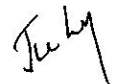


James R. Spear  
Certified Public Accountant



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To The Board of Directors  
Oak Creek Estados Condominium  
Management Corp  
Sedona, Arizona 86351

Management is responsible for the accompanying financial statements of Oak Creek Estados Condominium Management Corporation, which are comprised of the Balance Sheet as of July 31, 2020, and the related Statement of Revenue and Expenses for the Seven Month Period then ended, in accordance with accounting principles generally accepted in the United States of America.

I have performed my compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. I did not audit or review the financial statements, nor was I required to perform any procedures to verify the accuracy or completeness of the information provided by management.

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America, including the Statement of Cash Flows. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the company's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

I do not express an opinion, a conclusion, nor provide any assurance on these financial statements.

James R. Spear CPA CGMA FABFA

Reston, Virginia  
August 22, 2020

Member

American Institute of Certified Public Accountants  
Indiana CPA Society  
Fellow, American Board of Forensic Accounting

Oak Creek Estados Condominium Management Corp  
Statement of Revenues & Expenses

Accrual Basis

For the Period Ending ...

	Jul 20	Jan - Jul ...
Ordinary Income/Expense		
Income		
Bank Error - Deposit	0.00	(0.08)
Income		
Amenity Fee - New Owner	60.00	75.00
Amenity Fee - Rental	480.00	3,990.00
Administration Fee	0.00	50.00
Amenity Keys	75.00	150.00
Disclosure Fee	0.00	1,440.00
HOA Dues	36,592.73	253,366.68
Late Fees	0.00	878.31
Long Term Rental Fees	75.00	325.00
Short/Vacation Term Rentals	875.00	6,625.00
Transfer Fee	0.00	160.00
Total Income	38,157.73	267,059.99
Total Income	38,157.73	267,059.91
Gross Profit	38,157.73	267,059.91
Expense		
Software Expense - QBooks	0.00	319.00
Late Fee/Finance charge	0.00	35.95
Advertising	15.00	15.00
Automobile Expense		
Gasoline	22.04	167.00
Total Automobile Expense	22.04	167.00
Bank Service Charge	27.60	55.60
Bank Service Charges	0.00	56.00
Computer and Internet Expenses	39.99	39.99
Contract/Temp Staffing	2,106.00	14,341.50
Depreciation Expense	3,753.66	26,275.62
Employee Cell Phones	44.00	357.84
Entertainment Expense	0.00	26.77
Insurance Expense		
Property/Liability/D & O	0.00	6,460.98
Workers Comp Insurance	0.00	2,145.56
Insurance Expense - Other	0.00	6,838.98
Total Insurance Expense	0.00	15,445.52
Licenses, Permits & Inspections	0.00	720.00
Mileage reimbursement	0.00	309.72
Office Supplies	0.00	481.18
Payroll Expenses	7,400.00	55,834.73
Payroll Tax Expenses		
FUTA	0.00	128.75
Payroll FICA/Medicare ER	566.10	3,929.99
SUTA	0.00	0.00
Total Payroll Tax Expenses	566.10	4,058.74
Postage/Mailing Expense	227.50	235.25
Printing and Copying Expense	0.00	224.38
Professional Fees		
Accounting Services	0.00	750.00
Legal Fees	0.00	1,813.08
QuickBooks Payroll Services	4.25	550.89
Total Professional Fees	4.25	3,113.97
Repairs and Maintenance		

Oak Creek Estados Condominium Management Corp  
Statement of Revenues & Expenses

Accrual Basis

For the Period Ending ...

	<u>Jul 20</u>	<u>Jan - Jul ...</u>
Boiler	0.00	4,407.80
Catwalks	190.60	799.67
Cooler/HVAC	254.92	2,487.57
Drywall	0.00	16.91
General Maintenance	296.78	1,013.52
Insect Service	425.00	1,420.00
Inside Unit Repair	21.25	1,803.14
Landscaping and Groundskeeping	215.25	1,052.56
Landscaping Services	2,880.00	20,580.00
Office and Clubhouse	81.27	470.12
Plumbing	0.00	2,859.79
Pool and Spa Maintenance	355.84	9,186.12
Roofs	0.00	23,664.90
Safety Equipment	21.34	21.34
Small Tools-Shop	0.00	141.48
<b>Total Repairs and Maintenance</b>	<u>4,742.25</u>	<u>69,924.92</u>
Small Tools & Equipment	0.00	193.38
Telephone Expense	119.42	843.12
Utilities		
Electric	1,595.74	10,759.61
Gas	0.00	21,606.80
Sewer	0.00	265.36
Trash Removal Services	794.68	4,080.49
Water	4,350.28	19,548.76
<b>Total Utilities</b>	<u>6,740.70</u>	<u>56,261.02</u>
<b>Total Expense</b>	<u>25,808.51</u>	<u>249,336.20</u>
<b>Net Ordinary Income</b>	<u>12,349.22</u>	<u>17,723.71</u>
Other Income/Expense		
Other Income		
Interest Income	3.28	48.16
<b>Total Other Income</b>	<u>3.28</u>	<u>48.16</u>
<b>Net Other Income</b>	<u>3.28</u>	<u>48.16</u>
<b>Net Income</b>	<u><u>12,352.50</u></u>	<u><u>17,771.87</u></u>

Oak Creek Estados Condominium Management Corp  
Statement of Financial Position

July 31, 2020

Accrual Basis

	Jul 31, 20
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Chase Checking-1915	6,607.34
Chase Reserve Savings-9554	195,864.83
Petty Cash	215.03
Total Checking/Savings	202,687.20
Accounts Receivable	
Accounts Receivable	8,307.79
Total Accounts Receivable	8,307.79
Other Current Assets	
Insurance Reserve - Restricted	15,323.50
Total Other Current Assets	15,323.50
Total Current Assets	226,318.49
Fixed Assets	
Improvements - Common Area	
Cap Improvements - Common Areas	415,428.30
Cap Improvements - Deprec	(169,738.57)
Total Improvements - Common Area	245,689.73
Property & Equipment	
Beams	
Beams - Bldg - Depreciation	(5,355.00)
Beams - Bldg - Original Cost	32,436.75
Total Beams	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
Total Boiler	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	(1,664.00)
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)
Total Catwalks	163,644.65
Clubhouse Furnace	
Clubhouse - Furnace - Acc Dep	(1,569.96)
Clubhouse - Furnace - Cost	2,114.00
Total Clubhouse Furnace	544.04
Concrete	
Perimeter Road - 2020 Cost	19,724.87
Perimeter Road - 2018 Cost	67,384.02
Perimeter Road - 2018 Dep	(67,380.00)

Oak Creek Estados Condominium Management Corp  
Statement of Financial Position

July 31, 2020

Accrual Basis

	Jul 31, 20
Total Concrete	19,728.89
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)

Oak Creek Estados Condominium Management Corp  
Statement of Financial Position

July 31, 2020

Accrual Basis

	Jul 31, 20
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)
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	694,412.26
Total Fixed Assets	940,101.99

Oak Creek Estados Condominium Management Corp  
Statement of Financial Position

Accrual Basis

July 31, 2020

	<u>Jul 31, 20</u>
TOTAL ASSETS	<u>1,166,420.48</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Payroll Liabilities	
AZ I/T Withheld	114.15
Federal I/T Withheld	698.00
FICA/Medicare Payable	804.42
FUTA Payable	128.75
Total Payroll Liabilities	<u>1,745.32</u>
Prepaid Dues/Fees	<u>35,640.56</u>
Total Other Current Liabilities	<u>37,385.88</u>
Total Current Liabilities	<u>37,385.88</u>
Total Liabilities	37,385.88
Equity	
Fund Balance - Reserve/Restrict	
Restricted Acct. - Insurance	15,323.50
Fund Balance - Reserve/Restrict - Other	180,541.33
Total Fund Balance - Reserve/Restrict	<u>195,864.83</u>
Fund Balance - Unrestricted	56,726.58
Retained Earnings	858,671.32
Net Income	17,771.87
Total Equity	<u>1,129,034.60</u>
TOTAL LIABILITIES & EQUITY	<u>1,166,420.48</u>