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07/23/21

Oak Creek Estados Condominium Management Corp
Reconciliation Summary
Chase Checking-1915, Period Ending 06/30/2021

	<u>Jun 30, 21</u>
Beginning Balance	17,275.00
Cleared Transactions	
Checks and Payments - 41 items	-39,676.86
Deposits and Credits - 7 items	44,851.67
Total Cleared Transactions	<u>5,174.81</u>
Cleared Balance	<u>22,449.81</u>
Uncleared Transactions	
Checks and Payments - 11 items	-2,991.51
Total Uncleared Transactions	<u>-2,991.51</u>
Register Balance as of 06/30/2021	<u>19,458.30</u>
New Transactions	
Checks and Payments - 36 items	-23,676.98
Deposits and Credits - 3 items	32,691.24
Total New Transactions	<u>9,014.26</u>
Ending Balance	<u><u>28,472.56</u></u>

Oak Creek Estados Condominium Management Corp

Trial Balance

As of June 30, 2021

Accrual Basis

	Jun 30, 21	
	Debit	Credit
Chase Checking-1915	19,502.30	
Chase Checking-1915:Void Check	0.00	
Chase Insurance Reserve	0.00	
Chase Reserve Savings-9554	150,570.12	
Chase SA-0629	0.00	
Chase Savings - General Fund	0.00	
Petty Cash	215.03	
Accounts Receivable	3,083.49	
Due from Chase Bank - Error	0.00	
Amtrust CD	0.00	
Chase CD	0.00	
Due from Employee - OP Paycheck	0.00	
Employee Advance	0.00	
Insurance Reserve - Restricted	0.00	
Payroll Asset	0.00	
Undeposited Funds	0.00	
Improvements - Common Area:Accumulated Depreciation	0.00	
Improvements - Common Area:Cap Improvements - Common Areas	415,428.30	
Improvements - Common Area:Cap Improvements - Deprec		173,089.83
Property & Equipment	0.00	
Property & Equipment:Beams:Beams - Bldg - Depreciation		5,355.00
Property & Equipment:Beams:Beams - Bldg - Original Cost	32,436.75	
Property & Equipment:Boiler:Boiler H - Original Cost	15,828.30	
Property & Equipment:Boiler:Boiler E & F/G - Depreciation		9,327.40
Property & Equipment:Boiler:Boiler E & F/G - Original Cost	49,248.21	
Property & Equipment:Catwalks:Catwalk-Bldg A 2021	10,050.00	
Property & Equipment:Catwalks:Catwalks - Bldg B 2019	25,638.00	
Property & Equipment:Catwalks:Catwalks - Bldg E 2020	61,440.00	
Property & Equipment:Catwalks:Catwalks - Bldg E 2020:Acc. Dep. - Catwalks Bldg E 202		4,194.00
Property & Equipment:Catwalks:Catwalks - Bldg F 2019	54,011.00	
Property & Equipment:Catwalks:Catwalks A, B, F- Depreciation		15,472.96
Property & Equipment:Catwalks:Catwalks A, B, F -Original Cost	21,945.33	
Property & Equipment:Catwalks:Catwalks Bldg H - 2019	42,620.00	
Property & Equipment:Catwalks:Catwalks Bldg H - 2019:Catwalks - Bldg H - 2019 Dep		13,961.11
Property & Equipment:Catwalks:Catwalks C&G Bldg 2018 - Cost	11,511.92	
Property & Equipment:Catwalks:Catwalks C&G Bldg 2018 - Dep		2,544.00
Property & Equipment:Catwalks:Catwalks D & E 2015 Cost	14,889.00	
Property & Equipment:Catwalks:Catwalks D & E Depreciation		9,797.96
Property & Equipment:Catwalks:Catwalks G, H, C - Cost	21,089.32	
Property & Equipment:Catwalks:Catwalks G, H, C - Depreciation		1,125.00
Property & Equipment:Clubhouse Furnace:Clubhouse - Furnace - Acc Dep		1,569.96
Property & Equipment:Clubhouse Furnace:Clubhouse - Furnace - Cost	2,114.00	
Property & Equipment:Concrete:Perimeter Road - 2020 Cost	19,724.87	
Property & Equipment:Concrete:Perimeter Road - 2018 Cost	67,384.02	
Property & Equipment:Concrete:Perimeter Road - 2018 Dep		87,594.00
Property & Equipment:Fire Extinguishers	0.00	
Property & Equipment:Furniture and Equipment	0.00	
Property & Equipment:Furniture and Equipment:Equipment - Common Area:BBQ 2018 - Cost	2,135.02	
Property & Equipment:Furniture and Equipment:Equipment - Common Area:BBQ 2018 - Dep		2,135.02
Property & Equipment:Grounds:2015 Gravel Cost	568.34	
Property & Equipment:Grounds:2015 Gravel Dep		373.00
Property & Equipment:Grounds:2017 Gravel Cost	0.00	
Property & Equipment:Grounds:Basin:Basin - Cost	1,974.74	
Property & Equipment:Grounds:Basin:Basin - Depreciation		1,299.00
Property & Equipment:Grounds:Landscaping:2014 Landscaping Cost	11,274.04	
Property & Equipment:Grounds:Landscaping:2014 Landscaping Dep		4,302.96
Property & Equipment:Grounds:Landscaping:2015 Landscaping Cost	2,504.05	
Property & Equipment:Grounds:Landscaping:2015 Landscaping Dep		1,414.04
Property & Equipment:Grounds:Landscaping:2016 Landscaping Cost	0.00	
Property & Equipment:Lighting:Bldg Fixtures - 2015	2,657.11	
Property & Equipment:Lighting:Bldg Fixtures - 2016	7,684.94	
Property & Equipment:Lighting:Bldg Fixtures - Phase I - Cost	0.00	
Property & Equipment:Lighting:Bldg Fixtures - Phase I - Dep		193.96
Property & Equipment:Lighting:Bldg Fixtures - Phase II - Cost	0.00	

Oak Creek Estados Condominium Management Corp

Trial Balance

As of June 30, 2021

Accrual Basis

	Jun 30, 21	
	Debit	Credit
Property & Equipment:Lighting:Bldg Fixtures - Phase II - Dep		968.00
Property & Equipment:Office Equipment - Computers:New Computer-Lenovo	791.60	
Property & Equipment:Office Equipment - Computers:New Computer - Deprec		791.60
Property & Equipment:Paint Bldgs , Structures, Walls:Paint - 2015 Bldg A - Cost	21,000.00	
Property & Equipment:Paint Bldgs , Structures, Walls:Paint - 2015 Bldg A - Dep		1,050.00
Property & Equipment:Paint Bldgs , Structures, Walls:Paint - 2015 Bldgs F & G - Cost	41,000.00	
Property & Equipment:Paint Bldgs , Structures, Walls:Paint - 2015 Bldgs F & G - Dep		2,423.00
Property & Equipment:Paint Bldgs , Structures, Walls:Paint - 2016 Bldg D & E - Cost	34,728.00	
Property & Equipment:Paint Bldgs , Structures, Walls:Paint - 2016 Bldg D & E Dep		265.00
Property & Equipment:Paint Bldgs , Structures, Walls:Paint - 2016 Bldg H Cost	16,873.00	
Property & Equipment:Paint Bldgs , Structures, Walls:Paint - 2016 Bldg H Dep		128.00
Property & Equipment:Paint Bldgs , Structures, Walls:Paint - 2017 Bldg B Cost	14,354.00	
Property & Equipment:Paint Bldgs , Structures, Walls:Paint - 2017 Bldg B Dep		739.96
Property & Equipment:Paint Bldgs , Structures, Walls:Paint - 2017 Bldg C Cost	15,500.00	
Property & Equipment:Paint Bldgs , Structures, Walls:Paint - 2017 Bldg C Dep		892.04
Property & Equipment:Paint Bldgs , Structures, Walls:Paint - Perimeter Wall Cost	11,448.00	
Property & Equipment:Paint Bldgs , Structures, Walls:Paint - Perimeter Walls Dep		316.04
Property & Equipment:Paint Bldgs , Structures, Walls:Paint - Wood Trim - Cost	44,019.90	
Property & Equipment:Paint Bldgs , Structures, Walls:Paint - Wood Trim - Dep		3,202.00
Property & Equipment:Paint Bldgs , Structures, Walls:Painting 2016 Dep		3,258.04
Property & Equipment:Parking Lot - Improvements:Parking - Curb & Line Painting	5,992.53	
Property & Equipment:Parking Lot - Improvements:Parking Lot Imps - Dep		2,303.04
Property & Equipment:Pool	0.00	
Property & Equipment:Pool:Pool - 2014 Furniture - Cost	474.95	
Property & Equipment:Pool:Pool - 2015 Furniture - Cost	3,943.40	
Property & Equipment:Pool:Pool - Deck - Depreciation		847.96
Property & Equipment:Pool:Pool - Furniture - Depreciation		3,358.00
Property & Equipment:Railings:Railings D & E Bldg - 2017 Cost	0.00	
Property & Equipment:Railings:Railings D & E Bldg.-2016 Cost	0.00	
Property & Equipment:Roofs:Roof Recoat - Bldg D 2020	44,594.76	
Property & Equipment:Roofs:Roof Recoat - Bldg D 2020:A/D - Roof Recoat Deprec - 2020		7,432.15
Property & Equipment:Roofs:Roofs - 2015 Garage - Cost	24,821.52	
Property & Equipment:Roofs:Roofs - 2015 Garage - Dep		3,273.00
Property & Equipment:Roofs:Roofs - 2016 Garages - Cost	34,268.36	
Property & Equipment:Roofs:Roofs - 2016 Garages -Dep		2,855.96
Property & Equipment:Roofs:Roofs - 2017 Garages - Cost	20,179.91	
Property & Equipment:Roofs:Roofs - 2017 Garages - Dep		2,020.00
Property & Equipment:Roofs:Roofs - 2017 Sprayfoam Cost	8,174.00	
Property & Equipment:Roofs:Roofs - 2017 Sprayfoam Dep		24.00
Property & Equipment:Roofs:Tile Roofs - Clubhouse - Cost	6,664.16	
Property & Equipment:Roofs:Tile Roofs 2013 - Cost	13,033.94	
Property & Equipment:Roofs:Tile Roofs 2013 - Depreciation		2,034.00
Property & Equipment:Roofs:Tile Roofs 2014 - Cost	10,121.18	
Property & Equipment:Roofs:Tile Roofs 2014 - Depreciation		4,638.96
Property & Equipment:Roofs:Tile Roofs 2015 - Cost	8,610.94	
Property & Equipment:Roofs:Tile Roofs 2015 - Dep		1,029.96
Property & Equipment:Roofs:Tile Roofs 2016 - Cost	7,130.65	
Property & Equipment:Roofs:Tile Roofs 2016 - Dep		571.96
Property & Equipment:Roofs:Tile Roofs 2017 - Cost	10,586.96	
Property & Equipment:Roofs:Tile Roofs 2017 - Dep		610.76
Property & Equipment:Roofs:Tile Roofs 2018 - Cost	13,885.40	
Property & Equipment:Roofs:Tile Roofs 2018 - Dep		483.67
Property & Equipment:Roofs:Tile Roofs 2019 - Cost	17,550.00	
Property & Equipment:Roofs:Tile Roofs Stairwell 2017 Cost	5,612.48	
Property & Equipment:Roofs:Tile Roofs Stairwell 2017 Dep		77.00
Property & Equipment:Roofs:Tile Roofs Stairwells 2013 Cost	3,709.02	
Property & Equipment:Roofs:Tile Roofs Stairwells 2013 Dep		656.04
Property & Equipment:Signs:Signs - Community - Cost	2,337.48	
Property & Equipment:Signs:Signs - Community - Dep		1,417.96
Property & Equipment:Signs:Signs - Entrance - Cost	3,340.64	
Property & Equipment:Signs:Signs - Entrance - Depreciation		3,195.00
Property & Equipment:Spa/Swim Spa:Spa - Motors - Cost	0.00	
Property & Equipment:Spa/Swim Spa:Spa New - 2016 Cost	46,447.00	
Property & Equipment:Spa/Swim Spa:Spa New - 2016 Dep		3,662.26

Oak Creek Estados Condominium Management Corp

Trial Balance

As of June 30, 2021

Accrual Basis

	Jun 30, 21	
	Debit	Credit
Property & Equipment:Spa/Swim Spa:Swim Spa - Heater - Cost	2,282.78	
Property & Equipment:Spa/Swim Spa:Swim Spa - Heater - Dep		2,282.78
Property & Equipment:Tennis Courts:Tennis - 2017 Patch Work	0.00	
Property & Equipment:Vents:Vents - 2016	3,833.00	
Property & Equipment:Vents:Vents - Dryer 2015 Cost	0.00	
Property & Equipment:Vents:Vents - Dryer Phase I - Cost	6,577.75	
Property & Equipment:Vents:Vents - Dryer Phase I - Dep		1,333.00
Accounts Payable		476.69
Ace Hardware	0.00	
Direct Deposit Liabilities	0.00	
Legal Settlement/Lawsuit	0.00	
Payroll Liabilities	0.00	
Payroll Liabilities:AZ I/T Withheld		345.15
Payroll Liabilities:Federal I/T Withheld		814.00
Payroll Liabilities:FICA/Medicare Payable		1,498.64
Payroll Liabilities:FUTA Payable		161.99
Payroll Liabilities:SUTA Payable	0.00	
Prepaid Dues/Fees		32,832.65
Sprayfoam	0.00	
Chase - L.O.C.- 7004	0.00	
Note Payable-Zammataro	0.00	
Fund Balance - Reserve/Restrict	0.00	
Fund Balance - Reserve/Restrict:01 - Pool Furniture		2,670.00
Fund Balance - Reserve/Restrict:02 - Pool Leak Detection		1,000.00
Fund Balance - Reserve/Restrict:03 - Pool Replacement		9,266.00
Fund Balance - Reserve/Restrict:05 - Landscape Plants		500.00
Fund Balance - Reserve/Restrict:06 - Boiler Replacement		2,778.00
Fund Balance - Reserve/Restrict:08 - Catwalk Resurfacing		21,600.00
Fund Balance - Reserve/Restrict:09 - Driveway Resurfacing		828.00
Fund Balance - Reserve/Restrict:10 - Future Projects Fund		83,604.62
Fund Balance - Reserve/Restrict:11 - Emergency/Contingency Fund		10,000.00
Fund Balance - Reserve/Restrict:07 - Speed Bumps		2,000.00
Fund Balance - Reserve/Restrict:04 - Landscape Lighting		1,000.00
Fund Balance - Reserve/Restrict:12 - Insurance Reserve		15,323.50
Fund Balance - Unrestricted		91,516.44
Opening Balance Equity	0.00	
Retained Earnings		891,555.35
Income:Owner Fees - Carport Tarp		15.00
Income:Amenity Fee - New Owner	30.00	
Income:Amenity Fee - Rental		4,620.00
Income:Amenity Keys		225.00
Income:Disclosure Fee		3,245.00
Income:HOA Dues		216,995.23
Income:Late Fees		539.56
Income:Long Term Rental Fees		50.00
Income:Short/Vacation Term Rentals		7,575.00
Income:Transfer Fee		360.00
Returned Check Charges		12.00
Amenity Key Expense	219.70	
Bank Service Charge	181.60	
Bank Service Charges	80.00	
Computer and Internet Expenses	180.00	
Contract/Temp Staffing	15,258.00	
Depreciation Expense	26,487.97	
Insurance Expense:Fidelity Bond	378.00	
Insurance Expense:Property/Liability/D & O	12,675.00	
Insurance Expense:Workers Comp Insurance	908.59	
Licenses, Permits & Inspections	740.00	
Mileage reimbursement	231.48	
Office Supplies	203.94	
Payroll Expenses	45,839.00	
Payroll Tax Expenses	2,029.17	
Payroll Tax Expenses:FUTA	161.99	
Payroll Tax Expenses:Payroll FICA/Medicare ER	3,085.81	

Oak Creek Estados Condominium Management Corp

Trial Balance

As of June 30, 2021

Accrual Basis

	Jun 30, 21	
	Debit	Credit
Payroll Tax Expenses:SUTA	0.00	
Postage/Mailing Expense	235.90	
Printing and Copying Expense	280.73	
Professional Fees:Accounting Services	3,350.00	
Professional Fees:Legal Fees	260.00	
Professional Fees:QuickBooks Payroll Services	529.60	
Reimbursed Expenses - Owners	200.00	
Repairs and Maintenance:Water Leak	240.00	
Repairs and Maintenance:Pickleball Expense	264.48	
Repairs and Maintenance:Chimney	136.45	
Repairs and Maintenance:Boiler	125.00	
Repairs and Maintenance:Cooler/HVAC	5,779.89	
Repairs and Maintenance:General Maintenance	1,410.75	
Repairs and Maintenance:Insect Service-Monthly	2,880.00	
Repairs and Maintenance:Inside Unit Repair	3,778.00	
Repairs and Maintenance:Landscaping and Groundskeeping	3,887.38	
Repairs and Maintenance:Landscaping Services-Monthly	15,960.00	
Repairs and Maintenance:Office and Clubhouse	627.92	
Repairs and Maintenance:Plumbing	1,744.95	
Repairs and Maintenance:Pool and Spa Maint-Monthly	10,006.29	
Repairs and Maintenance:Pool/Spa Repairs	4,119.30	
Repairs and Maintenance:Roofs	87.50	
Repairs and Maintenance:Sewer Line Maintenance	528.00	
Repairs and Maintenance:Stairs	614.50	
Small Tools & Equipment	497.13	
Telephone Expense	667.54	
Utilities:Electric	8,859.33	
Utilities:Gas	23,432.87	
Utilities:Sewer	530.72	
Utilities:Trash Removal Services	4,844.86	
Utilities:Water	19,327.03	
void check	0.00	
Interest Income		13.72
TOTAL	1,795,311.88	1,795,311.88

7:12 AM

07/23/21

Oak Creek Estados Condominium Management Corp
Reconciliation Summary
Chase Reserve Savings-9554, Period Ending 06/30/2021

	<u>Jun 30, 21</u>
Beginning Balance	140,567.53
Cleared Transactions	
Deposits and Credits - 2 items	<u>10,002.59</u>
Total Cleared Transactions	<u>10,002.59</u>
Cleared Balance	<u>150,570.12</u>
Register Balance as of 06/30/2021	150,570.12
Ending Balance	150,570.12

Oak Creek Estados Condominium Management Corp

Balance Sheet

June 30, 2021

Accrual Basis

	Jun 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Chase Checking-1915	19,502.30
Chase Reserve Savings-9554	150,570.12
Petty Cash	215.03
Total Checking/Savings	170,287.45
Accounts Receivable	
Accounts Receivable	3,083.49
Total Accounts Receivable	3,083.49
Total Current Assets	173,370.94
Fixed Assets	
Improvements - Common Area	
Cap Improvements - Common Areas	415,428.30
Cap Improvements - Deprec	(173,089.83)
Total Improvements - Common Area	242,338.47
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	(4,194.00)
Catwalks - Bldg E 2020 - Other	61,440.00
Total Catwalks - Bldg E 2020	57,246.00
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	
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	(2,544.00)
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	216,099.54
Clubhouse Furnace	
Clubhouse - Furnace - Acc Dep	(1,569.96)

Oak Creek Estados Condominium Management Corp

Balance Sheet

June 30, 2021

Accrual Basis

	Jun 30, 21
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	(87,594.00)
Total Concrete	(485.11)
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
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)

Oak Creek Estados Condominium Management Corp

Balance Sheet

June 30, 2021

Accrual Basis

	Jun 30, 21
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 - 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	(7,432.15)
Roof Recoat - Bldg D 2020 - Other	44,594.76
Total Roof Recoat - Bldg D 2020	37,162.61
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	203,235.82
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)

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Accrual Basis

	Jun 30, 21
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	763,815.76
Total Fixed Assets	1,006,154.23
TOTAL ASSETS	1,179,525.17
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	476.69
Total Accounts Payable	476.69
Other Current Liabilities	
Payroll Liabilities	
AZ I/T Withheld	345.15
Federal I/T Withheld	814.00
FICA/Medicare Payable	1,498.64
FUTA Payable	161.99
Total Payroll Liabilities	2,819.78
Prepaid Dues/Fees	32,832.65
Total Other Current Liabilities	35,652.43
Total Current Liabilities	36,129.12
Total Liabilities	36,129.12
Equity	
Fund Balance - Reserve/Restrict	
01 - Pool Furniture	2,670.00
02 - Pool Leak Detection	1,000.00
03 - Pool Replacement	9,266.00
05 - Landscape Plants	500.00
06 - Boiler Replacement	2,778.00
08 - Catwalk Resurfacing	21,600.00
09 - Driveway Resurfacing	828.00
10 - Future Projects Fund	83,604.62
11 - Emergency/Contingency Fund	10,000.00
07 - Speed Bumps	2,000.00
04 - Landscape Lighting	1,000.00
12 - Insurance Reserve	15,323.50
Total Fund Balance - Reserve/Restrict	150,570.12
Fund Balance - Unrestricted	91,516.44
Retained Earnings	891,555.35
Net Income	9,754.14
Total Equity	1,143,396.05
TOTAL LIABILITIES & EQUITY	1,179,525.17

Oak Creek Estados Condominium Management Corp

Profit & Loss Budget vs. Actual

Accrual Basis

January through June 2021

	Jan - Jun...	Budget	\$ Over B...	% of Bud...
Ordinary Income/Expense				
Income				
Income				
Owner Fees - Carport Tarp	15.00			
Amenity Fee - New Owner	-30.00	90.00	-120.00	-33.3%
Amenity Fee - Rental	4,620.00	4,500.00	120.00	102.7%
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	223.61	1.39	100.6%
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	216,995.23	216,510.00	485.23	100.2%
Total HOA Dues	216,995.23	216,510.00	485.23	100.2%
Late Fees	539.56	570.00	-30.44	94.7%
Long Term Rental Fees	50.00	240.00	-190.00	20.8%
Short/Vacation Term Rentals	7,575.00	8,502.00	-927.00	89.1%
Transfer Fee	360.00	80.00	280.00	450.0%
Income - Other	0.00	0.00	0.00	0.0%
Total Income	233,594.79	231,845.61	1,749.18	100.8%
Returned Check Charges	12.00			
Total Income	233,606.79	231,845.61	1,761.18	100.8%
Gross Profit	233,606.79	231,845.61	1,761.18	100.8%
Expense				
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	192.00	-192.00	0.0%
Automobile Expense - Other	0.00	0.00	0.00	0.0%
Total Automobile Expense	0.00	192.00	-192.00	0.0%
Bad Debt Expense	0.00	0.00	0.00	0.0%
Bank Service Charge	181.60			
Bank Service Charges	80.00	218.00	-138.00	36.7%
Cash Advance Repayment	0.00	55.00	-55.00	0.0%
Computer and Internet Expenses	180.00	42.00	138.00	428.6%
Consultation Expense	0.00	0.00	0.00	0.0%
Contract/Temp Staffing	15,258.00	13,500.00	1,758.00	113.0%
Depreciation Expense	26,487.97	29,376.00	-2,888.03	90.2%
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	13,320.00	-645.00	95.2%
Workers Comp Insurance	908.59	1,074.00	-165.41	84.6%
Insurance Expense - Other	0.00	0.00	0.00	0.0%
Total Insurance Expense	13,961.59	14,394.00	-432.41	97.0%
Licenses, Permits & Inspections	740.00	720.00	20.00	102.8%
Mileage reimbursement	231.48	650.02	-418.54	35.6%
Office Supplies	203.94	576.00	-372.06	35.4%
Payroll Expenses				
Employee Bonus	0.00	0.00	0.00	0.0%
Payroll Expenses - Other	45,839.00	48,000.00	-2,161.00	95.5%

Oak Creek Estados Condominium Management Corp

Profit & Loss Budget vs. Actual

Accrual Basis

January through June 2021

	Jan - Jun...	Budget	\$ Over B...	% of Bud...
Total Payroll Expenses	45,839.00	48,000.00	-2,161.00	95.5%
Payroll Tax Expenses				
FUTA	161.99	126.00	35.99	128.6%
Payroll FICA/Medicare ER	3,085.81	3,672.00	-586.19	84.0%
SUTA	0.00	0.00	0.00	0.0%
Payroll Tax Expenses - Other	2,029.17	0.00	2,029.17	100.0%
Total Payroll Tax Expenses	5,276.97	3,798.00	1,478.97	138.9%
Postage/Mailing Expense	235.90	550.00	-314.10	42.9%
Printing and Copying Expense	280.73	220.00	60.73	127.6%
Professional Fees				
Accounting Services	3,350.00	2,250.00	1,100.00	148.9%
Legal Fees	260.00	900.00	-640.00	28.9%
QuickBooks Payroll Services	529.60	280.04	249.56	189.1%
Total Professional Fees	4,139.60	3,430.04	709.56	120.7%
Reimbursed Expenses - Owners	200.00	1,140.00	-940.00	17.5%
Repairs and Maintenance				
Water Leak	240.00			
Pickleball Expense	264.48	215.00	49.48	123.0%
Chimney	136.45			
Backflow Preventer Testing	0.00	99.00	-99.00	0.0%
Boiler	125.00	2,910.00	-2,785.00	4.3%
Catwalks	0.00	398.00	-398.00	0.0%
Cooler/HVAC	5,779.89	696.00	5,083.89	830.4%
Drywall	0.00	0.00	0.00	0.0%
Dump Fee Expense	0.00	45.00	-45.00	0.0%
Electrical Expense	0.00	90.00	-90.00	0.0%
Equipment Rental	0.00	0.00	0.00	0.0%
Gasoline Equipment	0.00	30.00	-30.00	0.0%
General Maintenance	1,410.75	1,200.00	210.75	117.6%
Insect Service-Monthly	2,880.00	2,880.00	0.00	100.0%
Inside Unit Repair	3,778.00	0.00	3,778.00	100.0%
Landscaping and Groundskeeping	3,887.38	4,500.00	-612.62	86.4%
Landscaping Services-Monthly	15,960.00	14,400.00	1,560.00	110.8%
Office and Clubhouse	627.92	398.00	229.92	157.8%
Outside Unit Repair	0.00	0.00	0.00	0.0%
Plumbing	1,744.95	2,400.00	-655.05	72.7%
Pool and Spa Maint-Monthly	10,006.29	7,800.00	2,206.29	128.3%
Pool/Spa Repairs	4,119.30	0.00	4,119.30	100.0%
Roofs	87.50	3,000.00	-2,912.50	2.9%
Safety Equipment	0.00	0.00	0.00	0.0%
Sewer Line Maintenance	528.00			
Small Tools-Shop	0.00	150.00	-150.00	0.0%
Speedbumps	0.00	0.00	0.00	0.0%
Stairs	614.50	300.00	314.50	204.8%
Total Repairs and Maintenance	52,190.41	41,511.00	10,679.41	125.7%
Small Tools & Equipment	497.13	200.00	297.13	248.6%
Storm Damage Expense	0.00	0.00	0.00	0.0%
Telephone Expense	667.54	726.00	-58.46	91.9%
Utilities				
Electric	8,859.33	9,000.00	-140.67	98.4%
Gas	23,432.87	18,000.00	5,432.87	130.2%
Sewer	530.72	552.00	-21.28	96.1%
Trash Removal Services	4,844.86	5,100.00	-255.14	95.0%
Water	19,327.03	20,400.00	-1,072.97	94.7%
Total Utilities	56,994.81	53,052.00	3,942.81	107.4%
void check	0.00	0.00	0.00	0.0%
Total Expense	223,866.37	212,450.06	11,416.31	105.4%

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

Accrual Basis

January through June 2021

	<u>Jan - Jun...</u>	<u>Budget</u>	<u>\$ Over B...</u>	<u>% of Bud...</u>
Net Ordinary Income	9,740.42	19,395.55	-9,655.13	50.2%
Other Income/Expense				
Other Income				
Interest Income	13.72	12.00	1.72	114.3%
Total Other Income	13.72	12.00	1.72	114.3%
Other Expense				
Reserve Acct Funding				
Reserve Acct Xfers	0.00	48,000.00	-48,000.00	0.0%
Total Reserve Acct Funding	0.00	48,000.00	-48,000.00	0.0%
Total Other Expense	0.00	48,000.00	-48,000.00	0.0%
Net Other Income	13.72	-47,988.00	48,001.72	-0.0%
Net Income	<u>9,754.14</u>	<u>-28,592.45</u>	<u>38,346.59</u>	<u>-34.1%</u>

Oak Creek Estados Condominium Management Corp

Profit & Loss Budget vs. Actual

Accrual Basis

June 2021

	Jun 21	Budget	\$ Over ...	% of Bu...
Ordinary Income/Expense				
Income				
Income				
Amenity Fee - New Owner	0.00	15.00	-15.00	0.0%
Amenity Fee - Rental	1,110.00	750.00	360.00	148.0%
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	1,080.00	0.00	1,080.00	100.0%
HOA Dues				
Discounts	0.00	0.00	0.00	0.0%
HOA Dues - Other	36,572.68	36,085.00	487.68	101.4%
Total HOA Dues	36,572.68	36,085.00	487.68	101.4%
Late Fees	149.69	95.00	54.69	157.6%
Long Term Rental Fees	0.00	40.00	-40.00	0.0%
Short/Vacation Term Rentals	1,850.00	1,417.00	433.00	130.6%
Transfer Fee	120.00	0.00	120.00	100.0%
Income - Other	0.00	0.00	0.00	0.0%
Total Income	40,882.37	38,477.00	2,405.37	106.3%
Total Income	40,882.37	38,477.00	2,405.37	106.3%
Gross Profit	40,882.37	38,477.00	2,405.37	106.3%
Expense				
Uniforms	0.00	0.00	0.00	0.0%
Advertising	0.00	50.00	-50.00	0.0%
Amenity Key Expense	0.00	0.00	0.00	0.0%
Automobile Expense				
Gasoline	0.00	32.00	-32.00	0.0%
Automobile Expense - Other	0.00	0.00	0.00	0.0%
Total Automobile Expense	0.00	32.00	-32.00	0.0%
Bad Debt Expense	0.00	0.00	0.00	0.0%
Bank Service Charge	51.80			
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	0.00	7.00	-7.00	0.0%
Consultation Expense	0.00	0.00	0.00	0.0%
Contract/Temp Staffing	1,989.00	2,250.00	-261.00	88.4%
Depreciation Expense	4,895.31	4,896.00	-0.69	100.0%
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%
Insurance Expense				
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	0.00	179.00	-179.00	0.0%
Insurance Expense - Other	0.00	0.00	0.00	0.0%
Total Insurance Expense	0.00	2,399.00	-2,399.00	0.0%
Licenses, Permits & Inspections	0.00	0.00	0.00	0.0%
Mileage reimbursement	50.36	108.33	-57.97	46.5%
Office Supplies	21.92	96.00	-74.08	22.8%
Payroll Expenses				
Employee Bonus	0.00	0.00	0.00	0.0%
Payroll Expenses - Other	9,795.00	8,000.00	1,795.00	122.4%
Total Payroll Expenses	9,795.00	8,000.00	1,795.00	122.4%
Payroll Tax Expenses				
FUTA	29.22	0.00	29.22	100.0%

Oak Creek Estados Condominium Management Corp

Profit & Loss Budget vs. Actual

Accrual Basis

June 2021

	Jun 21	Budget	\$ Over ...	% of Bu...
Payroll FICA/Medicare ER	749.32	612.00	137.32	122.4%
SUTA	0.00	0.00	0.00	0.0%
Payroll Tax Expenses - Other	0.00	0.00	0.00	0.0%
Total Payroll Tax Expenses	778.54	612.00	166.54	127.2%
Postage/Mailing Expense	110.00	110.00	0.00	100.0%
Printing and Copying Expense	0.00	0.00	0.00	0.0%
Professional Fees				
Accounting Services	1,250.00	250.00	1,000.00	500.0%
Legal Fees	0.00	150.00	-150.00	0.0%
QuickBooks Payroll Services	4.25	46.66	-42.41	9.1%
Total Professional Fees	1,254.25	446.66	807.59	280.8%
Reimbursed Expenses - Owners	0.00	190.00	-190.00	0.0%
Repairs and Maintenance				
Pickleball Expense	0.00	0.00	0.00	0.0%
Backflow Preventer Testing	0.00	16.00	-16.00	0.0%
Boiler	0.00	485.00	-485.00	0.0%
Catwalks	0.00	67.00	-67.00	0.0%
Cooler/HVAC	44.84	116.00	-71.16	38.7%
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	423.26	200.00	223.26	211.6%
Insect Service-Monthly	480.00	480.00	0.00	100.0%
Inside Unit Repair	3,778.00	0.00	3,778.00	100.0%
Landscaping and Groundskeeping	647.89	750.00	-102.11	86.4%
Landscaping Services-Monthly	2,880.00	2,400.00	480.00	120.0%
Office and Clubhouse	254.82	65.00	189.82	392.0%
Outside Unit Repair	0.00	0.00	0.00	0.0%
Plumbing	4.22	400.00	-395.78	1.1%
Pool and Spa Maint-Monthly	1,200.00	1,300.00	-100.00	92.3%
Pool/Spa Repairs	669.89	0.00	669.89	100.0%
Roofs	0.00	500.00	-500.00	0.0%
Safety Equipment	0.00	0.00	0.00	0.0%
Sewer Line Maintenance	528.00			
Small Tools-Shop	0.00	25.00	-25.00	0.0%
Speedbumps	0.00	0.00	0.00	0.0%
Stairs	0.00	50.00	-50.00	0.0%
Total Repairs and Maintenance	10,910.92	6,869.00	4,041.92	158.8%
Small Tools & Equipment	0.00	0.00	0.00	0.0%
Storm Damage Expense	0.00	0.00	0.00	0.0%
Telephone Expense	130.15	121.00	9.15	107.6%
Utilities				
Electric	1,326.73	1,500.00	-173.27	88.4%
Gas	2,078.97	3,000.00	-921.03	69.3%
Sewer	0.00	92.00	-92.00	0.0%
Trash Removal Services	1,046.45	850.00	196.45	123.1%
Water	4,081.69	3,400.00	681.69	120.0%
Total Utilities	8,533.84	8,842.00	-308.16	96.5%
void check	0.00	0.00	0.00	0.0%
Total Expense	38,521.09	35,064.99	3,456.10	109.9%
Net Ordinary Income	2,361.28	3,412.01	-1,050.73	69.2%
Other Income/Expense				
Other Income				
Interest Income	2.59	2.00	0.59	129.5%

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

Accrual Basis

June 2021

	<u>Jun 21</u>	<u>Budget</u>	<u>\$ Over ...</u>	<u>% of Bu...</u>
Total Other Income	2.59	2.00	0.59	129.5%
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>2.59</u>	<u>-7,998.00</u>	<u>8,000.59</u>	<u>-0.0%</u>
Net Income	<u>2,363.87</u>	<u>-4,585.99</u>	<u>6,949.86</u>	<u>-51.5%</u>

Oak Creek Estados Condominium Management Corp

Statement of Revenues & Expenses

Accrual Basis

For the Period Ending ...

	Jun 21	Jan - Ju...
Ordinary Income/Expense		
Income		
Income		
Owner Fees - Carport Tarp	0.00	15.00
Amenity Fee - New Owner	0.00	(30.00)
Amenity Fee - Rental	1,110.00	4,620.00
Amenity Keys	0.00	225.00
Disclosure Fee	1,080.00	3,245.00
HOA Dues	36572.68	216995.23
Late Fees	149.69	539.56
Long Term Rental Fees	0.00	50.00
Short/Vacation Term Rentals	1,850.00	7,575.00
Transfer Fee	120.00	360.00
Total Income	40,882.37	233594.79
Returned Check Charges	0.00	12.00
Total Income	40,882.37	233606.79
Gross Profit	40,882.37	233606.79
Expense		
Amenity Key Expense	0.00	219.70
Bank Service Charge	51.80	181.60
Bank Service Charges	0.00	80.00
Computer and Internet Expenses	0.00	180.00
Contract/Temp Staffing	1,989.00	15,258.00
Depreciation Expense	4,895.31	26,487.97
Insurance Expense		
Fidelity Bond	0.00	378.00
Property/Liability/D & O	0.00	12,675.00
Workers Comp Insurance	0.00	908.59
Total Insurance Expense	0.00	13,961.59
Licenses, Permits & Inspections	0.00	740.00
Mileage reimbursement	50.36	231.48
Office Supplies	21.92	203.94
Payroll Expenses	9,795.00	45,839.00
Payroll Tax Expenses		
FUTA	29.22	161.99
Payroll FICA/Medicare ER	749.32	3,085.81
SUTA	0.00	0.00
Payroll Tax Expenses - Other	0.00	2,029.17
Total Payroll Tax Expenses	778.54	5,276.97
Postage/Mailing Expense	110.00	235.90
Printing and Copying Expense	0.00	280.73
Professional Fees		
Accounting Services	1,250.00	3,350.00
Legal Fees	0.00	260.00
QuickBooks Payroll Services	4.25	529.60
Total Professional Fees	1,254.25	4,139.60
Reimbursed Expenses - Owners	0.00	200.00
Repairs and Maintenance		
Water Leak	0.00	240.00
Pickleball Expense	0.00	264.48
Chimney	0.00	136.45
Boiler	0.00	125.00
Cooler/HVAC	44.84	5,779.89
General Maintenance	423.26	1,410.75

Oak Creek Estados Condominium Management Corp
Statement of Revenues & Expenses

Accrual Basis

For the Period Ending ...

	Jun 21	Jan - Ju...
Insect Service-Monthly	480.00	2,880.00
Inside Unit Repair	3,778.00	3,778.00
Landscaping and Groundskeeping	647.89	3,887.38
Landscaping Services-Monthly	2,880.00	15,960.00
Office and Clubhouse	254.82	627.92
Plumbing	4.22	1,744.95
Pool and Spa Maint-Monthly	1,200.00	10,006.29
Pool/Spa Repairs	669.89	4,119.30
Roofs	0.00	87.50
Sewer Line Maintenance	528.00	528.00
Stairs	0.00	614.50
Total Repairs and Maintenance	10,910.92	52,190.41
Small Tools & Equipment	0.00	497.13
Telephone Expense	130.15	667.54
Utilities		
Electric	1,326.73	8,859.33
Gas	2,078.97	23,432.87
Sewer	0.00	530.72
Trash Removal Services	1,046.45	4,844.86
Water	4,081.69	19,327.03
Total Utilities	8,533.84	56,994.81
void check	0.00	0.00
Total Expense	38,521.09	223866.37
Net Ordinary Income	2,361.28	9,740.42
Other Income/Expense		
Other Income		
Interest Income	2.59	13.72
Total Other Income	2.59	13.72
Net Other Income	2.59	13.72
Net Income	2,363.87	9,754.14