

Oak Creek Estados Condominium Management Corp

Balance Sheet

As of July 31, 2022

Accrual Basis

	<u>Jul 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Chase Checking-1915	13,809.57
Chase Reserve Savings-9554	199,614.75
Petty Cash	215.03
Total Checking/Savings	<u>213,639.35</u>
Accounts Receivable	
Accounts Receivable	4,927.64
Total Accounts Receivable	<u>4,927.64</u>
Total Current Assets	218,566.99
Fixed Assets	
Improvements - Common Area	
Cap Improvements - Common Areas	415,428.30
Cap Improvements - Deprec	(177,050.41)
Total Improvements - Common Area	<u>238,377.89</u>
Property & Equipment	
Beams	
Beams - Bldg - Depreciation	(5,355.00)
Beams - Bldg - Original Cost	32,436.75
Total Beams	<u>27,081.75</u>
Boiler	
Boiler H - Original Cost	
Boiler H - Dep	(3,270.00)
Boiler H - Original Cost - Other	15,828.30
Total Boiler H - Original Cost	<u>12,558.30</u>
Boiler E & F/G - Depreciation	(9,327.40)
Boiler E & F/G - Original Cost	49,248.21
Total Boiler	<u>52,479.11</u>
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	<u>20,178.00</u>
Catwalks - Bldg E 2020	
Acc. Dep. - Catwalks Bldg E 202	(10,252.00)
Catwalks - Bldg E 2020 - Other	61,440.00
Total Catwalks - Bldg E 2020	<u>51,188.00</u>
Catwalks - Bldg F 2019	
Catwalks - Bldg F Dep	(21,478.00)
Catwalks - Bldg F 2019 - Other	54,011.00
Total Catwalks - Bldg F 2019	<u>32,533.00</u>
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

Oak Creek Estados Condominium Management Corp

Balance Sheet

As of July 31, 2022

Accrual Basis

	Jul 31, 22
Total Catwalks Bldg H - 2019	28,658.89
Catwalks C&G Bldg 2018 - Cost	12,451.91
Catwalks C&G Bldg 2018 - Dep	(3,584.00)
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	172,783.53
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	(87,594.00)
Total Concrete	1,076.80
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
Office Equipment - Computers	
New Computer - Epson ET-15000	659.09
New Computer -Lenovo	791.60
New Computer - Deprec	(791.60)
Total Office Equipment - Computers	659.09
Paint Bldgs , Structures, Walls	
Paint - 2015 Bldg A - Cost	21,000.00

Oak Creek Estados Condominium Management Corp

Balance Sheet

As of July 31, 2022

Accrual Basis

	Jul 31, 22
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
Pool	
Pool - 2022 Furniture - Cost	807.29
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	(3,629.00)
Total Pool	2,644.88
Roofs	
Roof Replacement - 2022	
A/D - Roof Replacement (2022)	(47.04)
Roof Replacement - 2022 - Other	22,015.00
Total Roof Replacement - 2022	21,967.96
Roofs - Bldg 2021	9,460.00
Roof Recoat - Bldg D 2020	
A/D - Roof Recoat Deprec - 2020	(16,215.60)
Roof Recoat - Bldg D 2020 - Other	44,594.76
Total Roof Recoat - Bldg D 2020	28,379.16
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)

Oak Creek Estados Condominium Management Corp

Balance Sheet

As of July 31, 2022

Accrual Basis

	Jul 31, 22
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	225,880.33
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	744,527.75
Total Fixed Assets	982,905.64
TOTAL ASSETS	1,201,472.63
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Payroll Liabilities	
AZ I/T Withheld	94.39
FUTA Payable	128.16
SUTA Payable	25.64
Total Payroll Liabilities	248.19
Prepaid Ducs/Fccs	35,243.76
Total Other Current Liabilities	35,491.95
Total Current Liabilities	35,491.95
Total Liabilities	35,491.95
Equity	
Fund Balance - Reserve/Restrict	
14 - Tile Roof Replacement	118,931.68
03 - Pool Replacement	36,016.52
06 - Boiler Replacement	9,129.81
08 - Catwalk Resurfacing	21,600.00
09 - Driveway Resurfacing	3,936.74
11 - Emergency/Contingency Fund	10,000.00
Total Fund Balance - Reserve/Restrict	199,614.75

Oak Creek Estados Condominium Management Corp

Balance Sheet

As of July 31, 2022

Accrual Basis

	<u>Jul 31, 22</u>
Fund Balance - Unrestricted	137,589.24
Retained Earnings	892,736.63
Net Income	<u>(63,959.94)</u>
Total Equity	<u>1,165,980.68</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,201,472.63</u></u>

Oak Creek Estados Condominium Management Corp

Profit & Loss Budget vs. Actual

Accrual Basis

July 2022

	Jul 22	Budget	\$ Over B...
Ordinary Income/Expense			
Income			
Income			
HOA Violation Fee	0.00	0.00	0.00
Returned Check Charges	0.00	0.00	0.00
Amenity Fee - New Owner	0.00	60.00	(60.00)
Amenity Fee - Rental	795.00	750.00	45.00
Administration Fee	0.00	10.42	(10.42)
Amenity Keys	150.00	25.00	125.00
Disclosure Fee	360.00	292.00	68.00
HOA Dues/Assessments	39,693.03	39,875.00	(181.97)
Late Fees	133.39	83.33	50.06
Long Term Rental Fees	0.00	20.83	(20.83)
Short/Vacation Term Rentals	1,325.00	1,417.00	(92.00)
Transfer Fee	40.00	0.00	40.00
Total Income	42,496.42	42,533.58	(37.16)
Total Income	42,496.42	42,533.58	(37.16)
Gross Profit	42,496.42	42,533.58	(37.16)
Expense			
Software Expense - QBooks	0.00	0.00	0.00
Late Fee/Finance charge	0.00	0.00	0.00
Advertising	0.00	0.00	0.00
Amenity Key Expense	0.00	25.00	(25.00)
Automobile Expense			
Gasoline	0.00	8.33	(8.33)
Total Automobile Expense	0.00	8.33	(8.33)
Bank Service Charge	49.80		
Bank Service Charges	0.00	37.50	(37.50)
Computer and Internet Expenses	0.00	41.66	(41.66)
Contract/Temp Staffing	988.00	2,416.60	(1,428.60)
Depreciation Expense	4,942.35	4,583.30	359.05
Dues and Subscriptions	0.00	0.00	0.00
Entertainment Expense	0.00	0.00	0.00
Income Tax - AZ Corporate	0.00	0.00	0.00
Insurance Expense			
Fidelity Bond	0.00	0.00	0.00
Umbrella Insurance	0.00	0.00	0.00
Property/Liability/D & O	0.00	0.00	0.00
Workers Comp Insurance	955.75	550.00	405.75
Total Insurance Expense	955.75	550.00	405.75
Licenses, Permits & Inspections	0.00	0.00	0.00
Mileage reimbursement	46.80	62.50	(15.70)
Office Supplies	48.97	95.83	(46.86)
Payroll Expenses			
Salaries/Wages - Staff	9,091.00	8,430.00	661.00
Employee Bonus	0.00	0.00	0.00
Payroll Expenses - Other	0.00	0.00	0.00
Total Payroll Expenses	9,091.00	8,430.00	661.00
Payroll Tax Expenses			
FUTA	0.00	42.00	(42.00)
Payroll FICA/Medicare ER	695.46	644.90	50.56
SUTA	0.00	0.00	0.00
Total Payroll Tax Expenses	695.46	686.90	8.56
Postage/Mailing Expense	120.00	227.50	(107.50)
Printing and Copying Expense	0.00	0.00	0.00

Oak Creek Estados Condominium Management Corp
Profit & Loss Budget vs. Actual

Accrual Basis

July 2022

	Jul 22	Budget	\$ Over B...
Professional Fees			
Accounting Services	0.00	0.00	0.00
Legal Fees	342.30	125.00	217.30
QuickBooks Payroll Services	8.51	4.25	4.26
Total Professional Fees	350.81	129.25	221.56
Reimbursed Expenses - Owners	0.00	500.00	(500.00)
Repairs and Maintenance			
Lighting, grounds	35.50		
Backflow Preventer Testing	0.00	0.00	0.00
Boiler	0.00	0.00	0.00
Catwalks	0.00	0.00	0.00
Cooler/HVAC	372.39	0.00	372.39
Drywall	0.00	0.00	0.00
Dump Fee Expense	0.00	0.00	0.00
Electrical Expense	0.00	0.00	0.00
Gasoline Equipment	27.27		
General Maintenance	187.60	250.00	(62.40)
Insect Service-Monthly			
Insect Service-other	0.00		
Insect Service-Monthly - Other	550.00	487.50	62.50
Total Insect Service-Monthly	550.00	487.50	62.50
Inside Unit Repair	2,284.05	300.00	1,984.05
Landscaping and Groundskeeping	220.62	200.00	20.62
Landscaping Services-Monthly	4,680.00	3,840.00	840.00
Office and Clubhouse	80.53	67.00	13.53
Pickleball Expense	0.00	0.00	0.00
Plumbing	0.00	400.00	(400.00)
Pool and Spa Maint-Monthly	1,200.00	1,200.00	0.00
Pool/Spa Repairs	610.93	0.00	610.93
Roofs	0.00	250.00	(250.00)
Safety Equipment	0.00	20.00	(20.00)
Small Tools-Shop	0.00	0.00	0.00
Stairs	0.00	0.00	0.00
Total Repairs and Maintenance	10,248.89	7,014.50	3,234.39
Small Tools & Equipment	0.00	0.00	0.00
Telephone Expense	155.94	122.00	33.94
Utilities			
Electric	1,500.62	1,500.00	0.62
Gas	1,977.44	3,333.30	(1,355.86)
Sewer	0.00	0.00	0.00
Trash Removal Services	0.00	850.00	(850.00)
Water	5,132.60	3,416.60	1,716.00
Total Utilities	8,610.66	9,099.90	(489.24)
void check	0.00		
Total Expense	36,304.43	34,030.77	2,273.66
Net Ordinary Income	6,191.99	8,502.81	(2,310.82)
Other Income/Expense			
Other Income			
Interest Income	2.95	2.50	0.45
Total Other Income	2.95	2.50	0.45
Other Expense			
Reserve Acct Funding			
Reserve Acct. Transfers	25,000.00	10,000.00	15,000.00
Reserve Acct Funding - Other	0.00	0.00	0.00

Oak Creek Estados Condominium Management Corp
Profit & Loss Budget vs. Actual
July 2022

Accrual Basis

	<u>Jul 22</u>	<u>Budget</u>	<u>\$ Over B...</u>
Total Reserve Acct Funding	25,000.00	10,000.00	15,000.00
Total Other Expense	25,000.00	10,000.00	15,000.00
Net Other Income	(24,997.05)	(9,997.50)	(14,999.55)
Net Income	<u>(18,805.06)</u>	<u>(1,494.69)</u>	<u>(17,310.37)</u>

Oak Creek Estados Condominium Management Corp
Statement of Revenues & Expenses

Accrual Basis

For the Period Ending ...

	Jul 22	Jan - Jul 22
Ordinary Income/Expense		
Income		
Income		
HOA Violation Fee	0.00	150.00
Amenity Fee - New Owner	0.00	60.00
Amenity Fee - Rental	795.00	9,120.00
Amenity Keys	150.00	450.00
Disclosure Fee	360.00	1,800.00
HOA Dues/Assessments	39,693.03	278,198.94
Late Fees	133.39	2,144.85
Long Term Rental Fees	0.00	125.00
Short/Vacation Term Rentals	1,325.00	15,300.00
Transfer Fee	40.00	200.00
Total Income	42,496.42	307,548.79
Total Income	42,496.42	307,548.79
Gross Profit	42,496.42	307,548.79
Expense		
Amenity Key Expense	0.00	65.91
Bank Service Charge	49.80	105.60
Bank Service Charges	0.00	223.00
Contract/Temp Staffing	988.00	7,102.50
Depreciation Expense	4,942.35	34,314.21
Dues and Subscriptions	0.00	149.90
Insurance Expense		
Fidelity Bond	0.00	378.00
Property/Liability/D & O	0.00	6,393.00
Workers Comp Insurance	955.75	1,961.85
Insurance Expense - Other	0.00	6,393.00
Total Insurance Expense	955.75	15,125.85
Licenses, Permits & Inspections	0.00	720.00
Mileage reimbursement	46.80	591.38
Office Supplies	48.97	314.96
Payroll Expenses		
Salaries/Wages - Staff	9,091.00	66,676.00
Payroll Expenses - Other	0.00	0.00
Total Payroll Expenses	9,091.00	66,676.00
Payroll Tax Expenses		
FUTA	0.00	128.16
Payroll FICA/Medicare ER	695.46	5,100.71
SUTA	0.00	537.38
Total Payroll Tax Expenses	695.46	5,766.25
Postage/Mailing Expense	120.00	459.09
Printing and Copying Expense	0.00	409.42
Professional Fees		
Accounting Services	0.00	1,700.00
Legal Fees	342.30	1,635.40
QuickBooks Payroll Services	8.51	511.87
Total Professional Fees	350.81	3,847.27
Reimbursed Expenses - Owners	0.00	1,031.88
Repairs and Maintenance		
Lighting, grounds	35.50	629.84
Backflow Preventers	0.00	1,456.47
Backflow Preventer Testing	0.00	229.50
Boiler	0.00	760.37

Oak Creek Estados Condominium Management Corp
Statement of Revenues & Expenses

Accrual Basis

For the Period Ending ...

	Jul 22	Jan - Jul 22
Cooler/HVAC	372.39	1,376.97
Dump Fee Expense	0.00	65.00
Electrical Expense	0.00	109.47
Gasoline Equipment	27.27	119.58
General Maintenance	187.60	612.42
Insect Service-Monthly		
Insect Service-other	0.00	200.00
Insect Service-Monthly - Other	550.00	3,430.00
	550.00	3,630.00
Total Insect Service-Monthly		
Inside Unit Repair	2,284.05	3,483.55
Landscaping and Groundskeeping	220.62	2,380.72
Landscaping Services-Monthly	4,680.00	28,568.17
Office and Clubhouse	80.53	1,173.87
Plumbing	0.00	66.04
Pool and Spa Maint-Monthly	1,200.00	10,800.00
Pool/Spa Repairs	610.93	9,159.90
Water Leak	0.00	92.05
Roofs	0.00	3,893.68
Safety Equipment	0.00	201.13
Small Tools-Shop	0.00	1,041.64
Stairs	0.00	79.15
	10,248.89	69,929.52
Total Repairs and Maintenance		
Small Tools & Equipment	0.00	0.00
Telephone Expense	155.94	1,067.51
Utilities		
Electric	1,500.62	11,248.16
Gas	1,977.44	26,731.30
Sewer	0.00	530.72
Trash Removal Services	0.00	5,282.11
Water	5,132.60	24,836.04
	8,610.66	68,628.33
Total Utilities		
void check	0.00	0.00
	36,304.43	276,528.58
Total Expense		
Net Ordinary Income	6,191.99	31,020.21
Other Income/Expense		
Other Income		
Interest Income	2.95	19.85
	2.95	19.85
Total Other Income		
Other Expense		
Reserve Acct Funding		
Reserve Acct. Transfers	25,000.00	95,000.00
Reserve Acct Xfers	0.00	0.00
	25,000.00	95,000.00
Total Reserve Acct Funding		
Total Other Expense	25,000.00	95,000.00
Net Other Income	(24,997.05)	(94,980.15)
Net Income	(18,805.06)	(63,959.94)