

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

Accrual Basis

	Mar 31, 20
ASSETS	
Current Assets	
Checking/Savings	
Chase Checking-1915	13,878.40
Chase Reserve Savings-9554	177,848.14
Petty Cash	215.03
Total Checking/Savings	191,941.57
Accounts Receivable	
Accounts Receivable	6,167.71
Total Accounts Receivable	6,167.71
Other Current Assets	
Insurance Reserve - Restricted	15,323.50
Total Other Current Assets	15,323.50
Total Current Assets	213,432.78
Fixed Assets	
Improvements - Common Area	
Cap Improvements - Common Areas	415,428.30
Cap Improvements - Deprec	(168,519.93)
Total Improvements - Common Area	246,908.37
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	(1,344.00)
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	163,964.65
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	(53,904.00)
Total Concrete	13,480.02

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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	688,483.39
Total Fixed Assets	935,391.76
TOTAL ASSETS	1,148,824.54
LIABILITIES & EQUITY	

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Liabilities	
Current Liabilities	
Other Current Liabilities	
Payroll Liabilities	
AZ I/T Withheld	303.09
Federal I/T Withheld	1,948.00
FICA/Medicare Payable	3,398.46
FUTA Payable	102.30
Total Payroll Liabilities	5,751.85
Prepaid Dues/Fees	41,856.63
Total Other Current Liabilities	47,608.48
Total Current Liabilities	47,608.48
Total Liabilities	47,608.48
Equity	
Fund Balance - Reserve/Restrict	
Restricted Acct. - Insurance	15,323.50
Fund Balance - Reserve/Restrict - Other	177,848.14
Total Fund Balance - Reserve/Restrict	193,171.64
Fund Balance - Unrestricted	60,706.87
Retained Earnings	858,671.32
Net Income	(11,333.77)
Total Equity	1,101,216.06
TOTAL LIABILITIES & EQUITY	1,148,824.54

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

Accrual Basis

	Mar 20	Jan - Mar...
Ordinary Income/Expense		
Income		
Income		
Amenity Fee - New Owner	0.00	15.00
Amenity Fee - Rental	810.00	2,445.00
Administration Fee	0.00	50.00
Disclosure Fee	360.00	1,080.00
HOA Dues	36,084.51	108,253.53
Late Fees	313.74	622.13
Long Term Rental Fees	25.00	125.00
Short/Vacation Term Rentals	1,350.00	4,050.00
Transfer Fee	40.00	120.00
Total Income	38,983.25	116,760.66
Total Income	38,983.25	116,760.66
Gross Profit	38,983.25	116,760.66
Expense		
Software Expense - QBooks	319.00	319.00
Late Fee/Finance charge	29.58	29.58
Automobile Expense		
Gasoline	0.00	80.00
Total Automobile Expense	0.00	80.00
Bank Service Charge	26.00	11.20
Bank Service Charges	(0.40)	39.20
Contract/Temp Staffing	1,774.50	5,089.50
Depreciation Expense	3,753.66	11,260.98
Employee Cell Phones	37.00	111.00
Entertainment Expense	0.00	26.77
Insurance Expense		
Property/Liability/D & O	0.00	6,460.98
Workers Comp Insurance	0.00	389.56
Insurance Expense - Other	378.00	378.00
Total Insurance Expense	378.00	7,228.54
Mileage reimbursement	85.84	192.56
Office Supplies	0.00	21.50
Payroll Expenses	7,030.00	22,370.01
Payroll Tax Expenses		
FUTA	11.21	102.30
Payroll FICA/Medicare ER	537.79	1,699.24
SUTA	0.00	0.00
Total Payroll Tax Expenses	549.00	1,801.54
Professional Fees		
Accounting Services	750.00	750.00
Legal Fees	330.00	1,481.25
QuickBooks Payroll Services	21.28	529.63
Total Professional Fees	1,101.28	2,760.88
Repairs and Maintenance		
Boiler	(388.49)	3,982.80
Cooler	55.93	55.93
Drywall	0.00	16.91
General Maintenance	115.07	357.00
Insect Service	515.00	680.00
Inside Unit Repair	1,300.00	1,300.00
Landscaping and Groundskeeping	162.66	518.89

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	Mar 20	Jan - Mar...
Landscaping Services	2,880.00	8,640.00
Office and Clubhouse	111.71	207.45
Plumbing	0.00	2,692.04
Pool and Spa Maintenance	570.58	7,326.90
Roofs	0.00	22,714.90
Small Tools Shop	0.00	35.55
Total Repairs and Maintenance	5,322.46	48,528.37
Small Tools & Equipment	156.46	212.80
Telephone Expense	121.60	364.77
Utilities		
Electric	1,500.07	4,690.77
Gas	4,301.65	15,166.16
Trash Removal Services	1,474.71	2,132.37
Water	1,991.88	5,688.40
Total Utilities	9,268.31	27,677.70
Total Expense	29,952.29	128,125.90
Net Ordinary Income	9,030.96	(11,365.24)
Other Income/Expense		
Other Income		
Interest Income	8.47	31.47
Total Other Income	8.47	31.47
Net Other Income	8.47	31.47
Net Income	9,039.43	(11,333.77)