Professional Fees	4,468.10	4,323.36	144.74	103.3%
Payroll Tax Expenses				
SUTA	1.38	0.00	1.38	100.0%

Oak Creek Estados Condominium Management Corp

09/20/21

Profit & Loss Budget vs. Actual

Accrual Basis

January through August 2021

	Jan - Aug...	Budget	\$ Over B...	% of Bud...
FUTA	172.32	168.00	4.32	102.6%
Payroll Tax Expenses - Other	2,029.17	0.00	2,029.17	100.0%
Payroll FICA/Medicare ER	4,547.22	4,896.00	-348.78	92.9%
Total Payroll Tax Expenses	6,750.09	5,064.00	1,686.09	133.3%
Contract/Temp Staffing Insurance Expense	19,408.00	18,000.00	1,408.00	107.8%
Umbrella Insurance	0.00	0.00	0.00	0.0%
Fidelity Bond	378.00			
Workers Comp Insurance	1,224.94	1,432.00	-207.06	85.5%
Insurance Expense - Other	6,337.50	0.00	6,337.50	100.0%
Property/Liability/D & O	12,675.00	17,760.00	-5,085.00	71.4%
Total Insurance Expense	20,615.44	19,192.00	1,423.44	107.4%
Depreciation Expense	36,549.59	39,168.00	-2,618.41	93.3%
Payroll Expenses				
Employee Bonus	0.00	0.00	0.00	0.0%
Payroll Expenses - Other	64,942.50	64,000.00	942.50	101.5%
Total Payroll Expenses	64,942.50	64,000.00	942.50	101.5%
Utilities				
Sewer	796.08	736.00	60.08	108.2%
Trash Removal Services	6,315.67	6,800.00	-484.33	92.9%
Electric	11,596.86	12,000.00	-403.14	96.6%
Gas	26,603.99	24,000.00	2,603.99	110.8%
Water	27,850.46	27,200.00	650.46	102.4%
Total Utilities	73,163.06	70,736.00	2,427.06	103.4%
Repairs and Maintenance				
Small Tools-Shop	0.00	200.00	-200.00	0.0%
Gasoline Equipment	0.00	30.00	-30.00	0.0%
Equipment Rental	0.00	0.00	0.00	0.0%
Electrical Expense	0.00	120.00	-120.00	0.0%
Dump Fee Expense	0.00	45.00	-45.00	0.0%
Drywall	0.00	0.00	0.00	0.0%
Catwalks	0.00	532.00	-532.00	0.0%
Safety Equipment	13.97	70.00	-56.03	20.0%
Boiler	125.00	3,880.00	-3,755.00	3.2%
Chimney	136.45			
Water Leak	240.00			
Pickleball Expense	264.48	215.00	49.48	123.0%
Outside Unit Repair	265.00	0.00	265.00	100.0%
Sewer Line Maintenance	528.00			
Stairs	741.32	400.00	341.32	185.3%
Office and Clubhouse	827.14	532.00	295.14	155.5%
Roofs	963.17	4,000.00	-3,036.83	24.1%
Backflow Preventer Testing	1,302.50	131.00	1,171.50	994.3%
Speedbumps	1,468.78	0.00	1,468.78	100.0%
Plumbing	1,742.84	3,200.00	-1,457.16	54.5%
General Maintenance	1,941.54	1,600.00	341.54	121.3%
Pool/Spa Repairs	2,958.22	0.00	2,958.22	100.0%
Insect Service-Monthly	3,840.00	3,840.00	0.00	100.0%
Landscaping and Groundskeeping	4,590.94	6,000.00	-1,409.06	76.5%
Cooler/HVAC	5,900.93	928.00	4,972.93	635.9%
Backflow Preventers	8,381.92			
Inside Unit Repair	9,498.29	0.00	9,498.29	100.0%
Pool and Spa Maint-Monthly	12,609.70	10,400.00	2,209.70	121.2%
Landscaping Services-Monthly	23,880.00	19,200.00	4,680.00	124.4%
Total Repairs and Maintenance	82,220.19	55,323.00	26,897.19	148.6%
Total Expense	313,827.39	282,691.04	31,136.35	111.0%
Net Ordinary Income	-2,958.78	26,033.57	-28,992.35	-11.4%

Oak Creek Estados Condominium Management Corp

Profit & Loss Budget vs. Actual

January through August 2021

	<u>Jan - Aug...</u>	<u>Budget</u>	<u>\$ Over B...</u>	<u>% of Bud...</u>
Other Income/Expense				
Other Income				
Interest Income	18.76	17.00	1.76	110.4%
Total Other Income	18.76	17.00	1.76	110.4%
Other Expense				
Reserve Acct Funding				
Reserve Acct Xfers	0.00	64,000.00	-64,000.00	0.0%
Total Reserve Acct Funding	0.00	64,000.00	-64,000.00	0.0%
Total Other Expense	0.00	64,000.00	-64,000.00	0.0%
Net Other Income	18.76	-63,983.00	64,001.76	-0.0%
Net Income	-2,940.02	-37,949.43	35,009.41	7.7%