

Oak Creek Estados Condominium Management Corp  
Statement of Financial Position

July 31, 2019

Accrual Basis

|                                  | Jul 31, 19   |
|----------------------------------|--------------|
| <b>ASSETS</b>                    |              |
| Current Assets                   |              |
| Checking/Savings                 |              |
| Chase Checking-1915              | 12,106.54    |
| Chase Reserve Savings-9554       | 176,096.17   |
| Petty Cash                       | 217.35       |
| Total Checking/Savings           | 188,420.06   |
| Accounts Receivable              |              |
| Accounts Receivable              | 2,764.27     |
| Total Accounts Receivable        | 2,764.27     |
| Other Current Assets             |              |
| Insurance Reserve - Restricted   | 15,323.50    |
| Total Other Current Assets       | 15,323.50    |
| Total Current Assets             | 206,507.83   |
| Fixed Assets                     |              |
| Improvements - Common Area       |              |
| Cap Improvements - Common Areas  | 415,428.30   |
| Cap Improvements - Deprec        | (165,772.39) |
| Total Improvements - Common Area | 249,655.91   |
| 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    |
| Catwalks                         |              |
| Catwalks - Bldg B 2019           | 25,638.00    |
| Catwalks - Bldg C 2019           | 3,650.00     |
| Catwalks - Bldg F 2019           | 24,505.50    |
| Catwalks - Bldg G 2019           | 4,427.00     |
| 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     | (704.00)     |
| 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                   | 143,176.15   |
| 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    |

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|---------------------------------------|-------------|
| Perimeter Road - 2018 Dep             | (26,952.00) |
| Total Concrete                        | 40,432.02   |
| Furniture and Equipment               |             |
| Equipment - Common Area               |             |
| BBQ 2018 - Cost                       | 2,135.02    |
| BBQ 2018 - Dep                        | (2,437.28)  |
| Total Equipment - Common Area         | (302.26)    |
| Total Furniture and Equipment         | (302.26)    |
| 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            |             |

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|---|-------------------|
| Parking - Curb & Line Painting          | 5,992.53          |
| Parking Lot Imps - Dep                  | (2,303.04)        |
| <b>Total Parking Lot - Improvements</b> | <b>3,689.49</b>   |
| <b>Pool</b>                             |                   |
| Pool - 2014 Furniture - Cost            | 474.95            |
| Pool - 2015 Furniture - Cost            | 3,943.40          |
| Pool - Deck - Depreciation              | (847.96)          |
| Pool - Furniture - Depreciation         | (3,358.00)        |
| <b>Total Pool</b>                       | <b>212.39</b>     |
| <b>Roofs</b>                            |                   |
| 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)          |
| <b>Total Roofs</b>                      | <b>166,073.21</b> |
| <b>Signs</b>                            |                   |
| Signs - Community - Cost                | 2,337.48          |
| Signs - Community - Dep                 | (1,417.96)        |
| Signs - Entrance - Cost                 | 3,340.64          |
| Signs - Entrance - Depreciation         | (3,195.00)        |
| <b>Total Signs</b>                      | <b>1,065.16</b>   |
| <b>Spa/Swim Spa</b>                     |                   |
| 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)        |
| <b>Total Spa/Swim Spa</b>               | <b>42,784.74</b>  |
| <b>Vents</b>                            |                   |
| Vents - 2016                            | 3,833.00          |
| Vents - Dryer Phase I - Cost            | 6,577.75          |
| Vents - Dryer Phase I - Dep             | (1,333.00)        |
| <b>Total Vents</b>                      | <b>9,077.75</b>   |

Oak Creek Estados Condominium Management Corp  
**Statement of Financial Position**  
 July 31, 2019

Accrual Basis

|                                       | Jul 31, 19          |
|---------------------------------------|---------------------|
| Total Property & Equipment            | 678,516.33          |
| Total Fixed Assets                    | 928,172.24          |
| <b>TOTAL ASSETS</b>                   | <b>1,134,680.07</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                     |
| Liabilities                           |                     |
| Current Liabilities                   |                     |
| Accounts Payable                      | 6,208.23            |
| Accounts Payable                      | 6,208.23            |
| Total Accounts Payable                | 12,416.46           |
| Other Current Liabilities             | 674.19              |
| Due to Chase Bank - Deposit Err       | 674.19              |
| Payroll Liabilities                   | 52.29               |
| AZ I/T Withheld                       | 247.00              |
| Federal I/T Withheld                  | 1,242.36            |
| FICA/Medicare Payable                 | 135.45              |
| FUTA Payable                          | 1.11                |
| SUTA Payable                          | 1.11                |
| Total Payroll Liabilities             | 1,678.21            |
| Prepaid Dues/Fees                     | 36,826.07           |
| Total Other Current Liabilities       | 39,178.47           |
| Total Current Liabilities             | 45,386.70           |
| Total Liabilities                     | 45,386.70           |
| Equity                                | 239,259.15          |
| Fund Balance - Unrestricted           | 15,323.50           |
| Restricted Acct. - Insurance          | 824,212.68          |
| Retained Earnings                     | 10,498.04           |
| Net Income                            | 1,089,293.37        |
| Total Equity                          | 1,089,293.37        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>1,134,680.07</b> |

**Oak Creek Estados Condominium Management Corp**  
**Statement of Revenues & Expenses**

Accrual Basis

For the Period Ending ...

|                                 | <u>Jul 19</u> | <u>Jan - Jul ...</u> |
|---------------------------------|---------------|----------------------|
| Ordinary Income/Expense         |               |                      |
| Income                          |               |                      |
| Income                          |               |                      |
| Administration Fee              | 0.00          | 25.00                |
| Amenity Keys                    | 75.00         | 450.00               |
| Disclosure Fee                  | 360.00        | 2,960.00             |
| HOA Dues                        | 36286.42      | 258939.11            |
| Late Fees                       | 0.00          | 320.35               |
| Long Term Rental Fees           | 25.00         | 250.00               |
| Short/Vacation Term Rentals     | 1,150.00      | 9,357.00             |
| Transfer Fee                    | 40.00         | 930.00               |
| Total Income                    | 37,936.42     | 273231.46            |
| Total Income                    | 37,936.42     | 273231.46            |
| Gross Profit                    | 37,936.42     | 273231.46            |
| Expense                         |               |                      |
| Administrative Fee              | 0.00          | (50.00)              |
| Advertising                     | 0.00          | 15.00                |
| Amenity Key Expense             | 0.00          | 218.70               |
| Automobile Expense              |               |                      |
| Gasoline                        | 0.00          | 354.00               |
| Total Automobile Expense        | 0.00          | 354.00               |
| Bad Debt Expense                | 0.00          | 1,396.17             |
| Bank Service Charge             | 30.00         | 123.60               |
| Cash Advance Repayment          | 0.00          | 55.00                |
| Computer and Internet Expenses  | 54.99         | 133.74               |
| Consultation Expense            | 150.00        | 500.00               |
| Contract/Temp Staffing          | 2,877.43      | 13,491.43            |
| Depreciation Expense            | 3,753.66      | 26,909.22            |
| Dues and Subscriptions          | 0.00          | 4.25                 |
| Employee Cell Phones            | 33.20         | 267.21               |
| Employee Lodging Expense        | 297.68        | 297.68               |
| Income Tax                      | 0.00          | 50.00                |
| Insurance Expense               |               |                      |
| Workers Comp Insurance          | 0.00          | 789.30               |
| Insurance Expense - Other       | 6,208.23      | 19,002.69            |
| Total Insurance Expense         | 6,208.23      | 19,791.99            |
| Licenses, Permits & Inspections | 0.00          | 720.00               |
| Mileage reimbursement           | 0.00          | 854.03               |
| Office Supplies                 | 0.00          | 488.45               |
| Payroll Expenses                | 8,120.00      | 41,941.50            |
| Payroll Tax Expenses            |               |                      |
| FUTA                            | 0.00          | 135.45               |
| Payroll FICA/Medicare ER        | 621.16        | 3,208.52             |
| SUTA                            | 1.11          | 9.03                 |
| Payroll Tax Expenses - Other    | 0.00          | 0.00                 |
| Total Payroll Tax Expenses      | 622.27        | 3,353.00             |
| Postage/Mailing Expense         | 7.35          | 57.58                |
| Printing and Copying Expense    | 0.00          | 220.32               |
| Professional Fees               |               |                      |
| Accounting Services             | 800.00        | 2,475.00             |
| Legal Fees                      | 715.00        | 2,260.17             |
| QuickBooks Payroll Services     | 4.25          | 527.50               |
| Total Professional Fees         | 1,519.25      | 5,262.67             |
| Reimbursed Expenses - Owners    | 422.83        | 1,911.80             |

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

Accrual Basis

|                                | Jul 19    | Jan - Jul ... |
|--------------------------------|-----------|---------------|
| Repairs and Maintenance        | 0.00      | 197.70        |
| Boiler                         | 0.00      | 26,099.36     |
| Catwalks                       | 0.00      | 813.32        |
| Cooler                         | 0.00      | 650.00        |
| Drywall                        | 0.00      | 45.00         |
| Dump Fee Expense               | 0.00      | 1,489.25      |
| Electrical Expense             | 0.00      | 740.46        |
| Equipment Rental               | 0.00      | 30.00         |
| Gasoline Equipment             | 460.20    | 6,036.50      |
| General Maintenance            | 75.00     | 1,070.00      |
| Insect Service                 | 288.94    | 538.94        |
| Inside Unit Repair             | 84.11     | 907.60        |
| Landscaping and Groundskeeping | 2,880.00  | 20,704.61     |
| Landscaping Services           | 21.32     | 397.64        |
| Office and Clubhouse           | 0.00      | 46.71         |
| Outside Unit Repair            | 844.00    | 2,084.00      |
| Plumbing                       | 572.75    | 3,563.30      |
| Pool and Spa Maintenance       | 0.00      | 22.15         |
| Roofs                          | 0.00      | 26.94         |
| Small Tools-Shop               | 0.00      | 205.86        |
| Speedbumps                     | 0.00      | 0.00          |
|                                | 5,226.32  | 65,669.34     |
| Total Repairs and Maintenance  | 0.00      | 143.75        |
| Small Tools & Equipment        | 0.00      | 12,010.00     |
| Storm Damage Expense           | 121.62    | 1,077.44      |
| Telephone Expense              | 0.00      | 0.00          |
| Utilities                      | 1,420.08  | 11,273.00     |
| Electric                       | 1,595.98  | 28,335.47     |
| Gas                            | 265.36    | 530.72        |
| Sewer                          | 1,405.22  | 5,488.27      |
| Trash Removal Services         | 3,608.60  | 19,941.72     |
| Water                          | 0.00      | 0.00          |
|                                | 8,295.24  | 65,569.18     |
| Total Utilities                | 0.00      | 0.00          |
| void check                     | 0.00      | 0.00          |
|                                | 37,740.07 | 262837.05     |
| Total Expense                  | 196.35    | 10,394.41     |
| Net Ordinary Income            | 0.00      | 0.00          |
| Other Income/Expense           | 0.00      | 0.00          |
| Other Income                   | 13.64     | 103.63        |
| Interest Income                | 0.00      | 0.00          |
|                                | 13.64     | 103.63        |
| Total Other Income             | 13.64     | 103.63        |
| Net Other Income               | 0.00      | 0.00          |
|                                | 209.99    | 10,498.04     |
| Net Income                     | 209.99    | 10,498.04     |