

1/2020

Oak Creek Estados Condominium Management Corp
Statement of Financial Position
January 31, 2020

| | Jan 31, 20 |
|---|--------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Chase Checking-1915 | 7,062.04 |
| Chase Reserve Savings-9554 | 184,657.51 |
| Petty Cash | 217.35 |
| Total Checking/Savings | 191,936.90 |
| Accounts Receivable | |
| Accounts Receivable | 6,226.08 |
| Total Accounts Receivable | 6,226.08 |
| Other Current Assets | |
| Insurance Reserve - Restricted | 15,323.50 |
| Total Other Current Assets | 15,323.50 |
| Total Current Assets | 213,486.48 |
| Fixed Assets | |
| Improvements - Common Area | |
| Cap Improvements - Common Areas | 415,428.30 |
| Cap Improvements - Deprec | (167,910.61) |
| Total Improvements - Common Area | 247,517.69 |
| Property & Equipment | |
| Beams | |
| Beams - Bldg - Depreciation | (5,355.00) |
| Beams - Bldg - Original Cost | 32,436.75 |
| Total Beams | 27,081.75 |
| Boiler | |
| Boiler E & F/G - Depreciation | (9,327.40) |
| Boiler E & F/G - Original Cost | 49,248.21 |
| Total Boiler | 39,920.81 |
| Total Fixed Assets | 287,438.50 |
| Total Assets | 500,924.98 |
| 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 | (1,184.00) |

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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) |
| Total Catwalks | 164,124.65 |
| Clubhouse Furnace | |
| Clubhouse - Furnace - Acc Dep | (1,569.96) |
| Clubhouse - Furnace - Cost | 2,114.00 |
| Total Clubhouse Furnace | 544.04 |
| Concrete | |
| Perimeter Road - 2018 Cost | 67,384.02 |
| Perimeter Road - 2018 Dep | (47,166.00) |
| Total Concrete | 20,218.02 |
| 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 |

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| 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 |
| 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) |

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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) |
| 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) |

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| Total Vents | 9,077.75 |
| Total Property & Equipment | 679,553.09 |
| Total Fixed Assets | 927,070.78 |
| TOTAL ASSETS | 1,140,557.26 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Other Current Liabilities | |
| Payroll Liabilities | |
| AZ I/T Withheld | 84.17 |
| Federal I/T Withheld | 404.00 |
| FICA/Medicare Payable | 624.92 |
| FUTA Payable | 45.51 |
| SUTA Payable | 14.99 |
| Total Payroll Liabilities | 1,173.59 |
| Prepaid Dues/Fees | 41,481.68 |
| Total Other Current Liabilities | 42,655.27 |
| Total Current Liabilities | 42,655.27 |
| Total Liabilities | 42,655.27 |
| Equity | |
| Fund Balance - Reserve/Restrict | |
| Restricted Acct. - Insurance | 15,323.50 |
| Fund Balance - Reserve/Restrict - Other | 169,334.01 |
| Total Fund Balance - Reserve/Restrict | 184,657.51 |
| Fund Balance - Unrestricted | 69,915.30 |
| Retained Earnings | 858,671.32 |
| Net Income | (15,342.14) |
| Total Equity | 1,097,901.99 |
| TOTAL LIABILITIES & EQUITY | 1,140,557.26 |

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

| | Jan 20 |
|-----------------------------|-----------|
| Ordinary Income/Expense | |
| Income | |
| Income | |
| Amenity Fee - Rental | 855.00 |
| Administration Fee | 25.00 |
| Disclosure Fee | 360.00 |
| HOA Dues | 36,084.51 |
| Late Fees | 169.82 |
| Long Term Rental Fees | 100.00 |
| Short/Vacation Term Rentals | 1,400.00 |
| Transfer Fee | 40.00 |
| Total Income | 39,034.33 |
| Total Income | 39,034.33 |
| Gross Profit | 39,034.33 |
| Expense | |
| Bank Service Charge | 9.20 |
| Contract/Temp Staffing | 1,695.00 |
| Depreciation Expense | 3,753.66 |
| Employee Cell Phones | 37.00 |
| Entertainment Expense | 26.77 |
| Insurance Expense | |
| Workers Comp Insurance | 389.56 |
| Total Insurance Expense | 389.56 |
| Mileage reimbursement | 25.52 |
| Payroll Expenses | 7,742.26 |
| Payroll Tax Expenses | |
| FUTA | 45.51 |
| Payroll FICA/Medicare ER | 580.22 |
| SUTA | 3.79 |
| Total Payroll Tax Expenses | 629.52 |
| Professional Fees | |
| Legal Fees | 1,151.25 |
| QuickBooks Payroll Services | 508.35 |
| Total Professional Fees | 1,659.60 |
| Repairs and Maintenance | |
| General Maintenance | 175.63 |

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

| | <u>Jan 20</u> |
|--------------------------------------|---------------------------|
| Insect Service | 165.00 |
| Inside Unit Repair | 0.00 |
| Landscaping and Groundskeeping | 190.84 |
| Landscaping Services | 2,160.00 |
| Office and Clubhouse | 49.77 |
| Plumbing | 2,669.10 |
| Roofs | 22,714.90 |
| Small Tools-Shop | 35.55 |
| Total Repairs and Maintenance | 28,160.79 |
| Telephone Expense | 121.68 |
| Utilities | |
| Electric | 1,727.43 |
| Gas | 6,054.55 |
| Trash Removal Services | 657.66 |
| Water | 1,698.83 |
| Total Utilities | 10,138.45 |
| Total Expense | 54,389.01 |
| Net Ordinary Income | (15,354.68) |
| Other Income/Expense | |
| Other Income | |
| Interest Income | 12.54 |
| Total Other Income | 12.54 |
| Net Other Income | 12.54 |
| Net Income | <u>(15,342.14)</u> |