

Oak Creek Estados Condominium Management Corp  
Statement of Financial Position

*April 2020*

Accrual Basis

April 30, 2020

	Apr 30, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Chase Checking-1915	12,363.61
Chase Reserve Savings-9554	177,852.52
Petty Cash	215.03
<b>Total Checking/Savings</b>	190,431.16
Accounts Receivable	
Accounts Receivable	5,902.01
<b>Total Accounts Receivable</b>	5,902.01
Other Current Assets	
Insurance Reserve - Restricted	15,323.50
<b>Total Other Current Assets</b>	15,323.50
<b>Total Current Assets</b>	211,656.67
<b>Fixed Assets</b>	
Improvements - Common Area	
Cap Improvements - Common Areas	415,428.30
Cap Improvements - Deprec	(168,824.59)
<b>Total Improvements - Common Area</b>	246,603.71
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 H - Original Cost	15,828.30
Boiler E & F/G - Depreciation	(9,327.40)
Boiler E & F/G - Original Cost	49,248.21
<b>Total Boiler</b>	55,749.11
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	(1,424.00)
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>	163,884.65
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	(57,273.00)
<b>Total Concrete</b>	10,111.02

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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
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

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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	
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)
Total Roofs	166,073.21
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	685,034.39
Total Fixed Assets	931,638.10
TOTAL ASSETS	1,143,294.77
LIABILITIES & EQUITY	

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Accrual Basis

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Liabilities	
Current Liabilities	
Accounts Payable	651.92
Accounts Payable	651.92
Total Accounts Payable	651.92
Other Current Liabilities	
Payroll Liabilities	
AZ I/T Withheld	108.21
Federal I/T Withheld	656.00
FICA/Medicare Payable	1,101.60
FUTA Payable	109.11
SUTA Payable	0.57
Total Payroll Liabilities	1,975.49
Prepaid Dues/Fees	36,898.99
Total Other Current Liabilities	38,874.48
Total Current Liabilities	39,526.40
Total Liabilities	39,526.40
Equity	
Fund Balance - Reserves	
Restricted Acct. - Insurance	15,323.50
Fund Balance - Reserves - Other	177,852.52
Total Fund Balance - Reserves	193,176.02
Fund Balance - Unrestricted	60,702.49
Retained Earnings	858,671.32
Net Income	(8,781.46)
Total Equity	1,103,768.37
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,143,294.77</b>

**Oak Creek Estados Condominium Management Corp**  
**Statement of Revenues & Expenses**

Accrual Basis

For the Period Ending ...

	Apr 20	Jan - Apr...
Ordinary Income/Expense		
Income		
Income		
Amenity Fee - New Owner	0.00	15.00
Amenity Fee - Rental	45.00	2,490.00
Administration Fee	0.00	50.00
Disclosure Fee	0.00	1,080.00
HOA Dues	36084.51	144338.04
Late Fees	31.30	653.43
Long Term Rental Fees	0.00	125.00
Short/Vacation Term Rentals	75.00	4,125.00
Transfer Fee	0.00	120.00
Total Income	36,235.81	152996.47
Total Income	36,235.81	152996.47
Gross Profit	36,235.81	152996.47
Expense		
Software Expense - QBooks	0.00	319.00
Late Fee/Finance charge	3.25	32.83
Automobile Expense		
Gasoline	0.00	80.00
Total Automobile Expense	0.00	80.00
Bank Service Charge	6.00	17.20
Bank Service Charges	0.00	39.20
Contract/Temp Staffing	1,953.00	7,042.50
Depreciation Expense	3,753.66	15,014.64
Employee Cell Phones	37.00	148.00
Entertainment Expense	0.00	26.77
Insurance Expense		
Property/Liability/D & O	0.00	6,460.98
Workers Comp Insurance	1,756.00	2,145.56
Insurance Expense - Other	6,460.98	6,838.98
Total Insurance Expense	8,216.98	15,445.52
Mileage reimbursement	70.76	263.32
Office Supplies	165.11	186.61
Payroll Expenses	7,219.72	29,589.73
Payroll Tax Expenses		
FUTA	6.81	109.11
Payroll FICA/Medicare ER	550.79	2,250.03
SUTA	0.57	0.57
Total Payroll Tax Expenses	558.17	2,359.71
Postage/Mailing Expense	7.75	7.75
Printing and Copying Expense	224.38	224.38
Professional Fees		
Accounting Services	0.00	750.00
Legal Fees	0.00	1,481.25
QuickBooks Payroll Services	4.25	533.88
Total Professional Fees	4.25	2,765.13
Repairs and Maintenance		
Boiler	0.00	3,982.80
Cooler/HVAC	254.92	310.85
Drywall	0.00	16.91
General Maintenance	141.33	498.33
Insect Service	0.00	680.00

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For the Period Ending ...

	Apr 20	Jan - Apr...
Inside Unit Repair	0.00	1,300.00
Landscaping and Groundskeeping	90.74	609.63
Landscaping Services	2,580.00	11,220.00
Office and Clubhouse	46.82	254.27
Plumbing	0.00	2,692.04
Pool and Spa Maintenance	516.33	7,843.23
Roofs	0.00	22,714.90
Small Tools Shop	0.00	35.55
Total Repairs and Maintenance	3,630.14	52,158.51
Small Tools & Equipment	(19.42)	193.38
Telephone Expense	121.02	485.79
Utilities		
Electric	1,532.39	6,223.16
Gas	3,464.26	18,630.42
Trash Removal Services	642.72	2,775.09
Water	2,096.74	7,785.14
Total Utilities	7,736.11	35,413.81
Total Expense	33,687.88	161,813.78
Net Ordinary Income	2,547.93	(8,817.31)
Other Income/Expense		
Other Income		
Interest Income	4.38	35.85
Total Other Income	4.38	35.85
Net Other Income	4.38	35.85
Net Income	2,552.31	(8,781.46)