

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

Accrual Basis

June 2019

	Jun 19	Jan - Ju...
Ordinary Income/Expense		
Income		
Administration Fee	0.00	25.00
Amenity Keys	75.00	375.00
Disclosure Fee	360.00	2,600.00
HOA Dues	36,690.24	223,125.14
Late Fees	340.53	340.53
Long Term Rental Fees	75.00	225.00
Short/Vacation Term Rentals	1,125.00	8,207.00
Transfer Fee	40.00	890.00
Total Income	38,705.77	235,787.67
Total Income	38,705.77	235,787.67
Gross Profit	38,705.77	235,787.67
Expense		
Administrative Fee	0.00	(50.00)
Advertising	15.00	15.00
Amenity Key Expense	0.00	218.70
Automobile Expense		
Gasoline	20.00	354.00
Total Automobile Expense	20.00	354.00
Bad Debt Expense	1,396.17	1,396.17
Bank Service Charge	4.40	93.60
Cash Advance Repayment	0.00	55.00
Computer and Internet Expenses	0.00	78.75
Consultation Expense	0.00	350.00
Contract/Temp Staffing	1,690.00	10,614.00
Depreciation Expense	3,755.26	23,155.56
Dues and Subscriptions	4.25	4.25
Employee Cell Phones	122.29	234.01
Income Tax	0.00	50.00
Insurance Expense		
Workers Comp Insurance	0.00	789.30
Insurance Expense - Other	0.00	12,794.46
Total Insurance Expense	0.00	13,583.76
Licenses, Permits & Inspections	0.00	720.00
Mileage reimbursement	0.00	854.03
Office Supplies	80.95	488.45
Payroll Expenses	5,969.50	33,936.34
Payroll Tax Expenses		
FUTA	40.05	232.75
Payroll FICA/Medicare ER	1,268.88	3,399.56
SUTA	0.00	7.60
Payroll Tax Expenses - Other	461.83	949.13
Total Payroll Tax Expenses	1,770.76	4,589.04
Postage/Mailing Expense	39.85	50.23
Printing and Copying Expense	0.00	220.32
Professional Fees		
Accounting Services	0.00	1,675.00
Legal Fees	452.67	1,545.17
QuickBooks Payroll Services	0.00	523.25
Total Professional Fees	452.67	3,743.42
Reimbursed Expenses - Owners	209.29	1,488.97
Repairs and Maintenance		

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Statement of Financial Position

June 30, 2019

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	Jun 30, 19
BBQ 2018 - Cost	2,135.02
BBQ 2018 - Dep	(2,132.62)
Total Equipment - Common Area	2.40
Total Furniture and Equipment	2.40
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	
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

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Pool - 2015 Furniture - Cost	3,943.40
Pool - Deck - Depreciation	(847.96)
Pool - Furniture - Depreciation	(3,358.00)
Total Pool	212.39
Roofs	
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	166,073.21
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	649,687.49
Total Fixed Assets	899,343.40
TOTAL ASSETS	1,132,227.36
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	

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	<u>Jun 30, 19</u>
Other Current Liabilities	
Payroll Liabilities	
AZ I/T Withheld	147.03
Federal I/T Withheld	1,009.00
FICA/Medicare Payable	2,767.31
FUTA Payable	154.00
Total Payroll Liabilities	<u>4,077.34</u>
Prepaid Dues/Fees	<u>38,592.56</u>
Total Other Current Liabilities	<u>42,669.90</u>
Total Current Liabilities	<u>42,669.90</u>
Total Liabilities	42,669.90
Equity	
Fund Balance - Unrestricted	241,213.75
Restricted Acct. - Insurance	15,323.50
Retained Earnings	824,212.68
Net Income	8,807.53
Total Equity	<u>1,089,557.46</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,132,227.36</u></u>

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	<u>Jun 30, 19</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Chase Checking-1915	7,918.47
Chase Reserve Savings-9554	200,588.03
Petty Cash	217.35
Total Checking/Savings	<u>208,723.85</u>
Accounts Receivable	
Accounts Receivable	8,836.61
Total Accounts Receivable	<u>8,836.61</u>
Other Current Assets	
Insurance Reserve - Restricted	15,323.50
Total Other Current Assets	<u>15,323.50</u>
Total Current Assets	<u>232,883.96</u>
Fixed Assets	
Improvements - Common Area	
Cap Improvements - Common Areas	415,428.30
Cap Improvements - Deprec	(165,772.39)
Total Improvements - Common Area	<u>249,655.91</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 E & F/G - Depreciation	(9,327.40)
Boiler E & F/G - Original Cost	49,248.21
Total Boiler	<u>39,920.81</u>
Catwalks	
Catwalks - Bldg B 2019	25,638.00
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	(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	<u>110,673.65</u>
Clubhouse Furnace	
Clubhouse - Furnace - Acc Dep	(1,569.96)
Clubhouse - Furnace - Cost	2,114.00
Total Clubhouse Furnace	<u>544.04</u>
Concrete	
Perimeter Road - 2018 Cost	67,384.02
Perimeter Road - 2018 Dep	(23,583.00)
Total Concrete	<u>43,801.02</u>
Furniture and Equipment	
Equipment - Common Area	

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Boiler	0.00	197.70
Catwalks	0.00	26,099.36
Cooler	305.47	813.32
Drywall	650.00	650.00
Dump Fee Expense	0.00	45.00
Electrical Expense	0.00	1,489.25
Equipment Rental	0.00	740.46
Gasoline Equipment	0.00	30.00
General Maintenance	995.31	5,576.30
Insect Service	440.00	995.00
Inside Unit Repair	250.00	250.00
Landscaping and Groundskeeping	0.00	823.49
Landscaping Services	3,648.46	17,824.61
Office and Clubhouse	30.17	376.32
Outside Unit Repair	46.71	46.71
Plumbing	1,240.00	1,240.00
Pool and Spa Maintenance	472.60	2,990.55
Roofs	0.00	22.13
Small Tools-Shop	0.00	26.94
Speedbumps	0.00	205.86
<b>Total Repairs and Maintenance</b>	<b>8,078.72</b>	<b>60,443.02</b>
Small Tools & Equipment	0.00	143.75
Storm Damage Expense	0.00	12,010.00
Telephone Expense	278.50	955.82
Utilities		
Electric	1,462.93	9,852.92
Gas	5,036.99	26,739.49
Sewer	0.00	265.36
Trash Removal Services	595.16	4,083.05
Water	6,710.85	16,333.12
<b>Total Utilities</b>	<b>13,805.93</b>	<b>57,273.94</b>
void check	0.00	0.00
<b>Total Expense</b>	<b>37,693.54</b>	<b>227,070.13</b>
<b>Net Ordinary Income</b>	<b>1,012.23</b>	<b>8,717.54</b>
<b>Other Income/Expense</b>		
Other Income		
Interest Income	11.74	89.99
<b>Total Other Income</b>	<b>11.74</b>	<b>89.99</b>
<b>Net Other Income</b>	<b>11.74</b>	<b>89.99</b>
<b>Net Income</b>	<b>1,023.97</b>	<b>8,807.53</b>