

2/2020

Oak Creek Estados Condominium Management Corp  
Statement of Financial Position

Accrual Basis

February 29, 2020

	Feb 29, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Chase Checking-1915	5,789.74
Chase Reserve Savings-9554	168,839.67
Petty Cash	217.35
<b>Total Checking/Savings</b>	174,846.76
Accounts Receivable	
Accounts Receivable	5,868.44
<b>Total Accounts Receivable</b>	5,868.44
Other Current Assets	
Insurance Reserve - Restricted	15,323.50
<b>Total Other Current Assets</b>	15,323.50
<b>Total Current Assets</b>	196,038.70
<b>Fixed Assets</b>	
Improvements - Common Area	
Cap Improvements - Common Areas	415,428.30
Cap Improvements - Deprec	(168,215.27)
<b>Total Improvements - Common Area</b>	247,213.03
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	(1,264.00)
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>	164,044.65
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	(50,535.00)
<b>Total Concrete</b>	16,849.02

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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	
2015 Gravel Dep	568.34
Basin	(373.00)
Basin - Cost	
Basin - Depreciation	1,974.74
Total Basin	(1,299.00)
Landscaping	
2014 Landscaping Cost	
2014 Landscaping Dep	11,274.04
2015 Landscaping Cost	(4,302.96)
2015 Landscaping Dep	2,504.05
Total Landscaping	(1,414.04)
Total Grounds	8,061.09
Lighting	
Bldg Fixtures - 2015	
Bldg Fixtures - 2016	2,657.11
Bldg Fixtures - Phase I - Dep	7,684.94
Bldg Fixtures - Phase II - Dep	(193.96)
Total Lighting	(968.00)
Office Equipment - Computers	
New Computer -Lenovo	
New Computer - Deprec	791.60
Total Office Equipment - Computers	(791.60)
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	
Parking Lot Imps - Dep	5,992.53
Total Parking Lot - Improvements	(2,303.04)
	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)
<b>Total Pool</b>	<b>212.39</b>
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)
<b>Total Roofs</b>	<b>166,073.21</b>
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)
<b>Total Signs</b>	<b>1,065.16</b>
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)
<b>Total Spa/Swim Spa</b>	<b>42,784.74</b>
Vents	
Vents - 2016	3,833.00
Vents - Dryer Phase I - Cost	6,577.75
Vents - Dryer Phase I - Dep	(1,333.00)
<b>Total Vents</b>	<b>9,077.75</b>
<b>Total Property &amp; Equipment</b>	<b>691,932.39</b>
<b>Total Fixed Assets</b>	<b>939,145.42</b>
<b>TOTAL ASSETS</b>	<b>1,135,184.12</b>
<b>LIABILITIES &amp; EQUITY</b>	<b></b>

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Statement of Financial Position

Accrual Basis

February 29, 2020

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Liabilities	
Current Liabilities	
Other Current Liabilities	
Payroll Liabilities	
AZ I/T Withheld	197.59
Federal I/T Withheld	1,296.00
FICA/Medicare Payable	2,322.88
FUTA Payable	91.09
Total Payroll Liabilities	3,907.56
Prepaid Dues/Fees	39,099.93
Total Other Current Liabilities	43,007.49
Total Current Liabilities	43,007.49
Total Liabilities	43,007.49
Equity	
Fund Balance - Reserve/Restrict	
Restricted Acct. - Insurance	15,323.50
Fund Balance - Reserve/Restrict - Other	168,839.67
Total Fund Balance - Reserve/Restrict	184,163.17
Fund Balance - Unrestricted	69,715.34
Retained Earnings	858,671.32
Net Income	(20,373.20)
Total Equity	1,092,176.63
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,135,184.12</b>

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

Accrual Basis

	Feb 20	Jan - Feb...
Ordinary Income/Expense		
Income		
Income		
Amenity Fee - New Owner		
Amenity Fee - Rental	15.00	15.00
Administration Fee	780.00	1,635.00
Disclosure Fee	25.00	50.00
HOA Dues	360.00	720.00
	36,084.51	72,169.02
Late Fees		
Long Term Rental Fees	138.57	308.39
Short/Vacation Term Rentals	0.00	100.00
Transfer Fee	1,300.00	2,700.00
	40.00	80.00
Total Income	38,743.08	77,777.41
Total Income	38,743.08	77,777.41
Gross Profit	38,743.08	77,777.41
Expense		
Automobile Expense		
Gasoline		
	80.00	80.00
Total Automobile Expense	80.00	80.00
Bank Service Charge	(24.00)	(14.80)
Bank Service Charges	39.60	39.60
Contract/Temp Staffing	1,620.00	3,315.00
Depreciation Expense	3,753.66	7,507.32
Employee Cell Phones	37.00	74.00
Entertainment Expense	0.00	26.77
Insurance Expense		
Property/Liability/D & O	6,460.98	6,460.98
Workers Comp Insurance	0.00	389.56
Total Insurance Expense	6,460.98	6,850.54
Mileage reimbursement		
Office Supplies	81.20	106.72
Payroll Expenses	21.50	21.50
	7,597.75	15,340.01
Payroll Tax Expenses		
FUTA	45.58	91.09
Payroll FICA/Medicare ER	581.23	1,161.45
SUTA	(14.99)	0.00
Total Payroll Tax Expenses	611.82	1,252.54
Professional Fees		
Legal Fees	0.00	1,151.25
QuickBooks Payroll Services	0.00	508.35
Total Professional Fees	0.00	1,659.60
Repairs and Maintenance		
Boiler	4,371.29	4,371.29
Drywall	16.91	16.91
General Maintenance	66.30	241.93
Insect Service	0.00	165.00
Inside Unit Repair	0.00	0.00
Landscaping and Groundskeeping	165.39	356.23
Landscaping Services	3,600.00	5,760.00
Office and Clubhouse	45.97	95.74
Plumbing	22.94	2,692.04
Pool and Spa Maintenance	6,756.32	6,756.32
Roofs	0.00	22,714.90

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

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	<u>Feb 20</u>	<u>Jan - Feb...</u>
Small Tools-Shop	0.00	35.55
Total Repairs and Maintenance	15,045.12	43,205.91
Small Tools & Equipment		
Telephone Expense	56.34	56.34
Utilities	121.49	243.17
Electric		
Gas	1,463.29	3,190.70
Trash Removal Services	4,809.96	10,864.51
Water	0.00	657.66
Total Utilities	1,997.69	3,696.52
Total Expense	<u>8,270.94</u>	<u>18,409.39</u>
Net Ordinary Income	43,773.40	98,173.61
Other Income/Expense	<u>(5,030.32)</u>	<u>(20,396.20)</u>
Other Income		
Interest Income	10.46	23.00
Total Other Income	<u>10.46</u>	<u>23.00</u>
Net Other Income	10.46	23.00
Net Income	<u><u>(5,019.86)</u></u>	<u><u>(20,373.20)</u></u>