

Oak Creek Estados Condominium Management Corp

Balance Sheet

June 30, 2022

Accrual Basis

	<u>Jun 30, 22</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Chase Checking-1915	23,382.76
Chase Reserve Savings-9554	174,611.80
Petty Cash	215.03
<b>Total Checking/Savings</b>	<u>198,209.59</u>
Accounts Receivable	
Accounts Receivable	8,500.92
<b>Total Accounts Receivable</b>	<u>8,500.92</u>
<b>Total Current Assets</b>	<u>206,710.51</u>
<b>Fixed Assets</b>	
Improvements - Common Area	
Cap Improvements - Common Areas	415,428.30
Cap Improvements - Deprec	(178,745.75)
<b>Total Improvements - Common Area</b>	<u>238,682.55</u>
Property & Equipment	
Beams	
Beams - Bldg - Depreciation	(5,355.00)
Beams - Bldg - Original Cost	32,436.75
<b>Total Beams</b>	<u>27,081.75</u>
Boiler	
Boiler H - Original Cost	
Boiler H - Dep	(3,270.00)
Boiler H - Original Cost - Other	15,828.30
<b>Total Boiler H - Original Cost</b>	<u>12,558.30</u>
Boiler E & F/G - Depreciation	(9,327.40)
Boiler E & F/G - Original Cost	49,248.21
<b>Total Boiler</b>	<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
<b>Total Catwalks - Bldg B 2019</b>	<u>20,178.00</u>
Catwalks - Bldg E 2020	
Acc. Dep. - Catwalks Bldg E 202	(9,786.00)
Catwalks - Bldg E 2020 - Other	61,440.00
<b>Total Catwalks - Bldg E 2020</b>	<u>51,654.00</u>
Catwalks - Bldg F 2019	
Catwalks - Bldg F Dep	(21,478.00)
Catwalks - Bldg F 2019 - Other	54,011.00
<b>Total Catwalks - Bldg F 2019</b>	<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

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Total Catwalks Bldg H - 2019	28,658.89
Catwalks C&G Bldg 2018 - Cost	12,451.91
Catwalks C&G Bldg 2018 - Dep	(3,504.00)
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)
<b>Total Catwalks</b>	<b>173,329.53</b>
Clubhouse Furnace	
Clubhouse - Furnace - Acc Dep	(1,569.96)
Clubhouse - Furnace - Cost	2,114.00
<b>Total Clubhouse Furnace</b>	<b>544.04</b>
Concrete	
Perimeter Road - 2020 Cost	21,286.78
Perimeter Road - 2018 Cost	67,384.02
Perimeter Road - Dep	(84,225.00)
<b>Total Concrete</b>	<b>4,445.80</b>
Furniture and Equipment	
Equipment - Common Area	
BBQ 2018 - Cost	2,135.02
BBQ 2018 - Dep	(2,135.02)
<b>Total Equipment - Common Area</b>	<b>0.00</b>
<b>Total Furniture and Equipment</b>	<b>0.00</b>
Grounds	
2015 Gravel Cost	568.34
2015 Gravel Dep	(373.00)
Basin	
Basin - Cost	1,974.74
Basin - Depreciation	(1,299.00)
<b>Total Basin</b>	<b>675.74</b>
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)
<b>Total Landscaping</b>	<b>8,061.09</b>
<b>Total Grounds</b>	<b>8,932.17</b>
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)
<b>Total Lighting</b>	<b>9,180.09</b>
Office Equipment - Computers	
New Computer - Epson ET-15000	659.09
New Computer - Lenovo	791.00
New Computer - Deprec	(791.60)
<b>Total Office Equipment - Computers</b>	<b>659.09</b>
Paint Bldgs, Structures, Walls	
Paint - 2015 Bldg A - Cost	21,000.00
Paint - 2015 Bldg A - Dep	(1,050.00)

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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)
<b>Total Paint Bldgs · Structures, Walls</b>	<b>186,648.82</b>
<b>Parking Lot · Improvements</b>	
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 · 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)
<b>Total Pool</b>	<b>2,644.88</b>
<b>Roofs</b>	
Roofs · Bldg 2021	9,460.00
Roof Recoat · Bldg D 2020	
A/D · Roof Recoat Deprec · 2020	(15,539.95)
Roof Recoat · Bldg D 2020 · Other	44,594.76
<b>Total Roof Recoat · Bldg D 2020</b>	<b>29,054.81</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

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Tile Roofs Stairwells 2013 Dep	(656.04)
<b>Total Roofs</b>	<b>204,588.02</b>
<b>Signs</b>	
Signs · Community · Cost	2,337.48
Signs · Community · Dep	(1,417.96)
Signs · Entrance · Cost	3,340.04
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	2,262.76
Swim Spa · Heater · Dep	(2,262.78)
<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>
<b>Total Property &amp; Equipment</b>	<b>727,150.44</b>
<b>Total Fixed Assets</b>	<b>965,832.99</b>
<b>TOTAL ASSETS</b>	<b>1172543.50</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
<b>Payroll Liabilities</b>	
AZ I/T Withheld	295.93
Federal I/T Withheld	349.00
FICA/Medicare Payable	748.60
FUTA Payable	128.16
SUTA Payable	86.45
<b>Total Payroll Liabilities</b>	<b>1,608.14</b>
Prepaid Dues/Fees	33,164.62
<b>Total Other Current Liabilities</b>	<b>34,772.76</b>
<b>Total Current Liabilities</b>	<b>34,772.76</b>
<b>Total Liabilities</b>	<b>34,772.76</b>
<b>Equity</b>	
<b>Fund Balance · Reserve/Restrict</b>	
14 · Tile Roof Replacement	98,646.23
03 · Pool Replacement	32,531.52
06 · Boiler Replacement	8,302.31
08 · Catwalk Resurfacing	21,600.00
09 · Driveway Resurfacing	3,531.74
11 · Emergency/Contingency Fund	10,000.00
<b>Total Fund Balance · Reserve/Restrict</b>	<b>174,611.80</b>
<b>Fund Balance · Unrestricted</b>	<b>67,592.19</b>
Retained Earnings	892,736.63
Net Income	2,830.12

Oak Creek Estados Condominium Management Corp  
Balance Sheet

Accrual Basis

June 30, 2022

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	<u>Jun 30, 22</u>
Total Equity	<u>1137770.74</u>
TOTAL LIABILITIES & EQUITY	<u><u>1172543.50</u></u>

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

Accrual Basis

For the Period Ending ... 6/30/22

	<u>Jun 22</u>	<u>Jan - Jun</u>
Ordinary Income/Expense		
Income		
Income		
HOA Violation Fee	0.00	150.00
Amenity Fee - New Owner	0.00	60.00
Amenity Fee - Rental	1,185.00	8,325.00
Amenity Keys	75.00	300.00
Disclosure Fee	0.00	1,440.00
HOA Dues/Assessments	39693.03	238505.91
Late Fees	236.78	2,011.46
Long Term Rental Fees	25.00	125.00
Short/Vacation Term Rentals	1,975.00	13,975.00
Transfer Fee	0.00	160.00
Total Income	43,189.81	265052.37
Total Income	43,189.81	265052.37
Gross Profit	43,189.81	265052.37
Expense		
Amenity Key Expense	65.91	65.91
Bank Service Charge	55.80	55.80
Bank Service Charges	0.00	223.00
Contract/Temp Staffing	1,035.50	6,114.50
Depreciation Expense	4,895.31	29,371.86
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	0.00	1,006.10
Insurance Expense - Other	0.00	6,393.00
Total Insurance Expense	0.00	14,170.10
Licenses, Permits & Inspections	0.00	720.00
Mileage reimbursement	91.26	544.58
Office Supplies	0.00	265.99
Payroll Expenses		
Salaries/Wages - Staff	9,243.00	57,585.00
Payroll Expenses - Other	0.00	0.00
Total Payroll Expenses	9,243.00	57,585.00
Payroll Tax Expenses		
FUTA	5.70	128.16
Payroll FICA/Medicare ER	707.07	4,405.25
SUTA	23.95	537.38
Total Payroll Tax Expenses	736.72	5,070.79
Postage/Mailing Expense	0.00	339.09
Printing and Copying Expense	0.00	409.42
Professional Fees		
Accounting Services	0.00	1,700.00
Legal Fees	140.00	1,293.10
QuickBooks Payroll Services	4.25	503.36
Total Professional Fees	144.25	3,496.46
Reimbursed Expenses - Owners	0.00	1,031.88
Repairs and Maintenance		
Lighting grounds	0.00	594.34
Backflow Preventers	0.00	1,456.47
Backflow Preventer Testing	0.00	229.50
Boiler	0.00	760.37
Cooler/HVAC	91.12	1,004.58
Dump Fee Expense	0.00	65.00

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

Accrual Basis

	<u>Jun 22</u>	<u>Jan - Ju...</u>
Electrical Expense	0.00	109.47
Gasoline Equipment	25.42	92.31
General Maintenance	0.00	424.82
Insect Service-Monthly		
Insect Service-other	0.00	200.00
Insect Service-Monthly - Other	480.00	2,880.00
<b>Total Insect Service-Monthly</b>	<b>480.00</b>	<b>3,080.00</b>
Inside Unit Repair	0.00	1,199.50
Landscaping and Groundskeeping	155.56	2,160.10
Landscaping Services-Monthly	4,180.00	23,888.17
Office and Clubhouse	408.90	1,093.34
Plumbing	0.00	66.04
Pool and Spa Maint-Monthly	1,200.00	9,600.00
Pool/Spa Repairs	2,173.81	8,548.97
Water Leak	0.00	92.05
Roofs	2,775.00	25,908.68
Safety Equipment	0.00	201.13
Small Tools-Shop	0.00	1,041.64
Stairs	0.00	79.15
<b>Total Repairs and Maintenance</b>	<b>11,489.81</b>	<b>81,695.63</b>
Small Tools & Equipment	0.00	0.00
Telephone Expense	153.12	911.57
Utilities		
Electric	1,568.22	9,747.54
Gas	2,049.93	24,753.86
Sewer	0.00	530.72
Trash Removal Services	881.02	5,282.11
Water	3,839.20	19,703.44
<b>Total Utilities</b>	<b>8,438.37</b>	<b>60,017.67</b>
void check	0.00	0.00
<b>Total Expense</b>	<b>36,329.05</b>	<b>262,239.15</b>
<b>Net Ordinary Income</b>	<b>6,860.76</b>	<b>2,813.22</b>
Other Income/Expense		
Other Income		
Interest Income	2.83	16.90
<b>Total Other Income</b>	<b>2.83</b>	<b>16.90</b>
Other Expense		
Reserve Acct Funding		
Reserve Acct Xfers	0.00	0.00
<b>Total Reserve Acct Funding</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>2.83</b>	<b>16.90</b>
<b>Net Income</b>	<b>6,863.59</b>	<b>2,830.12</b>

# Oak Creek Estados Condominium Management Corp

## Profit & Loss Budget vs. Actual

Accrual Basis

June 2022

	Jun 22	Budget	\$ Over B...	% of Bu...
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
HOA Violation Fee	0.00	0.00	0.00	0.0%
Returned Check Charges	0.00	0.00	0.00	0.0%
Amenity Fee - New Owner	0.00	0.00	0.00	0.0%
Amenity Fee - Rental	1,185.00	750.00	435.00	158.0%
Administration Fee	0.00	10.42	-10.42	0.0%
Amenity Keys	75.00	25.00	50.00	300.0%
Disclosure Fee	0.00	292.00	-292.00	0.0%
HOA Dues/Assessments	39,693.03	39,875.00	-181.97	99.5%
Late Fees	236.78	83.33	153.45	284.1%
Long Term Rental Fees	25.00	20.83	4.17	120.0%
Short/Vacation Term Rentals	1,975.00	1,417.00	558.00	139.4%
Transfer Fee	0.00	40.00	-40.00	0.0%
<b>Total Income</b>	<b>43,189.81</b>	<b>42,513.58</b>	<b>676.23</b>	<b>101.6%</b>
<b>Total Income</b>	<b>43,189.81</b>	<b>42,513.58</b>	<b>676.23</b>	<b>101.6%</b>
<b>Gross Profit</b>	<b>43,189.81</b>	<b>42,513.58</b>	<b>676.23</b>	<b>101.6%</b>
<b>Expense</b>				
Software Expense - QBooks	0.00	0.00	0.00	0.0%
Late Fee/Finance charge	0.00	0.00	0.00	0.0%
Advertising	0.00	0.00	0.00	0.0%
Amenity Key Expense	65.91	25.00	40.91	263.6%
Automobile Expense				
Gasoline	0.00	8.33	-8.33	0.0%
<b>Total Automobile Expense</b>	<b>0.00</b>	<b>8.33</b>	<b>-8.33</b>	<b>0.0%</b>
Bank Service Charge	55.80			
Bank Service Charges	0.00	37.50	-37.50	0.0%
Computer and Internet Expenses	0.00	41.66	-41.66	0.0%
Contract/Temp Staffing	1,035.50	2,416.60	-1,381.10	42.8%
Depreciation Expense	4,895.31	4,583.30	312.01	106.8%
Dues and Subscriptions	0.00	0.00	0.00	0.0%
Entertainment Expense	0.00	0.00	0.00	0.0%
Income Tax - AZ Corporate	0.00	0.00	0.00	0.0%
Insurance Expense				
Fidelity Bond	0.00	0.00	0.00	0.0%
Umbrella Insurance	0.00	0.00	0.00	0.0%
Property/Liability/D & O	0.00	0.00	0.00	0.0%
Workers Comp Insurance	0.00	0.00	0.00	0.0%
<b>Total Insurance Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
Licenses, Permits & Inspections	0.00	0.00	0.00	0.0%
Mileage reimbursement	91.28	62.50	28.78	148.0%
Office Supplies	0.00	95.83	-95.83	0.0%
Payroll Expenses				
Salaries/Wages - Staff	9,243.00	8,430.00	813.00	109.6%
Employee Bonus	0.00	0.00	0.00	0.0%
Payroll Expenses - Other	0.00	0.00	0.00	0.0%
<b>Total Payroll Expenses</b>	<b>9,243.00</b>	<b>8,430.00</b>	<b>813.00</b>	<b>109.6%</b>
Payroll Tax Expenses				
PUTA	5.70	0.00	5.70	100.0%
Payroll FICA/Medicare ER	707.07	644.00	62.17	109.6%
SUTA	23.95	0.00	23.95	100.0%
<b>Total Payroll Tax Expenses</b>	<b>736.72</b>	<b>644.00</b>	<b>91.82</b>	<b>114.2%</b>
Postage/Mailing Expense	0.00	0.00	0.00	0.0%
Printing and Copying Expense	0.00	0.00	0.00	0.0%
Professional Fees				
Accounting Services	0.00	1,150.00	-1,150.00	0.0%



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

Accrual Basis

June 2022

	Jun 22	Budget	\$ Over B...	% of Bu...
Legal Fees	140.00	125.00	15.00	112.0%
QuickBooks Payroll Services	4.25	6.38	-2.13	66.6%
<b>Total Professional Fees</b>	<b>144.25</b>	<b>1,281.38</b>	<b>-1,137.13</b>	<b>11.3%</b>
Reimbursed Expenses - Owners	0.00	0.00	0.00	0.0%
Repairs and Maintenance				
Backflow Preventer Testing	0.00	0.00	0.00	0.0%
Boiler	0.00	1,500.00	-1,500.00	0.0%
Catwalks	0.00	0.00	0.00	0.0%
Cooler/MVAC	91.12	0.00	91.12	100.0%
Drywall	0.00	0.00	0.00	0.0%
Dump Fee Expense	0.00	0.00	0.00	0.0%
Electrical Expense	0.00	0.00	0.00	0.0%
Gasoline Equipment	25.42			
General Maintenance	0.00	250.00	-250.00	0.0%
Insect Service-Monthly				
Insect Service-other	0.00			
Insect Service-Monthly - Other	480.00	487.50	-7.50	98.5%
<b>Total Insect Service-Monthly</b>	<b>480.00</b>	<b>487.50</b>	<b>-7.50</b>	<b>98.5%</b>
Inside Unit Repair	0.00	0.00	0.00	0.0%
Landscaping and Groundskeeping	155.56	200.00	-44.44	77.8%
Landscaping Services-Monthly	4,180.00	3,840.00	320.00	108.3%
Office and Clubhouse	408.90	67.00	341.90	610.3%
Pickleball Expense	0.00	0.00	0.00	0.0%
Plumbing	0.00	400.00	-400.00	0.0%
Pool and Spa Maint-Monthly	1,200.00	1,200.00	0.00	100.0%
Pool/Spa Repairs	2,173.81	1,500.00	673.81	144.9%
Roofs	2,775.00	250.00	2,525.00	1,110.0%
Safety Equipment	0.00	0.00	0.00	0.0%
Small Tools-Shop	0.00	100.00	-100.00	0.0%
Stairs	0.00	0.00	0.00	0.0%
<b>Total Repairs and Maintenance</b>	<b>11,480.81</b>	<b>9,794.50</b>	<b>1,675.31</b>	<b>117.1%</b>
Small Tools & Equipment	0.00	0.00	0.00	0.0%
Telephone Expense	153.12	122.00	31.12	125.5%
Utilities				
Electric	1,568.22	1,500.00	68.22	104.5%
Gas	2,048.93	3,333.30	-1,283.37	61.5%
Sewer	0.00	0.00	0.00	0.0%
Trash Removal Services	881.02	850.00	31.02	103.8%
Water	3,939.20	3,416.60	522.60	115.3%
<b>Total Utilities</b>	<b>8,436.37</b>	<b>9,099.90</b>	<b>-661.53</b>	<b>92.7%</b>
<b>Total Expense</b>	<b>36,329.05</b>	<b>36,643.40</b>	<b>-314.35</b>	<b>99.1%</b>
Net Ordinary Income	6,860.78	5,870.18	990.58	116.9%
Other Income/Expense				
Other Income				
Interest Income	2.83	2.50	0.33	113.2%
<b>Total Other Income</b>	<b>2.83</b>	<b>2.50</b>	<b>0.33</b>	<b>113.2%</b>
Other Expense				
Reserve Acct Funding	0.00	10,000.00	-10,000.00	0.0%
<b>Total Other Expense</b>	<b>0.00</b>	<b>10,000.00</b>	<b>-10,000.00</b>	<b>0.0%</b>
Net Other Income	2.83	-9,997.50	10,000.33	-0.0%
<b>Net Income</b>	<b>6,863.61</b>	<b>-4,127.32</b>	<b>10,990.91</b>	<b>-166.3%</b>

**Oak Creek Estados Condominium Management Corp**  
**Profit & Loss Budget vs. Actual**  
 January through June 2022

Accrual Basis

	Jan - Jun...	Budget	\$ Over Bu...	% of Bu...
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Income</b>				
HOA Violation Fee	150.00	50.00	100.00	300.0%
Returned Check Charges	0.00	12.00	-12.00	0.0%
Amenity Fee - New Owner	60.00	15.00	45.00	400.0%
Amenity Fee - Rental	8,325.00	4,500.00	3,825.00	185.0%
Administration Fee	0.00	62.48	-62.48	0.0%
Amenity Keys	300.00	150.00	150.00	200.0%
Disclosure Fee	1,440.00	1,748.00	-308.00	82.4%
HOA Dues/Assessments	238,505.91	239,250.00	-744.09	99.7%
Late Fees	2,011.48	500.02	1,511.44	402.3%
Long Term Rental Fees	125.00	125.02	-0.02	100.0%
Short/Vacation Term Rentals	13,975.00	8,502.00	5,473.00	164.4%
Transfer Fee	160.00	160.00	0.00	100.0%
<b>Total Income</b>	<b>265,052.37</b>	<b>255,074.52</b>	<b>9,977.85</b>	<b>103.9%</b>
<b>Total Income</b>	<b>265,052.37</b>	<b>255,074.52</b>	<b>9,977.85</b>	<b>103.9%</b>
<b>Gross Profit</b>	<b>265,052.37</b>	<b>255,074.52</b>	<b>9,977.85</b>	<b>103.9%</b>
<b>Expense</b>				
Software Expense - QBooks	0.00	510.00	-510.00	0.0%
Late Fee/Finance charge	0.00	0.00	0.00	0.0%
Advertising	0.00	25.00	-25.00	0.0%
Amenity Key Expense	65.91	150.00	-84.09	43.9%
Automobile Expense				
Gasoline	0.00	50.02	-50.02	0.0%
<b>Total Automobile Expense</b>	<b>0.00</b>	<b>50.02</b>	<b>-50.02</b>	<b>0.0%</b>
Bank Service Charge	55.80			
Bank Service Charges	223.00	225.00	-2.00	99.1%
Computer and Internet Expenses	0.00	250.04	-250.04	0.0%
Contract/Temp Staffing	6,114.50	14,500.40	-8,385.90	42.2%
Depreciation Expense	29,371.86	27,500.20	1,871.66	106.8%
Dues and Subscriptions	149.90	0.00	149.90	100.0%
Entertainment Expense	0.00	0.00	0.00	0.0%
Income Tax - AZ Corporate	0.00	0.00	0.00	0.0%
<b>Insurance Expense</b>				
Fidelity Bond	378.00	378.00	0.00	100.0%
Umbrella Insurance	0.00	0.00	0.00	0.0%
Property/Liability/D & O	6,393.00	12,675.00	-6,282.00	50.4%
Workers Comp Insurance	1,006.10	1,100.00	-93.90	91.5%
Insurance Expense - Other	6,393.00			
<b>Total Insurance Expense</b>	<b>14,170.10</b>	<b>14,153.00</b>	<b>17.10</b>	<b>100.1%</b>
Licenses, Permits & Inspections	720.00	750.00	-30.00	96.0%
Mileage reimbursement	544.58	375.00	169.58	145.2%
Office Supplies	265.99	575.02	-309.03	46.3%
<b>Payroll Expenses</b>				
Salaries/Wages - Staff	57,585.00	50,580.00	7,005.00	113.8%
Employee Bonus	0.00	0.00	0.00	0.0%
Payroll Expenses - Other	0.00	0.00	0.00	0.0%
<b>Total Payroll Expenses</b>	<b>57,585.00</b>	<b>50,580.00</b>	<b>7,005.00</b>	<b>113.8%</b>
<b>Payroll Tax Expenses</b>				
FUTA	128.16	84.00	44.16	152.6%
Payroll FICA/Medicare ER	4,405.25	3,889.40	535.85	113.8%
SUTA	537.38	0.00	537.38	100.0%
<b>Total Payroll Tax Expenses</b>	<b>5,070.79</b>	<b>3,953.40</b>	<b>1,117.39</b>	<b>128.3%</b>
Postage/Mailing Expense	339.09	45.43	293.66	740.4%
Printing and Copying Expense	409.42	250.00	159.42	163.8%
Professional Fees				

**Oak Creek Estados Condominium Management Corp**  
**Profit & Loss Budget vs. Actual**  
 January through June 2022

Accrual Basis

	Jan - Jun...	Budget	\$ Over Bu...	% of Bu...
Accounting Services	1,700.00	3,300.00	-1,600.00	51.5%
Legal Fees	1,293.10	750.00	543.10	172.4%
QuickBooks Payroll Services	503.36	658.29	-154.93	76.5%
<b>Total Professional Fees</b>	<b>3,496.46</b>	<b>4,708.29</b>	<b>-1,211.83</b>	<b>74.3%</b>
R reimbursed Expenses - Owners				
Repairs and Maintenance	1,031.88	1,500.00	-468.12	68.8%
Lighting, grounds	594.34			
Backflow Preventers	1,456.47			
Backflow Preventer Testing	229.50	0.00	229.50	100.0%
Boiler	780.37	3,000.00	-2,239.63	25.3%
Catwalks	0.00	250.00	-250.00	0.0%
Cooler/HVAC	1,004.58	750.00	254.58	133.9%
Drywall	0.00	0.00	0.00	0.0%
Dump Fee Expense	65.00	0.00	65.00	100.0%
Electrical Expense	109.47	0.00	109.47	100.0%
Gasoline Equipment	92.31			
General Maintenance	424.82	1,500.00	-1,075.18	28.3%
Insect Service-Monthly				
Insect Service-other	200.00			
Insect Service-Monthly - Other	2,880.00	2,925.00	-45.00	98.5%
<b>Total Insect Service-Monthly</b>	<b>3,080.00</b>	<b>2,925.00</b>	<b>155.00</b>	<b>105.3%</b>
Inside Unit Repair	1,199.50	1,200.00	-0.50	100.0%
Landscaping and Groundskeeping	2,160.10	1,200.00	960.10	180.0%
Landscaping Services-Monthly	23,888.17	23,040.00	848.17	103.7%
Office and Clubhouse	1,093.34	398.00	695.34	274.7%
Pickleball Expense	0.00	215.00	-215.00	0.0%
Plumbing	66.04	2,400.00	-2,333.96	2.8%
Pool and Spa Maint-Monthly	9,800.00	7,200.00	2,400.00	133.3%
Pool/Spa Repairs	6,548.97	1,500.00	7,048.97	569.9%
Water Leak	92.05			
Roofs	25,908.68	1,500.00	24,408.68	1,727.2%
Safety Equipment	201.13	50.00	151.13	402.3%
Small Tools-Shop	1,041.84	400.00	641.84	260.4%
Stairs	79.15	300.00	-220.85	26.4%
<b>Total Repairs and Maintenance</b>	<b>61,695.63</b>	<b>47,828.00</b>	<b>33,867.63</b>	<b>170.8%</b>
Small Tools & Equipment	0.00	0.00	0.00	0.0%
Telephone Expense	911.57	732.00	179.57	124.5%
Utilities				
Electric	9,747.54	9,000.00	747.54	108.3%
Gas	24,753.86	20,000.20	4,753.66	123.8%
Sewer	530.72	550.00	-19.28	96.5%
Trash Removal Services	5,282.11	5,100.00	182.11	103.6%
Water	19,703.44	20,500.40	-796.96	96.1%
<b>Total Utilities</b>	<b>60,017.67</b>	<b>55,150.60</b>	<b>4,867.07</b>	<b>108.8%</b>
void check	0.00			
<b>Total Expense</b>	<b>262,239.15</b>	<b>223,811.40</b>	<b>38,427.75</b>	<b>117.2%</b>
<b>Net Ordinary Income</b>	<b>2,813.22</b>	<b>31,263.12</b>	<b>-28,449.90</b>	<b>9.0%</b>
Other Income/Expense				
Other Income				
Interest Income	16.90	15.00	1.90	112.7%
<b>Total Other Income</b>	<b>16.90</b>	<b>15.00</b>	<b>1.90</b>	<b>112.7%</b>
Other Expense				
Reserve Acct Funding				
Reserve Acct Xfers	0.00			
Reserve Acct Funding - Other	-70,000.00	70,000.00	-140,000.00	-100.0%

**Oak Creek Estados Condominium Management Corp**  
**Profit & Loss Budget vs. Actual**  
**January through June 2022**

Accrual Basis

	<u>Jan - Jun...</u>	<u>Budget</u>	<u>\$ Over Bu...</u>	<u>% of Bu...</u>
Total Reserve Acct Funding	-70,000.00	70,000.00	-140,000.00	-100.0%
Total Other Expense	-70,000.00	70,000.00	-140,000.00	-100.0%
Net Other Income	70,016.80	-69,985.00	140,001.80	-100.0%
Net Income	<u>72,836.12</u>	<u>-38,721.88</u>	<u>111,552.00</u>	<u>-188.1%</u>