

# Oak Creek Estados Condominium Management Corp

## Profit & Loss Budget vs. Actual

Accrual Basis

July 2021

	Jul 21	Budget	\$ Over B...	% of Bud...
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Income</b>				
Amenity Fee - New Owner	0.00	15.00	-15.00	0.0%
Amenity Fee - Rental	630.00	750.00	-120.00	84.0%
Reimbursed Expenses - Homeowner	0.00	0.00	0.00	0.0%
Administration Fee	0.00	0.00	0.00	0.0%
Amenity Keys	0.00	75.00	-75.00	0.0%
Disclosure Fee	0.00	0.00	0.00	0.0%
<b>HOA Dues</b>				
Discounts	0.00	0.00	0.00	0.0%
HOA Dues - Other	36,084.51	36,085.00	-0.49	100.0%
<b>Total HOA Dues</b>	36,084.51	36,085.00	-0.49	100.0%
Late Fees	0.00	95.00	-95.00	0.0%
Long Term Rental Fees	75.00	40.00	35.00	187.5%
Short/Vacation Term Rentals	1,050.00	1,417.00	-367.00	74.1%
Transfer Fee	0.00	0.00	0.00	0.0%
Income - Other	0.00	0.00	0.00	0.0%
<b>Total Income</b>	37,839.51	38,477.00	-637.49	98.3%
<b>Total Income</b>	37,839.51	38,477.00	-637.49	98.3%
<b>Gross Profit</b>	37,839.51	38,477.00	-637.49	98.3%
<b>Expense</b>				
Uniforms	0.00	0.00	0.00	0.0%
Advertising	0.00	0.00	0.00	0.0%
Amenity Key Expense	0.00	0.00	0.00	0.0%
<b>Automobile Expense</b>				
Gasoline	0.00	32.00	-32.00	0.0%
Automobile Expense - Other	0.00	0.00	0.00	0.0%
<b>Total Automobile Expense</b>	0.00	32.00	-32.00	0.0%
Bad Debt Expense	0.00	0.00	0.00	0.0%
Bank Service Charge	46.20			
Bank Service Charges	0.00	36.00	-36.00	0.0%
Cash Advance Repayment	0.00	0.00	0.00	0.0%
Computer and Internet Expenses	42.99	7.00	35.99	614.1%
Consultation Expense	0.00	0.00	0.00	0.0%
Contract/Temp Staffing	2,092.50	2,250.00	-157.50	93.0%
Depreciation Expense	5,166.31	4,896.00	270.31	105.5%
Dues and Subscriptions	0.00	0.00	0.00	0.0%
Employee Lodging Expense	0.00	0.00	0.00	0.0%
Entertainment Expense	0.00	0.00	0.00	0.0%
Gifts	0.00	0.00	0.00	0.0%
Income Tax	0.00	0.00	0.00	0.0%
<b>Insurance Expense</b>				
Umbrella Insurance	0.00	0.00	0.00	0.0%
Property/Liability/D & O	0.00	2,220.00	-2,220.00	0.0%
Workers Comp Insurance	316.35	179.00	137.35	176.7%
Insurance Expense - Other	0.00	0.00	0.00	0.0%
<b>Total Insurance Expense</b>	316.35	2,399.00	-2,082.65	13.2%
Licenses, Permits & Inspections	0.00	0.00	0.00	0.0%
Mileage reimbursement	5.60	108.33	-102.73	5.2%
Office Supplies	414.70	96.00	318.70	432.0%
<b>Payroll Expenses</b>				
Employee Bonus	0.00	0.00	0.00	0.0%
Payroll Expenses - Other	8,083.50	8,000.00	83.50	101.0%
<b>Total Payroll Expenses</b>	8,083.50	8,000.00	83.50	101.0%
<b>Payroll Tax Expenses</b>				
FUTA	6.01	42.00	-35.99	14.3%

# Oak Creek Estados Condominium Management Corp

## Profit & Loss Budget vs. Actual

Accrual Basis

July 2021

	Jul 21	Budget	\$ Over B...	% of Bud...
Payroll FICA/Medicare ER	618.39	612.00	6.39	101.0%
SUTA	0.80	0.00	0.80	100.0%
Payroll Tax Expenses - Other	0.00	0.00	0.00	0.0%
<b>Total Payroll Tax Expenses</b>	<b>625.20</b>	<b>654.00</b>	<b>-28.80</b>	<b>95.6%</b>
Postage/Mailing Expense	0.00	110.00	-110.00	0.0%
Printing and Copying Expense	0.00	0.00	0.00	0.0%
Professional Fees				
Accounting Services	0.00	250.00	-250.00	0.0%
Legal Fees	140.00	150.00	-10.00	93.3%
QuickBooks Payroll Services	4.25	46.66	-42.41	9.1%
<b>Total Professional Fees</b>	<b>144.25</b>	<b>446.66</b>	<b>-302.41</b>	<b>32.3%</b>
Reimbursed Expenses - Owners	0.00	190.00	-190.00	0.0%
Repairs and Maintenance				
Backflow Preventers	8,381.92			
Pickleball Expense	0.00	0.00	0.00	0.0%
Backflow Preventer Testing	1,302.50	16.00	1,286.50	8,140.6%
Boiler	0.00	485.00	-485.00	0.0%
Catwalks	0.00	67.00	-67.00	0.0%
Cooler/HVAC	143.46	116.00	27.46	123.7%
Drywall	0.00	0.00	0.00	0.0%
Dump Fee Expense	0.00	0.00	0.00	0.0%
Electrical Expense	0.00	15.00	-15.00	0.0%
Equipment Rental	0.00	0.00	0.00	0.0%
Gasoline Equipment	0.00	0.00	0.00	0.0%
General Maintenance	711.13	200.00	511.13	355.6%
Insect Service-Monthly	480.00	480.00	0.00	100.0%
Inside Unit Repair	5,181.79	0.00	5,181.79	100.0%
Landscaping and Groundskeeping	523.72	750.00	-226.28	69.8%
Landscaping Services-Monthly	3,840.00	2,400.00	1,440.00	160.0%
Office and Clubhouse	147.28	67.00	80.28	219.8%
Outside Unit Repair	265.00	0.00	265.00	100.0%
Plumbing	0.00	400.00	-400.00	0.0%
Pool and Spa Maint-Monthly	1,403.41	1,300.00	103.41	108.0%
Pool/Spa Repairs	591.00	0.00	591.00	100.0%
Roofs	520.00	500.00	20.00	104.0%
Safety Equipment	0.00	0.00	0.00	0.0%
Small Tools-Shop	0.00	25.00	-25.00	0.0%
Speedbumps	448.88	0.00	448.88	100.0%
Stairs	126.82	50.00	76.82	253.6%
<b>Total Repairs and Maintenance</b>	<b>24,066.91</b>	<b>6,871.00</b>	<b>17,195.91</b>	<b>350.3%</b>
Small Tools & Equipment	536.07	0.00	536.07	100.0%
Storm Damage Expense	0.00	0.00	0.00	0.0%
Telephone Expense	121.12	121.00	0.12	100.1%
Utilities				
Electric	1,372.76	1,500.00	-127.24	91.5%
Gas	1,734.64	3,000.00	-1,265.36	57.8%
Sewer	0.00	92.00	-92.00	0.0%
Trash Removal Services	709.65	850.00	-140.35	83.5%
Water	4,995.03	3,400.00	1,595.03	146.9%
<b>Total Utilities</b>	<b>8,812.08</b>	<b>8,842.00</b>	<b>-29.92</b>	<b>99.7%</b>
void check	0.00	0.00	0.00	0.0%
<b>Total Expense</b>	<b>50,473.78</b>	<b>35,058.99</b>	<b>15,414.79</b>	<b>144.0%</b>
<b>Net Ordinary Income</b>	<b>-12,634.27</b>	<b>3,418.01</b>	<b>-16,052.28</b>	<b>-369.6%</b>
Other Income/Expense				
Other Income				
Interest Income	2.44	2.00	0.44	122.0%

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

Accrual Basis

July 2021

	<u>Jul 21</u>	<u>Budget</u>	<u>\$ Over B...</u>	<u>% of Bud...</u>
Total Other Income	2.44	2.00	0.44	122.0%
Other Expense				
Reserve Acct Funding				
Reserve Acct Xfers	<u>0.00</u>	<u>8,000.00</u>	<u>-8,000.00</u>	<u>0.0%</u>
Total Reserve Acct Funding	<u>0.00</u>	<u>8,000.00</u>	<u>-8,000.00</u>	<u>0.0%</u>
Total Other Expense	<u>0.00</u>	<u>8,000.00</u>	<u>-8,000.00</u>	<u>0.0%</u>
Net Other Income	<u>2.44</u>	<u>-7,998.00</u>	<u>8,000.44</u>	<u>-0.0%</u>
Net Income	<u><u>-12,631.83</u></u>	<u><u>-4,579.99</u></u>	<u><u>-8,051.84</u></u>	<u><u>275.8%</u></u>

Oak Creek Estados Condominium Management Corp  
Statement of Revenues & Expenses

Accrual Basis

For the Period Ending ...

	Jul 21	Jan - Jul ...
Ordinary Income/Expense		
Income		
Income		
Owner Fees - Carport Tarp	0.00	15.00
Amenity Fee - New Owner	0.00	(30.00)
Amenity Fee - Rental	630.00	5,250.00
Amenity Keys	0.00	225.00
Disclosure Fee	0.00	3,245.00
HOA Dues	36,084.51	253,079.74
Late Fees	0.00	539.56
Long Term Rental Fees	75.00	125.00
Short/Vacation Term Rentals	1,050.00	8,625.00
Transfer Fee	0.00	360.00
Total Income	37,839.51	271,434.30
Returned Check Charges	0.00	12.00
Total Income	37,839.51	271,446.30
Gross Profit	37,839.51	271,446.30
Expense		
Amenity Key Expense	0.00	219.70
Bank Service Charge	46.20	227.80
Bank Service Charges	0.00	80.00
Computer and Internet Expenses	42.99	222.99
Contract/Temp Staffing	2,092.50	17,350.50
Depreciation Expense	5,166.31	31,654.28
Insurance Expense		
Fidelity Bond	0.00	378.00
Property/Liability/D & O	0.00	12,675.00
Workers Comp Insurance	316.35	1,224.94
Total Insurance Expense	316.35	14,277.94
Licenses, Permits & Inspections	0.00	740.00
Mileage reimbursement	5.60	237.08
Office Supplies	414.70	618.64
Payroll Expenses	8,083.50	53,922.50
Payroll Tax Expenses		
FUTA	6.01	168.00
Payroll FICA/Medicare ER	618.39	3,704.20
SUTA	0.80	0.80
Payroll Tax Expenses - Other	0.00	2,029.17
Total Payroll Tax Expenses	625.20	5,902.17
Postage/Mailing Expense	0.00	235.90
Printing and Copying Expense	0.00	280.73
Professional Fees		
Accounting Services	0.00	3,350.00
Legal Fees	140.00	400.00
QuickBooks Payroll Services	4.25	533.85
Total Professional Fees	144.25	4,283.85
Reimbursed Expenses - Owners	0.00	200.00
Repairs and Maintenance		
Backflow Preventers	8,381.92	8,381.92
Water Leak	0.00	240.00
Pickleball Expense	0.00	264.48
Chimney	0.00	136.45
Backflow Preventer Testing	1,302.50	1,302.50
Boiler	0.00	125.00

Oak Creek Estados Condominium Management Corp  
Statement of Revenues & Expenses

Accrual Basis

For the Period Ending ...

	Jul 21	Jan - Jul ...
Cooler/HVAC	143.46	5,900.93
General Maintenance	711.13	1,941.54
Insect Service-Monthly	480.00	3,360.00
Inside Unit Repair	5,181.79	8,959.79
Landscaping and Groundskeeping	523.72	4,325.57
Landscaping Services-Monthly	3,840.00	19,800.00
Office and Clubhouse	147.28	647.79
Outside Unit Repair	265.00	265.00
Plumbing	0.00	1,742.84
Pool and Spa Maint-Monthly	1,403.41	11,409.70
Pool/Spa Repairs	591.00	2,799.22
Roofs	520.00	607.50
Sewer Line Maintenance	0.00	528.00
Speedbumps	448.88	448.88
Stairs	126.82	741.32
<b>Total Repairs and Maintenance</b>	<b>24,066.91</b>	<b>73,928.43</b>
Small Tools & Equipment	536.07	1,033.20
Telephone Expense	121.12	788.66
Utilities		
Electric	1,372.76	10,232.09
Gas	1,734.64	25,167.51
Sewer	0.00	530.72
Trash Removal Services	709.65	5,554.51
Water	4,995.03	24,322.06
<b>Total Utilities</b>	<b>8,812.08</b>	<b>65,806.89</b>
void check	0.00	0.00
<b>Total Expense</b>	<b>50,473.78</b>	<b>272,011.26</b>
<b>Net Ordinary Income</b>	<b>(12,634.27)</b>	<b>(564.96)</b>
Other Income/Expense		
Other Income		
Interest Income	2.44	16.16
<b>Total Other Income</b>	<b>2.44</b>	<b>16.16</b>
<b>Net Other Income</b>	<b>2.44</b>	<b>16.16</b>
<b>Net Income</b>	<b>(12,631.83)</b>	<b>(548.80)</b>

Oak Creek Estados Condominium Management Corp  
**Balance Sheet**  
 July 31, 2021

Accrual Basis

	Jul 31, 21
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Chase Checking-1915	8,237.15
Chase Reserve Savings-9554	150,572.56
Petty Cash	215.03
Total Checking/Savings	159,024.74
Accounts Receivable	
Accounts Receivable	3,760.21
Total Accounts Receivable	3,760.21
Total Current Assets	162,784.95
Fixed Assets	
Improvements - Common Area	
Cap Improvements - Common Areas	415,428.30
Cap Improvements - Deprec	(173,394.49)
Total Improvements - Common Area	242,033.81
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	
Catwalk-Bldg A 2021	10,050.00
Catwalks - Bldg B 2019	25,638.00
Catwalks - Bldg E 2020	
Acc. Dep. - Catwalks Bldg E 202	(4,660.00)
Catwalks - Bldg E 2020 - Other	61,440.00
Total Catwalks - Bldg E 2020	56,780.00
Catwalks - Bldg F 2019	54,011.00

Oak Creek Estados Condominium Management Corp  
**Balance Sheet**  
 July 31, 2021

Accrual Basis

	Jul 31, 21
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	11,511.92
Catwalks C&G Bldg 2018 - Dep	(2,624.00)
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	215,553.54
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	19,724.87
Perimeter Road - 2018 Cost	67,384.02
Perimeter Road - 2018 Dep	(90,963.00)
Total Concrete	(3,854.11)
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

Oak Creek Estados Condominium Management Corp  
**Balance Sheet**  
 July 31, 2021

Accrual Basis

	Jul 31, 21
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



Oak Creek Estados Condominium Management Corp  
**Balance Sheet**  
 July 31, 2021

Accrual Basis

	Jul 31, 21
Parking Lot Imps - Dep	(2,303.04)
Total Parking Lot - Improvements	3,689.49
Pool	
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	(3,629.00)
Total Pool	1,837.59
Roofs	
Roof Recoat - Bldg D 2020	
A/D - Roof Recoat Deprec - 2020	(8,107.80)
Roof Recoat - Bldg D 2020 - Other	44,594.76
Total Roof Recoat - Bldg D 2020	36,486.96
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)

Oak Creek Estados Condominium Management Corp  
**Balance Sheet**  
 July 31, 2021

Accrual Basis

	Jul 31, 21
Total Roofs	202,560.17
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	760,850.31
Total Fixed Assets	1,002,884.12
<b>TOTAL ASSETS</b>	<b>1,165,669.07</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Payroll Liabilities	
AZ I/T Withheld	463.33
Federal I/T Withheld	682.00
FICA/Medicare Payable	1,236.78
FUTA Payable	168.00
SUTA Payable	0.80
Total Payroll Liabilities	2,550.91
Prepaid Dues/Fees	30,025.05
Total Other Current Liabilities	32,575.96

Oak Creek Estados Condominium Management Corp  
**Balance Sheet**  
 July 31, 2021

Accrual Basis

	Jul 31, 21
Total Current Liabilities	32,575.96
Total Liabilities	32,575.96
Equity	
Fund Balance - Reserve/Restrict	
01 - Pool Furniture	773.80
02 - Pool Leak Detection	1,000.00
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	85,500.82
11 - Emergency/Contingency Fund	10,002.44
12 - Insurance Reserve	15,323.50
Total Fund Balance - Reserve/Restrict	150,572.56
Fund Balance - Unrestricted	91,514.00
Retained Earnings	891,555.35
Net Income	(548.80)
Total Equity	1,133,093.11
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,165,669.07</b>

# Oak Creek Estados Condominium Management Corp

## Profit & Loss Budget vs. Actual

Accrual Basis

January through July 2021

	Jan - Jul 21	Budget	\$ Over B...	% of Bud...
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Income</b>				
Owner Fees - Carport Tarp	15.00			
Amenity Fee - New Owner	-30.00	105.00	-135.00	-28.6%
Amenity Fee - Rental	5,250.00	5,250.00	0.00	100.0%
Reimbursed Expenses - Homeowner	0.00	0.00	0.00	0.0%
Administration Fee	0.00	50.00	-50.00	0.0%
Amenity Keys	225.00	298.61	-73.61	75.3%
Disclosure Fee	3,245.00	1,080.00	2,165.00	300.5%
HOA Dues				
Discounts	0.00	0.00	0.00	0.0%
HOA Dues - Other	253,079.74	252,595.00	484.74	100.2%
<b>Total HOA Dues</b>	253,079.74	252,595.00	484.74	100.2%
Late Fees	539.56	665.00	-125.44	81.1%
Long Term Rental Fees	125.00	280.00	-155.00	44.6%
Short/Vacation Term Rentals	8,625.00	9,919.00	-1,294.00	87.0%
Transfer Fee	360.00	80.00	280.00	450.0%
Income - Other	0.00	0.00	0.00	0.0%
<b>Total Income</b>	271,434.30	270,322.61	1,111.69	100.4%
Returned Check Charges	12.00			
<b>Total Income</b>	271,446.30	270,322.61	1,123.69	100.4%
<b>Gross Profit</b>	271,446.30	270,322.61	1,123.69	100.4%
<b>Expense</b>				
Uniforms	0.00	0.00	0.00	0.0%
Advertising	0.00	50.00	-50.00	0.0%
Amenity Key Expense	219.70	0.00	219.70	100.0%
Automobile Expense				
Gasoline	0.00	224.00	-224.00	0.0%
Automobile Expense - Other	0.00	0.00	0.00	0.0%
<b>Total Automobile Expense</b>	0.00	224.00	-224.00	0.0%
Bad Debt Expense	0.00	0.00	0.00	0.0%
Bank Service Charge	227.80			
Bank Service Charges	80.00	254.00	-174.00	31.5%
Cash Advance Repayment	0.00	55.00	-55.00	0.0%
Computer and Internet Expenses	222.99	49.00	173.99	455.1%
Consultation Expense	0.00	0.00	0.00	0.0%
Contract/Temp Staffing	17,350.50	15,750.00	1,600.50	110.2%
Depreciation Expense	31,654.28	34,272.00	-2,617.72	92.4%
Dues and Subscriptions	0.00	0.00	0.00	0.0%
Employee Lodging Expense	0.00	0.00	0.00	0.0%
Entertainment Expense	0.00	0.00	0.00	0.0%
Gifts	0.00	0.00	0.00	0.0%
Income Tax	0.00	50.00	-50.00	0.0%
Insurance Expense				
Fidelity Bond	378.00			
Umbrella Insurance	0.00	0.00	0.00	0.0%
Property/Liability/D & O	12,675.00	15,540.00	-2,865.00	81.6%
Workers Comp Insurance	1,224.94	1,253.00	-28.06	97.8%
Insurance Expense - Other	0.00	0.00	0.00	0.0%
<b>Total Insurance Expense</b>	14,277.94	16,793.00	-2,515.06	85.0%
Licenses, Permits & Inspections	740.00	720.00	20.00	102.8%
Mileage reimbursement	237.08	758.35	-521.27	31.3%
Office Supplies	618.64	672.00	-53.36	92.1%
Payroll Expenses				
Employee Bonus	0.00	0.00	0.00	0.0%
Payroll Expenses - Other	53,922.50	56,000.00	-2,077.50	96.3%

# Oak Creek Estados Condominium Management Corp

## Profit & Loss Budget vs. Actual

Accrual Basis

January through July 2021

	Jan - Jul 21	Budget	\$ Over B...	% of Bud...
<b>Total Payroll Expenses</b>	53,922.50	56,000.00	-2,077.50	96.3%
<b>Payroll Tax Expenses</b>				
FUTA	168.00	168.00	0.00	100.0%
Payroll FICA/Medicare ER	3,704.20	4,284.00	-579.80	86.5%
SUTA	0.80	0.00	0.80	100.0%
Payroll Tax Expenses - Other	2,029.17	0.00	2,029.17	100.0%
<b>Total Payroll Tax Expenses</b>	5,902.17	4,452.00	1,450.17	132.6%
Postage/Mailing Expense	235.90	660.00	-424.10	35.7%
Printing and Copying Expense	280.73	220.00	60.73	127.6%
<b>Professional Fees</b>				
Accounting Services	3,350.00	2,500.00	850.00	134.0%
Legal Fees	400.00	1,050.00	-650.00	38.1%
QuickBooks Payroll Services	533.85	326.70	207.15	163.4%
<b>Total Professional Fees</b>	4,283.85	3,876.70	407.15	110.5%
Reimbursed Expenses - Owners	200.00	1,330.00	-1,130.00	15.0%
<b>Repairs and Maintenance</b>				
Backflow Preventers	8,381.92			
Water Leak	240.00			
Pickleball Expense	264.48	215.00	49.48	123.0%
Chimney	136.45			
Backflow Preventer Testing	1,302.50	115.00	1,187.50	1,132.6%
Boiler	125.00	3,395.00	-3,270.00	3.7%
Catwalks	0.00	465.00	-465.00	0.0%
Cooler/HVAC	5,900.93	812.00	5,088.93	726.7%
Drywall	0.00	0.00	0.00	0.0%
Dump Fee Expense	0.00	45.00	-45.00	0.0%
Electrical Expense	0.00	105.00	-105.00	0.0%
Equipment Rental	0.00	0.00	0.00	0.0%
Gasoline Equipment	0.00	30.00	-30.00	0.0%
General Maintenance	1,941.54	1,400.00	541.54	138.7%
Insect Service-Monthly	3,360.00	3,360.00	0.00	100.0%
Inside Unit Repair	8,959.79	0.00	8,959.79	100.0%
Landscaping and Groundskeeping	4,325.57	5,250.00	-924.43	82.4%
Landscaping Services-Monthly	19,800.00	16,800.00	3,000.00	117.9%
Office and Clubhouse	647.79	465.00	182.79	139.3%
Outside Unit Repair	265.00	0.00	265.00	100.0%
Plumbing	1,742.84	2,800.00	-1,057.16	62.2%
Pool and Spa Maint-Monthly	11,409.70	9,100.00	2,309.70	125.4%
Pool/Spa Repairs	2,799.22	0.00	2,799.22	100.0%
Roofs	607.50	3,500.00	-2,892.50	17.4%
Safety Equipment	0.00	0.00	0.00	0.0%
Sewer Line Maintenance	528.00			
Small Tools-Shop	0.00	175.00	-175.00	0.0%
Speedbumps	448.88	0.00	448.88	100.0%
Stairs	741.32	350.00	391.32	211.8%
<b>Total Repairs and Maintenance</b>	73,928.43	48,382.00	25,546.43	152.8%
Small Tools & Equipment	1,033.20	200.00	833.20	516.6%
Storm Damage Expense	0.00	0.00	0.00	0.0%
Telephone Expense	788.66	847.00	-58.34	93.1%
<b>Utilities</b>				
Electric	10,232.09	10,500.00	-267.91	97.4%
Gas	25,167.51	21,000.00	4,167.51	119.8%
Sewer	530.72	644.00	-113.28	82.4%
Trash Removal Services	5,554.51	5,950.00	-395.49	93.4%
Water	24,322.06	23,800.00	522.06	102.2%
<b>Total Utilities</b>	65,806.89	61,894.00	3,912.89	106.3%
void check	0.00	0.00	0.00	0.0%
<b>Total Expense</b>	272,011.26	247,509.05	24,502.21	109.9%

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

Accrual Basis

January through July 2021

	<u>Jan - Jul 21</u>	<u>Budget</u>	<u>\$ Over B...</u>	<u>% of Bud...</u>
<b>Net Ordinary Income</b>	-564.96	22,813.56	-23,378.52	-2.5%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Interest Income	16.16	14.00	2.16	115.4%
<b>Total Other Income</b>	16.16	14.00	2.16	115.4%
<b>Other Expense</b>				
Reserve Acct Funding				
Reserve Acct Xfers	0.00	56,000.00	-56,000.00	0.0%
<b>Total Reserve Acct Funding</b>	0.00	56,000.00	-56,000.00	0.0%
<b>Total Other Expense</b>	0.00	56,000.00	-56,000.00	0.0%
<b>Net Other Income</b>	16.16	-55,986.00	56,002.16	-0.0%
<b>Net Income</b>	<b>-548.80</b>	<b>-33,172.44</b>	<b>32,623.64</b>	<b>1.7%</b>