

Oak Creek Estados Condominium Management Corp

Balance Sheet

January 31, 2022

Accrual Basis

	Jan 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Chase Checking-1915	35,831.22
Chase Reserve Savings-9554	141,367.27
Petty Cash	215.03
Total Checking/Savings	177,413.52
Accounts Receivable	
Accounts Receivable	11,695.51
Total Accounts Receivable	11,695.51
Other Current Assets	
Tax Refunds Receivable - ADES	49.58
Tax Refund Receivable - ADOR	38.84
Employee Advance	2,188.41
Payroll Asset	(2,188.41)
Total Other Current Assets	88.42
Total Current Assets	189,197.45
Fixed Assets	
Improvements - Common Area	
Cap Improvements - Common Areas	415,428.30
Cap Improvements - Deprec	(175,222.45)
Total Improvements - Common Area	240,205.85
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	
Boiler H - Dep	(3,270.00)
Boiler H - Original Cost - Other	15,828.30
Total Boiler H - Original Cost	12,558.30
Boiler E & F/G - Depreciation	(9,327.40)
Boiler E & F/G - Original Cost	49,248.21
Total Boiler	52,479.11
Catwalks	
Catwalk-Bldg A 2021	10,050.00
Catwalks - Bldg B 2019	
Catwalks - Bldg B Dep	(5,460.00)
Catwalks - Bldg B 2019 - Other	25,638.00
Total Catwalks - Bldg B 2019	20,178.00
Catwalks - Bldg E 2020	
Acc. Dep. - Catwalks Bldg E 202	(7,456.00)
Catwalks - Bldg E 2020 - Other	61,440.00
Total Catwalks - Bldg E 2020	53,984.00
Catwalks - Bldg F 2019	
Catwalks - Bldg F Dep	(21,478.00)
Catwalks - Bldg F 2019 - Other	54,011.00

Oak Creek Estados Condominium Management Corp
Balance Sheet

January 31, 2022

Accrual Basis

	Jan 31, 22
Total Catwalks - Bldg F 2019	32,533.00
Catwalks A, B, F- Depreciation	(15,472.96)
Catwalks A, B, F -Original Cost	21,945.33
Catwalks Bldg H - 2019	
Catwalks - Bldg H - 2019 Dep	(13,961.11)
Catwalks Bldg H - 2019 - Other	42,620.00
Total Catwalks Bldg H - 2019	28,658.89
Catwalks C&G Bldg 2018 - Cost	12,451.91
Catwalks C&G Bldg 2018 - Dep	(3,104.00)
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	(11,345.00)
Total Catwalks	176,059.53
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	21,286.78
Perimeter Road - 2018 Cost	67,384.02
Perimeter Road - Dep	(67,380.00)
Total Concrete	21,290.80
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

Oak Creek Estados Condominium Management Corp

Balance Sheet

January 31, 2022

Accrual Basis

	<u>Jan 31, 22</u>
Office Equipment - Computers	
New Computer - Epson ET-15000	659.09
New Computer-Lenovo	791.60
New Computer - Deprec	<u>(791.60)</u>
Total Office Equipment - Computers	659.09
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	<u>(3,258.04)</u>
Total Paint Bldgs , Structures, Walls	186,648.82
Parking Lot - Improvements	
Parking - Curb & Line Painting	5,992.53
Parking Lot Imps - Dep	<u>(2,303.04)</u>
Total Parking Lot - Improvements	3,689.49
Pool	
Furniture 2021 - Cost	1,896.20
Pool - 2014 Furniture - Cost	474.95
Pool - 2015 Furniture - Cost	3,943.40
Pool - Deck - Depreciation	(847.96)
Pool - Furniture - Depreciation	<u>(3,629.00)</u>
Total Pool	1,837.59
Roofs	
Roofs - Bldg 2021	9,460.00
Roof Recoat - Bldg D 2020	
A/D - Roof Recoat Deprec - 2020	(12,161.70)
Roof Recoat - Bldg D 2020 - Other	<u>44,594.76</u>
Total Roof Recoat - Bldg D 2020	32,433.06
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	<u>(1,029.96)</u>

Oak Creek Estados Condominium Management Corp

Balance Sheet

January 31, 2022

Accrual Basis

	Jan 31, 22
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	207,966.27
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	749,296.40
Total Fixed Assets	989,502.25
TOTAL ASSETS	1,178,699.70
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Payroll Liabilities	
AZ I/T Withheld	98.02
Federal I/T Withheld	665.00
FICA/Medicare Payable	1,405.66
FUTA Payable	55.12
SUTA Payable	7.34
Total Payroll Liabilities	2,231.14
Prepaid Dues/Fees	41,188.87
Total Other Current Liabilities	43,420.01
Total Current Liabilities	43,420.01
Total Liabilities	43,420.01
Equity	
Fund Balance - Reserve/Restrict	
01 - Pool Furniture	773.80
02 - Pool Leak Detection	1,000.00

Oak Creek Estados Condominium Management Corp

Balance Sheet

January 31, 2022

Accrual Basis

	<u>Jan 31, 22</u>
03 - Pool Replacement	9,266.00
04 - Landscape Lighting	1,000.00
05 - Landscape Plants	500.00
06 - Boiler Replacement	2,778.00
07 - Speed Bumps	2,000.00
08 - Catwalk Resurfacing	21,600.00
09 - Driveway Resurfacing	828.00
10 - Future Projects Fund	76,040.82
11 - Emergency/Contingency Fund	10,257.15
12 - Insurance Reserve	<u>15,323.50</u>
Total Fund Balance - Reserve/Restrict	141,367.27
Fund Balance - Unrestricted	99,161.52
Retained Earnings	892,802.91
Net Income	<u>1,947.99</u>
Total Equity	1,135,279.69
TOTAL LIABILITIES & EQUITY	<u><u>1,178,699.70</u></u>