

Oak Creek Estados Condominium Management Corp

Balance Sheet

January 31, 2021

Accrual Basis

	<u>Jan 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Chase Checking-1915	12,052.01
Chase Reserve Savings-9554	140,608.41
Petty Cash	<u>215.03</u>
Total Checking/Savings	152,875.45
Accounts Receivable	
Accounts Receivable	<u>3,942.63</u>
Total Accounts Receivable	3,942.63
Other Current Assets	
Insurance Reserve - Restricted	<u>15,323.50</u>
Total Other Current Assets	<u>15,323.50</u>
Total Current Assets	172,141.58
Fixed Assets	
Improvements - Common Area	
Cap Improvements - Common Areas	415,428.30
Cap Improvements - Deprec	<u>(171,566.53)</u>
Total Improvements - Common Area	243,861.77
Property & Equipment	
Beams	
Beams - Bldg - Depreciation	(5,355.00)
Beams - Bldg - Original Cost	<u>32,436.75</u>
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	<u>49,248.21</u>
Total Boiler	55,749.11
Catwalks	
Catwalks - Bldg E 2020	
Acc. Dep. - Catwalks Bldg E 202	(1,864.00)
Catwalks - Bldg E 2020 - Other	<u>61,440.00</u>
Total Catwalks - Bldg E 2020	59,576.00
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	(2,144.00)
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	<u>(1,125.00)</u>
Total Catwalks	222,740.65
Clubhouse Furnace	
Clubhouse - Furnace - Acc Dep	(1,569.96)
Clubhouse - Furnace - Cost	<u>2,114.00</u>

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Total Clubhouse Furnace	544.04
Concrete	
Perimeter Road - 2020 Cost	19,724.87
Perimeter Road - 2018 Cost	67,384.02
Perimeter Road - 2018 Dep	<u>(87,594.00)</u>
Total Concrete	(485.11)
Furniture and Equipment	
Equipment - Common Area	
BBQ 2018 - Cost	2,135.02
BBQ 2018 - Dep	<u>(2,135.02)</u>
Total Equipment - Common Area	<u>0.00</u>
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	<u>(1,299.00)</u>
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	<u>(1,414.04)</u>
Total Landscaping	<u>8,061.09</u>
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	<u>(968.00)</u>
Total Lighting	9,180.09
Office Equipment - Computers	
New Computer-Lenovo	791.60
New Computer - Deprec	<u>(791.60)</u>
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	<u>44,019.90</u>

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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	
Roof Recoat - Bldg D 2020	
A/D - Roof Recoat Deprec - 2020	(4,053.90)
Roof Recoat - Bldg D 2020 - Other	44,594.76
Total Roof Recoat - Bldg D 2020	40,540.86
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	206,614.07
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

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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	773,835.12
Total Fixed Assets	1,017,696.89
TOTAL ASSETS	1,189,838.47
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Payroll Liabilities	
AZ I/T Withheld	109.84
Federal I/T Withheld	144.00
FICA/Medicare Payable	278.84
FUTA Payable	42.20
SUTA Payable	5.63
Total Payroll Liabilities	580.51
Prepaid Dues/Fees	36,030.31
Total Other Current Liabilities	36,610.82
Total Current Liabilities	36,610.82
Total Liabilities	36,610.82
Equity	
Fund Balance - Reserve/Restrict	
Restricted Acct. - Insurance	15,323.50
Fund Balance - Reserve/Restrict - Other	140,608.41
Total Fund Balance - Reserve/Restrict	155,931.91
Fund Balance - Unrestricted	101,478.15
Retained Earnings	891,580.35
Net Income	4,237.24
Total Equity	1,153,227.65
TOTAL LIABILITIES & EQUITY	1,189,838.47

Oak Creek Estados Condominium Management Corp
Statement of Revenues & Expenses

Accrual Basis

For the Period Ending ...

	Jan 21	Jan 21
Ordinary Income/Expense		
Income		
Income		
Amenity Fee - Rental	510.00	510.00
HOA Dues	36084.51	36084.51
Late Fees	216.72	216.72
Short/Vacation Term Rentals	850.00	850.00
Total Income	37,661.23	37,661.23
Total Income	37,661.23	37,661.23
Gross Profit	37,661.23	37,661.23
Expense		
Bank Service Charge	36.20	36.20
Computer and Internet Expenses	180.00	180.00
Contract/Temp Staffing	2,025.00	2,025.00
Depreciation Expense	4,895.31	4,895.31
Insurance Expense		
Workers Comp Insurance	350.80	350.80
Total Insurance Expense	350.80	350.80
Mileage reimbursement	43.36	43.36
Payroll Expenses	7,035.00	7,035.00
Payroll Tax Expenses		
FUTA	42.20	42.20
Payroll FICA/Medicare ER	117.30	117.30
SUTA	5.63	5.63
Total Payroll Tax Expenses	165.13	165.13
Professional Fees		
QuickBooks Payroll Services	508.35	508.35
Total Professional Fees	508.35	508.35
Repairs and Maintenance		
Stairs	614.50	614.50
General Maintenance	43.98	43.98
Insect Service	480.00	480.00
Inside Unit Repair	0.00	0.00
Landscaping and Groundskeeping	269.82	269.82
Landscaping Services	2,400.00	2,400.00
Office and Clubhouse	82.68	82.68
Pool and Spa Maintenance	2,982.72	2,982.72
Total Repairs and Maintenance	6,873.70	6,873.70
Small Tools & Equipment	279.59	279.59
Telephone Expense	52.30	52.30
Utilities		
Electric	1,582.30	1,582.30
Gas	5,699.06	5,699.06
Trash Removal Services	844.52	844.52
Water	2,855.38	2,855.38
Total Utilities	10,981.26	10,981.26
void check	0.00	0.00
Total Expense	33,426.00	33,426.00
Net Ordinary Income	4,235.23	4,235.23

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

Accrual Basis

	<u>Jan 21</u>	<u>Jan 21</u>
Other Income/Expense		
Other Income		
Interest Income	2.01	2.01
Total Other Income	<u>2.01</u>	<u>2.01</u>
Net Other Income	<u>2.01</u>	<u>2.01</u>
Net Income	<u><u>4,237.24</u></u>	<u><u>4,237.24</u></u>