

12/2019

Oak Creek Estados Condominium Management Corp  
Statement of Financial Position  
December 31, 2019

	Dec 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Chase Checking-1915	22,369.90
Chase Reserve Savings-9554	184,644.97
Petty Cash	217.35
<b>Total Checking/Savings</b>	207,232.22
Accounts Receivable	
Accounts Receivable	4,099.24
<b>Total Accounts Receivable</b>	4,099.24
Other Current Assets	
Insurance Reserve - Restricted	15,323.50
<b>Total Other Current Assets</b>	15,323.50
<b>Total Current Assets</b>	226,654.96
<b>Fixed Assets</b>	
Improvements - Common Area	
Cap Improvements - Common Areas	415,428.30
Cap Improvements - Deprec	(167,605.95)
<b>Total Improvements - Common Area</b>	247,822.35
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 E & F/G - Depreciation	(9,327.40)
Boiler E & F/G - Original Cost	49,248.21
<b>Total Boiler</b>	39,920.81
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	(1,104.00)

Compilation Report

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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>	<b>164,204.65</b>
Clubhouse Furnace	
Clubhouse - Furnace - Acc Dep	(1,569.96)
Clubhouse - Furnace - Cost	2,114.00
<b>Total Clubhouse Furnace</b>	<b>544.04</b>
Concrete	
Perimeter Road - 2018 Cost	67,384.02
Perimeter Road - 2018 Dep	(43,797.00)
<b>Total Concrete</b>	<b>23,587.02</b>
Furniture and Equipment	
Equipment - Common Area	
BBQ 2018 - Cost	2,135.02
BBQ 2018 - Dep	(2,135.02)
<b>Total Equipment - Common Area</b>	<b>0.00</b>
<b>Total Furniture and Equipment</b>	<b>0.00</b>
Grounds	
2015 Gravel Cost	568.34
2015 Gravel Dep	(373.00)
Basin	
Basin - Cost	1,974.74
Basin - Depreciation	(1,299.00)
<b>Total Basin</b>	<b>675.74</b>
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)
<b>Total Landscaping</b>	<b>8,061.09</b>
<b>Total Grounds</b>	<b>8,932.17</b>
Lighting	
Bldg Fixtures - 2015	2,657.11
Bldg Fixtures - 2016	7,684.94

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Bldg Fixtures - Phase I - Dep	(193.96)
Bldg Fixtures - Phase II - Dep	(968.00)
<b>Total Lighting</b>	<b>9,180.09</b>
Office Equipment - Computers	
New Computer-Lenovo	791.60
New Computer - Deprec	(791.60)
<b>Total Office Equipment - Computers</b>	<b>0.00</b>
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)
<b>Total Paint Bldgs , Structures, Walls</b>	<b>186,648.82</b>
Parking Lot - Improvements	
Parking - Curb & Line Painting	5,992.53
Parking Lot Imps - Dep	(2,303.04)
<b>Total Parking Lot - Improvements</b>	<b>3,689.49</b>
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)
<b>Total Pool</b>	<b>212.39</b>
Roofs	
Roofs - 2015 Garage - Cost	24,821.52
Roofs - 2015 Garage - Dep	(3,273.00)

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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)
<b>Total Roofs</b>	<b>166,073.21</b>
<b>Signs</b>	
Signs - Community - Cost	2,337.48
Signs - Community - Dep	(1,417.96)
Signs - Entrance - Cost	3,340.64
Signs - Entrance - Depreciation	(3,195.00)
<b>Total Signs</b>	<b>1,065.16</b>
<b>Spa/Swim Spa</b>	
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)
<b>Total Spa/Swim Spa</b>	<b>42,784.74</b>
<b>Vents</b>	
Vents - 2016	3,833.00
Vents - Dryer Phase I - Cost	6,577.75
Vents - Dryer Phase I - Dep	(1,333.00)

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Total Vents	9,077.75
Total Property & Equipment	683,002.09
Total Fixed Assets	930,824.44
<b>TOTAL ASSETS</b>	<b>1,157,479.40</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Payroll Liabilities	
AZ I/T Withheld	182.74
Federal I/T Withheld	533.00
FICA/Medicare Payable	1,703.36
FUTA Payable	168.00
SUTA Payable	11.20
Total Payroll Liabilities	2,603.30
Prepaid Dues/Fees	40,933.02
Total Other Current Liabilities	43,536.32
Total Current Liabilities	43,536.32
Total Liabilities	43,536.32
Equity	
Fund Balance - Reserve/Restrict	15,323.50
Restricted Acct. - Insurance	149,299.43
Fund Balance - Reserve/Restrict - Other	164,622.93
Total Fund Balance - Reserve/Restrict	164,622.93
Fund Balance - Unrestricted	89,949.88
Retained Earnings	824,212.68
Net Income	35,157.59
Total Equity	1,113,943.08
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,157,479.40</b>

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

	Dec 19	Jan - Dec...
Ordinary Income/Expense		
Income		
Income		
Amenity Fee - New Owner	0.00	45.00
Amenity Fee - Rental	660.00	3,585.00
Reimbursed Expenses - Homeowner	0.00	6.30
Administration Fee	25.00	200.00
Amenity Keys	0.00	525.00
Disclosure Fee	0.00	5,480.00
HOA Dues		
Discounts	0.00	(1.50)
HOA Dues - Other	36084.51	438442.96
Total HOA Dues	36,084.51	438441.46
Late Fees	281.47	1,154.48
Long Term Rental Fees	0.00	325.00
Short/Vacation Term Rentals	1,100.00	17,107.00
Transfer Fee	0.00	1,210.00
Income - Other	0.00	6.85
Total Income	38,150.98	468086.09
Total Income	38,150.98	468086.09
Gross Profit	38,150.98	468086.09
Expense		
Uniforms	0.00	190.00
Advertising	0.00	15.00
Amenity Key Expense	0.00	218.70
Automobile Expense		
Gasoline	0.00	394.02
Total Automobile Expense	0.00	394.02
Bad Debt Expense	0.00	1,396.17
Bank Service Charge	25.40	190.60
Cash Advance Repayment	0.00	55.00
Computer and Internet Expenses	0.00	242.18
Consultation Expense	0.00	500.00
Contract/Temp Staffing	2,673.75	23,607.68
Depreciation Expense	3,753.66	45,685.52
Dues and Subscriptions	0.00	4.25
Employee Cell Phones	37.00	493.72
Employee Lodging Expense	0.00	297.68
Entertainment Expense	291.29	330.83

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**Statement of Revenues & Expenses**  
 For the Period Ending ...

	<u>Dec 19</u>	<u>Jan - Dec...</u>
Gifts	20.00	20.00
Income Tax	0.00	50.00
Insurance Expense		
Property/Liability/D & O	0.00	19,002.69
Workers Comp Insurance	0.00	789.30
Insurance Expense - Other	0.00	7,018.98
<b>Total Insurance Expense</b>	<b>0.00</b>	<b>26,810.97</b>
Licenses, Permits & Inspections	0.00	1,440.00
Mileage reimbursement	262.32	1,299.49
Office Supplies	0.90	918.81
Payroll Expenses		
Employee Bonus	850.00	850.00
Payroll Expenses - Other	11,133.00	82,037.00
<b>Total Payroll Expenses</b>	<b>11,983.00</b>	<b>82,887.00</b>
Payroll Tax Expenses		
FUTA	0.00	168.00
Payroll FICA/Medicare ER	851.69	6,275.82
SUTA	0.00	9.28
Payroll Tax Expenses - Other	0.00	0.00
<b>Total Payroll Tax Expenses</b>	<b>851.69</b>	<b>6,453.10</b>
Postage/Mailing Expense	0.00	140.43
Printing and Copying Expense	0.00	220.32
Professional Fees		
Accounting Services	1,000.00	3,475.00
Legal Fees	0.00	4,112.67
QuickBooks Payroll Services	4.25	546.63
<b>Total Professional Fees</b>	<b>1,004.25</b>	<b>8,134.30</b>
Reimbursed Expenses - Owners	0.00	1,911.80
Repairs and Maintenance		
Boiler	3,508.53	5,641.72
Catwalks	0.00	34,176.36
Cooler	0.00	832.90
Drywall	0.00	669.12
Dump Fee Expense	0.00	45.00
Electrical Expense	230.52	1,719.77
Equipment Rental	0.00	740.46
Gasoline Equipment	0.00	30.00
General Maintenance	296.88	8,673.94
Insect Service	315.00	2,090.00

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**Statement of Revenues & Expenses**  
 For the Period Ending ...

	Dec 19	Jan - Dec...
Inside Unit Repair	0.00	288.94
Landscaping and Groundskeeping	627.70	2,083.41
Landscaping Services	2,664.54	40,797.75
Office and Clubhouse	64.29	762.95
Outside Unit Repair	0.00	46.71
Plumbing	790.23	4,157.19
Pool and Spa Maintenance	216.55	9,271.41
Roofs	0.00	22.15
Safety Equipment	0.00	67.86
Small Tools-Shop	0.00	60.96
Speedbumps	0.00	205.86
<b>Total Repairs and Maintenance</b>	<b>8,714.24</b>	<b>112384.46</b>
Small Tools & Equipment	0.00	143.75
Storm Damage Expense	0.00	12,010.00
Telephone Expense	124.00	1,672.06
Utilities		
Electric	1,202.31	18,266.23
Gas	4,148.14	39,874.80
Sewer	0.00	1,061.44
Trash Removal Services	658.84	8,267.52
Water	1,719.17	35,498.60
<b>Total Utilities</b>	<b>7,728.46</b>	<b>102968.59</b>
void check	0.00	0.00
<b>Total Expense</b>	<b>37,469.06</b>	<b>433086.43</b>
<b>Net Ordinary Income</b>	<b>681.92</b>	<b>34,999.66</b>
Other Income/Expense		
Other Income		
Interest Income	11.58	157.93
<b>Total Other Income</b>	<b>11.58</b>	<b>157.93</b>
<b>Net Other Income</b>	<b>11.58</b>	<b>157.93</b>
<b>Net Income</b>	<b>693.50</b>	<b>35,157.59</b>