

Oak Creek Estados Condominium Management Corp
Profit & Loss Budget Overview
 January through December 2022

	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22
Ordinary Income/Expense										
Income										
Income										
Returned Check Charges	0.00	0.00	12.00	0.00	0.00	0.00	0.00	0.00	12.00	0.00
Amenity Fee - New Owner	0.00	15.00	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00
Amenity Fee - Rental	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00
Administration Fee	10.38	10.42	10.42	10.42	10.42	10.42	10.42	10.42	10.42	10.42
Amenity Keys	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00
Disclosure Fee	288.00	292.00	292.00	292.00	292.00	292.00	292.00	292.00	292.00	292.00
HOA Dues	39,875.00	39,875.00	39,875.00	39,875.00	39,875.00	39,875.00	39,875.00	39,875.00	39,875.00	39,875.00
Late Fees	83.37	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33
Long Term Rental Fees	20.87	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83
Short/Vacation Term Rentals	1,417.00	1,417.00	1,417.00	1,417.00	1,417.00	1,417.00	1,417.00	1,417.00	1,417.00	1,417.00
Transfer Fee	40.00	40.00	40.00	0.00	0.00	40.00	0.00	80.00	80.00	80.00
Total Income	42,509.62	42,528.58	42,525.58	42,473.58	42,473.58	42,513.58	42,533.58	42,553.58	42,565.58	42,553.58
Total Income	42,509.62	42,528.58	42,525.58	42,473.58	42,473.58	42,513.58	42,533.58	42,553.58	42,565.58	42,553.58
Gross Profit	42,509.62	42,528.58	42,525.58	42,473.58	42,473.58	42,513.58	42,533.58	42,553.58	42,565.58	42,553.58
Expense										
Software Expense - QBooks	0.00	0.00	510.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Late Fee/Finance charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Advertising	0.00	25.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00
Amenity Key Expense	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00
Automobile Expense										
Gasoline	8.37	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33
Total Automobile Expense	8.37	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33
Bank Service Charges	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50
Computer and Internet Expenses	41.74	41.66	41.66	41.66	41.66	41.66	41.66	41.66	41.66	41.66
Contract/Temp Staffing	2,417.40	2,416.60	2,416.60	2,416.60	2,416.60	2,416.60	2,416.60	2,416.60	2,416.60	2,416.60
Depreciation Expense	4,583.70	4,583.30	4,583.30	4,583.30	4,583.30	4,583.30	4,583.30	4,583.30	4,583.30	4,583.30
Dues and Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Entertainment Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00
Insurance Expense										
Fidelity Bond	0.00	0.00	378.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Umbrella Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	555.00
Property/Liability/D & O	0.00	6,337.50	0.00	6,337.50	0.00	0.00	0.00	6,337.50	0.00	0.00
Workers Comp Insurance	550.00	0.00	0.00	550.00	0.00	0.00	550.00	0.00	0.00	550.00
Total Insurance Expense	550.00	6,337.50	378.00	6,887.50	0.00	0.00	550.00	6,337.50	0.00	1,105.00
Licenses, Permits & Inspections	0.00	0.00	0.00	0.00	750.00	0.00	0.00	0.00	0.00	0.00

Oak Creek Estados Condominium Management Corp
Profit & Loss Budget Overview
 January through December 2022

11/03/21

Accrual Basis

	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22
Mileage reimbursement	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50
Office Supplies	95.87	95.83	95.83	95.83	95.83	95.83	95.83	95.83	95.83	95.83
Payroll Expenses										
Employee Bonus	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Payroll Expenses - Other	8,430.00	8,430.00	8,430.00	8,430.00	8,430.00	8,430.00	8,430.00	8,430.00	8,430.00	8,430.00
Total Payroll Expenses	8,430.00	8,430.00	8,430.00	8,430.00	8,430.00	8,430.00	8,430.00	8,430.00	8,430.00	8,430.00
Payroll Tax Expenses										
FUTA	0.00	0.00	0.00	84.00	0.00	0.00	42.00	0.00	0.00	0.00
Payroll FICA/Medicare ER	644.90	644.90	644.90	644.90	644.90	644.90	644.90	644.90	644.90	644.90
SUTA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Payroll Tax Expenses	644.90	644.90	644.90	728.90	644.90	644.90	686.90	644.90	644.90	644.90
Postage/Mailing Expense	0.00	37.68	0.00	7.75	0.00	0.00	227.50	0.00	110.00	250.00
Printing and Copying Expense	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	250.00
Professional Fees										
Accounting Services	0.00	0.00	2,150.00	0.00	0.00	1,150.00	0.00	0.00	1,150.00	0.00
Legal Fees	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00
QuickBooks Payroll Services	600.00	20.00	21.28	4.25	6.38	6.38	4.25	4.25	4.25	18.33
Total Professional Fees	725.00	145.00	2,296.28	129.25	131.38	1,281.38	129.25	129.25	1,279.25	143.33
Reimbursed Expenses - Owners	500.00	0.00	500.00	0.00	500.00	0.00	500.00	0.00	500.00	0.00
Repairs and Maintenance										
Pickleball Expense	215.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Backflow Preventer Testing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	195.00
Boiler	0.00	1,500.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00
Catwalks	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	250.00
Cooler/HVAC	0.00	0.00	750.00	0.00	0.00	0.00	0.00	750.00	0.00	0.00
Drywall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dump Fee Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electrical Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00
General Maintenance	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00
Insect Service-Monthly	487.50	487.50	487.50	487.50	487.50	487.50	487.50	487.50	487.50	487.50
Inside Unit Repair	300.00	300.00	0.00	300.00	300.00	0.00	300.00	300.00	300.00	300.00
Landscaping and Groundskeeping	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00
Landscaping Services-Monthly	3,840.00	3,840.00	3,840.00	3,840.00	3,840.00	3,840.00	3,840.00	3,840.00	3,840.00	3,840.00
Office and Clubhouse	63.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00
Plumbing	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00
Pool and Spa Maint-Monthly	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00
Pool/Spa Repairs	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00
Roofs	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00
Safety Equipment	50.00	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	0.00
Small Tools-Shop	100.00	0.00	100.00	100.00	0.00	100.00	0.00	100.00	0.00	250.00
Stairs	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00

Oak Creek Estados Condominium Management Corp
Profit & Loss Budget Overview
 January through December 2022

11/03/21

Accrual Basis

	<u>Jan 22</u>	<u>Feb 22</u>	<u>Mar 22</u>	<u>Apr 22</u>	<u>May 22</u>	<u>Jun 22</u>	<u>Jul 22</u>	<u>Aug 22</u>	<u>Sep 22</u>	<u>Oct 22</u>
Total Repairs and Maintenance	7,355.50	8,494.50	7,544.50	7,394.50	7,244.50	9,794.50	7,014.50	7,944.50	6,994.50	7,689.50
Small Tools & Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Telephone Expense	122.00	122.00	122.00	122.00	122.00	122.00	122.00	122.00	122.00	122.00
Utilities										
Electric	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
Gas	3,333.30	3,333.70	3,333.30	3,333.30	3,333.30	3,333.30	3,333.30	3,333.30	3,333.30	3,333.30
Sewer	0.00	0.00	0.00	0.00	550.00	0.00	0.00	550.00	0.00	0.00
Trash Removal Services	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00
Water	3,417.00	3,417.00	3,416.60	3,416.60	3,416.60	3,416.60	3,416.60	3,416.60	3,416.60	3,416.60
Total Utilities	9,100.30	9,100.70	9,099.90	9,099.90	9,649.90	9,099.90	9,099.90	9,649.90	9,099.90	9,099.90
Total Expense	34,699.78	40,608.00	36,796.30	40,320.52	34,743.40	36,643.40	34,030.77	40,553.77	34,501.27	35,005.35
Net Ordinary Income	7,809.84	1,920.58	5,729.28	2,153.06	7,730.18	5,870.18	8,502.81	1,999.81	8,064.31	7,548.23
Other Income/Expense										
Other Income										
Interest Income	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
Total Other Income	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
Other Expense										
Reserve Acct Funding										
Reserve Acct Xfers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Reserve Acct Funding	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Other Income	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
Net Income	<u>7,812.34</u>	<u>1,923.08</u>	<u>5,731.78</u>	<u>2,155.56</u>	<u>7,732.68</u>	<u>5,872.68</u>	<u>8,505.31</u>	<u>2,002.31</u>	<u>8,066.81</u>	<u>7,550.73</u>

Oak Creek Estados Condominium Management Corp
Profit & Loss Budget Overview
 January through December 2022

	<u>Nov 22</u>	<u>Dec 22</u>	<u>TOTAL</u> <u>Jan - Dec...</u>
Ordinary Income/Expense			
Income			
Income			
Returned Check Charges	0.00	12.00	36.00
Amenity Fee - New Owner	25.00	0.00	100.00
Amenity Fee - Rental	750.00	750.00	9,000.00
Administration Fee	10.42	10.42	125.00
Amenity Keys	25.00	25.00	300.00
Disclosure Fee	292.00	292.00	3,500.00
HOA Dues	39,875.00	39,875.00	478,500.00
Late Fees	83.33	83.33	1,000.00
Long Term Rental Fees	20.83	20.83	250.00
Short/Vacation Term Rentals	1,417.00	1,417.00	17,004.00
Transfer Fee	0.00	0.00	400.00
Total Income	<u>42,498.58</u>	<u>42,485.58</u>	<u>510,215.00</u>
Total Income	<u>42,498.58</u>	<u>42,485.58</u>	<u>510,215.00</u>
Gross Profit	42,498.58	42,485.58	510,215.00
Expense			
Software Expense - QBooks	0.00	0.00	510.00
Late Fee/Finance charge	0.00	0.00	0.00
Advertising	0.00	0.00	50.00
Amenity Key Expense	25.00	25.00	300.00
Automobile Expense			
Gasoline	8.33	8.33	100.00
Total Automobile Expense	<u>8.33</u>	<u>8.33</u>	<u>100.00</u>
Bank Service Charges	37.50	37.50	450.00
Computer and Internet Expenses	41.66	41.66	500.00
Contract/Temp Staffing	2,416.60	2,416.60	29,000.00
Depreciation Expense	4,583.30	4,583.30	55,000.00
Dues and Subscriptions	0.00	0.00	0.00
Entertainment Expense	0.00	0.00	0.00
Income Tax	0.00	0.00	50.00
Insurance Expense			
Fidelity Bond	0.00	0.00	378.00
Umbrella Insurance	0.00	0.00	555.00
Property/Liability/D & O	6,337.50	0.00	25,350.00
Workers Comp Insurance	0.00	0.00	2,200.00
Total Insurance Expense	<u>6,337.50</u>	<u>0.00</u>	<u>28,483.00</u>
Licenses, Permits & Inspections	750.00	0.00	1,500.00

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 January through December 2022

	<u>Nov 22</u>	<u>Dec 22</u>	<u>TOTAL</u> <u>Jan - Dec...</u>
Mileage reimbursement	62.50	62.50	750.00
Office Supplies	95.83	95.83	1,150.00
Payroll Expenses			
Employee Bonus	0.00	850.00	850.00
Payroll Expenses - Other	8,430.00	8,430.00	101,160.00
Total Payroll Expenses	8,430.00	9,280.00	102,010.00
Payroll Tax Expenses			
FUTA	0.00	0.00	126.00
Payroll FICA/Medicare ER	644.90	644.90	7,738.80
SUTA	0.00	0.00	0.00
Total Payroll Tax Expenses	644.90	644.90	7,864.80
Postage/Mailing Expense	0.00	117.07	750.00
Printing and Copying Expense	0.00	0.00	500.00
Professional Fees			
Accounting Services	0.00	1,150.00	5,600.00
Legal Fees	125.00	125.00	1,500.00
QuickBooks Payroll Services	6.38	4.25	700.00
Total Professional Fees	131.38	1,279.25	7,800.00
Reimbursed Expenses - Owners	500.00	0.00	3,000.00
Repairs and Maintenance			
Pickleball Expense	0.00	0.00	215.00
Backflow Preventer Testing	0.00	0.00	195.00
Boiler	0.00	0.00	3,000.00
Catwalks	0.00	0.00	500.00
Cooler/HVAC	0.00	0.00	1,500.00
Drywall	0.00	0.00	0.00
Dump Fee Expense	0.00	50.00	50.00
Electrical Expense	0.00	0.00	100.00
General Maintenance	250.00	250.00	3,000.00
Insect Service-Monthly	487.50	487.50	5,850.00
Inside Unit Repair	300.00	300.00	3,000.00
Landscaping and Groundskeeping	200.00	200.00	2,400.00
Landscaping Services-Monthly	3,840.00	3,840.00	46,080.00
Office and Clubhouse	67.00	67.00	800.00
Plumbing	400.00	400.00	4,800.00
Pool and Spa Maint-Monthly	1,200.00	1,200.00	14,400.00
Pool/Spa Repairs	0.00	0.00	1,500.00
Roofs	250.00	250.00	3,000.00
Safety Equipment	0.00	0.00	70.00
Small Tools-Shop	0.00	0.00	750.00
Stairs	0.00	300.00	600.00

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Accrual Basis

Oak Creek Estados Condominium Management Corp
Profit & Loss Budget Overview
January through December 2022

	<u>Nov 22</u>	<u>Dec 22</u>	<u>TOTAL</u> <u>Jan - Dec...</u>
Total Repairs and Maintenance	6,994.50	7,344.50	91,810.00
Small Tools & Equipment	0.00	0.00	0.00
Telephone Expense	122.00	122.00	1,464.00
Utilities			
Electric	1,500.00	1,500.00	18,000.00
Gas	3,333.30	3,333.30	40,000.00
Sewer	0.00	0.00	1,100.00
Trash Removal Services	850.00	850.00	10,200.00
Water	3,416.60	3,416.60	41,000.00
Total Utilities	9,099.90	9,099.90	110,300.00
Total Expense	40,280.90	35,158.34	443,341.80
Net Ordinary Income	2,217.68	7,327.24	66,873.20
Other Income/Expense			
Other Income			
Interest Income	2.50	2.50	30.00
Total Other Income	2.50	2.50	30.00
Other Expense			
Reserve Acct Funding			
Reserve Acct Xfers	0.00	0.00	0.00
Total Reserve Acct Funding	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00
Net Other Income	2.50	2.50	30.00
Net Income	<u>2,220.18</u>	<u>7,329.74</u>	<u>66,903.20</u>

