

Oak Creek Estados Condominium Management Corp
Profit Loss Budget Performance
March 2018

	Month to Date				Year to Date				Annual Budget
	Mar-18	Budget	Variance <i>fav/unfav (-)</i>	% of Budget	Mar-18	YTD Budget	Variance <i>fav/unfav (-)</i>	% of Budget	
Ordinary Revenue/Expense									
Revenue									
Revenue									
Amenity Keys	0.00	10.83	(10.83)	0.0%	283.28	32.50	250.78	871.63%	130.00
HOA Dues	35,985.80	36,235.50	(249.70)	99.31%	109,846.69	108,706.50	1140.19	101.05%	434,826.00
Late Fees	186.33	83.33	103.00	223.6%	411.39	250.00	161.39	164.56%	1,000.00
Real Estate Fees	250.00	166.67	83.33	150.0%	250.00	250.00	0.00	100.0%	2,000.00
Income - Other	0.00	100.00	(100.00)	0.0%	611.27	300.00	-300.00	203.76%	1,200.00
Rental/Transfer Fees	725.00	0.00	725.00	100.0%	1,895.84	0.00	2,175.00	100.0%	
Transfer Fees	40.00	0.00	40.00	100.0%	40.00	0.00	120.00	100.0%	
Returned Check Charges	0.00	0.00	0.00	0.0%	12.00	0.00	0.00	100.0%	0.00
Total Revenue	37,187.13	36,596.33	590.80	101.61%	113,350.47	109,539.00	3811.47	103.48%	439,156.00
Total Revenue	37,187.13	36,596.33	590.80	101.61%	113,350.47	109,539.00	3811.47	103.48%	439,156.00
Expense									
Automobile Expense	0.00	83.33	83.33	0.0%	446.38	250.00	(196.38)	178.55%	1,000.00
Bad Debt Expense	0.00	12.50	12.50	0.0%	255.15	37.50	(217.65)	680.4%	150.00
Bank Service Charge	10.00	12.50	2.50	80.0%	32.00	37.50	5.50	85.33%	150.00
Computer and Internet Expenses	0.00	62.50	62.50	0.0%	0.00	187.50	187.50	0.0%	750.00
Depreciation Expense	0.00	1,666.67	1666.67	0.0%	0.00	5,000.00	5000.00	0.0%	20,000.00
Dues and Subscriptions	0.00	12.50	12.50	0.0%	0.00	37.50	37.50	0.0%	150.00
Employee Cell Phones	31.12	33.33	2.21	93.36%	97.80	100.00	2.20	97.8%	400.00
Entertainment Expense	0.00	12.50	12.50	0.0%	0.00	37.50	37.50	0.0%	150.00
Inaccurate Data Transfers	-633.40	0.00	633.40	100.0%	-633.40	0.00	633.40	100.0%	0.00
Gifts	0.00	41.67	41.67	0.0%	260.00	125.00	(135.00)	208.0%	500.00
Income Tax	0.00	4.17	4.17	0.0%	0.00	12.50	12.50	0.0%	50.00
Insurance Expense	0.00	2,916.67	2916.67	0.0%	7,941.50	8,750.00	808.50	90.76%	35,000.00
License, Permits & Inspections	78.00	0.00	(78.00)	100.0%	138.00	0.00	(138.00)	100.0%	
Mailing	0.00	33.33	33.33	0.0%	0.00	100.00	100.00	0.0%	400.00
Office Supplies	419.15	83.33	(335.82)	502.98%	419.15	250.00	(169.15)	167.66%	1,000.00
Payroll Expenses	4,437.00	5,090.00	653.00	87.17%	15,637.50	15,270.00	(367.50)	102.41%	61,080.00
Payroll Tax Expenses	356.44	458.33	101.89	77.77%	1,303.31	1,375.00	71.69	94.79%	5,500.00
Professional Fees									
Accounting Services	75.00	208.33	133.33	36.0%	825.25	625.00	(200.25)	132.04%	2,500.00
Legal Fees	0.00	200.00	200.00	0.0%	918.30	600.00	(318.30)	153.05%	2,400.00
Tax Preparation	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
Professional Fees, Other	0.00	66.67	66.67	0.0%	0.00	200.00	200.00	0.0%	800.00
QuickBooks & Payroll Services	2.13	83.33	81.20	2.56%	446.68	250.00	(196.68)	178.67%	1,000.00
Total Professional Fees	77.13	558.33	481.20	13.81%	2,190.23	1,675.00	(515.23)	130.76%	6,700.00
Reimbursements to Owners	196.70	83.33	(113.37)	236.04%	364.67	250.00	(114.67)	145.87%	1,000.00
Repairs and Maintenance									
Boiler Maintenance	0.00	500.00	500.00	0.0%	2,861.50	1,500.00	(1361.50)	190.77%	6,000.00
Cooler	0.00	41.67	41.67	0.0%	0.00	125.00	125.00	0.0%	500.00
Catwalks	0.00	41.67	41.67	0.0%	0.00	125.00	125.00	0.0%	500.00
General Maintenance	2,064.69	1,000.00	(1064.69)	206.47%	5,941.71	3,000.00	(2941.71)	198.06%	12,000.00
Insect Service	0.00	100.00	100.00	0.0%	240.00	300.00	60.00	80.0%	1,200.00
Inside Unit Repair	0.00	166.67	166.67	0.0%	703.11	500.00	(203.11)	140.62%	2,000.00
Landscaping and Groundskeeping	320.36	250.00	(70.36)	128.14%	320.36	750.00	429.64	42.72%	3,000.00
Landscaping Services	2,880.00	3,166.67	286.67	90.95%	8,400.00	9,500.00	1100.00	88.42%	38,000.00
Office & Clubhouse	50.00	83.33	33.33	60.0%	220.39	250.00	29.61	88.16%	1,000.00

Oak Creek Estados Condominium Management Corp
Profit Loss Budget Performance
March 2018

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	Mar-18	Budget	Variance	% of Budget	Mar-18	Budget	Variance	% of Budget	
	<i>fav/unfav (-)</i>				<i>fav/unfav (-)</i>				
Outside Unit Repair	0.00	416.67	416.67	0.0%	0.00	1,250.00	1250.00	0.0%	5,000.00
Pool and Spa Maintenance	531.00	416.67	(114.33)	127.44%	2,142.55	1,250.00	(892.55)	171.4%	5,000.00
Roofs	0.00	100.00	100.00	0.0%	0.00	300.00	300.00	0.0%	1,200.00
Sewers	0.00	8.33	8.33	0.0%	0.00	25.00	25.00	0.0%	100.00
Sidewalks	395.61	41.67	(353.94)	949.46%	939.93	125.00	(814.93)	751.94%	500.00
Total Repairs and Maintenance	6,241.66	6,333.33	91.67	98.55%	21,769.55	19,000.00	-2,769.55	114.58%	76,000.00
Small Tools & Equipment	367.74	100.00	(267.74)	367.74%	744.86	300.00	(444.86)	248.29%	1,200.00
Telephone Expense	224.40	125.00	(99.40)	179.52%	547.28	375.00	(172.28)	145.94%	1,500.00
Utilities									
Electric	1,579.33	1,500.00	(79.33)	105.29%	5,191.31	4,500.00	(691.31)	115.36%	18,000.00
Gas	5,349.51	3,362.50	(1987.01)	159.09%	15,318.54	10,087.50	(5231.04)	151.86%	40,350.00
Sewer	0.00	110.00	110.00	0.0%	0.00	330.00	330.00	0.0%	1,320.00
Trash Removal Services	589.04	941.67	352.63	62.55%	1,773.37	2,825.00	1051.63	62.77%	11,300.00
Water	1,525.97	2,125.00	599.03	71.81%	5,026.46	6,375.00	1348.54	78.85%	25,500.00
Total Utilities	9,043.85	8,039.17	(1004.68)	112.5%	27,309.68	24,117.50	(3192.18)	113.24%	96,470.00
Workers Compensation Insurance	0.00	166.67	166.67	0.0%	0.00	500.00	500.00	0.0%	2,000.00
Total Expense	20,849.79	25,929.17	5,079.38	80.41%	78,823.66	77,787.50	-1,036.16	101.33%	311,150.00
Net Ordinary Revenue	16,337.34	10,667.17	5670.17	153.16%	34,526.81	31,751.50	2775.31	108.74%	128,006.00
Other Revenue/Expense									
Other Revenue									
Special Assessment Dues	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
Interest Income	9.02	10.00	(0.98)	90.2%	32.08	30.00	2.08	106.93%	120.00
Total Other Revenue	9.02	10.00	(0.98)	90.2%	32.08	30.00	2.08	106.93%	120.00
Other Expenses									
Reserve Fund Depreciation Transfer	0.00	1,666.67	(1666.67)	0.0%	0.00	5,000.00	(5000.00)	0.0%	20,000.00
Reserve Fund Transfer	22,000.00	7,333.33	14666.67	300.0%	43,000.00	22,000.00	21000.00	195.46%	88,000.00
Reserve Fund - Insurance	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
Total Other Expenses	22,000.00	9,000.00	13,000.00		43,000.00	27,000.00	16,000.00		108,000.00
Net Other Revenue/Expense	-21,990.98	-8,990.00	13,000.00		-42,967.92	-26,970.00	(15997.92)		-107,880.00
Net Income	(\$5,653.64)	\$1,677.17	18670.17		(\$8,441.11)	\$4,781.50	(13222.61)		\$20,126.00

Oak Creek Estados Condominium Management Corp
Balance Sheet
 As of March 31, 2018

	Mar 31, 18
ASSETS	
Current Assets	
Checking/Savings	
Chase Checking-1915	28,349.89
Chase Insurance Reserve	15,323.50
Chase Reserve Savings-9554	132,726.98
Total Checking/Savings	176,400.37
Accounts Receivable	
Accounts Receivable	-43,878.44
Total Accounts Receivable	-43,878.44
Other Current Assets	
Inventory Asset	1,728.03
Payroll Asset	-415.00
Total Other Current Assets	1,313.03
Total Current Assets	133,834.96
Fixed Assets	
Capital Improvements	
Accumulated Depreciation	-126,032.43
Beams	
Beams - Bldg - Depreciation	-2,997.00
Beams - Bldg - Original Cost	32,436.75
Total Beams	29,439.75
Boiler	
Boiler E & F/G - Depreciation	-5,746.00
Boiler E & F/G - Original Cost	49,248.21
Total Boiler	43,502.21
Catwalks	
Catwalks A, B, F- Depreciation	-9,279.00
Catwalks A, B, F -Original Cost	21,945.33
Catwalks D & E 2015 Cost	14,889.00
Catwalks D & E Depreciation	-8,524.00
Catwalks G, H, C - Depreciation	-1,125.00
Catwalks G, H, C -Original Cost	21,089.32
Total Catwalks	38,995.65
Clubhouse Furnace	
Clubhouse Furnace- Acc Dep	-676.00
Clubhouse Furnace - Other	1,708.00
Total Clubhouse Furnace	1,032.00
Concrete	
Perimeter Road, 2018 Cost	67,384.02
Total Concrete	67,384.02
Grounds	
2015 Gravel Cost	568.34
2015 Gravel Dep	-325.00
Basin	
Basin -Original Cost	1,974.74
Basin - Depreciation	-1,131.00
Total Basin	843.74

Oak Creek Estados Condominium Management Corp

04/19/18

Balance Sheet

Cash Basis

As of March 31, 2018

	Mar 31, 18
Landscaping	
2014 Landscaping Cost	11,274.04
2014 Landscaping Dep	-2,579.00
2015 Landscaping Cost	2,504.05
2015 Landscaping Dep	-1,230.00
Total Landscaping	9,969.09
Total Grounds	11,056.17
Lighting	
Bldg Fixtures - 2015	2,657.11
Bldg Fixtures - 2016	7,684.94
Bldg Fixtures - Phase II - Dep	-410.00
Total Lighting	9,932.05
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 C Cost	15,500.00
Paint - Perimeter Wall Cost	7,996.00
Paint - Wood Trim - Cost	44,019.90
Paint - Wood Trim - Dep	-3,202.00
Total Paint Bldgs , Structures, Walls	188,402.90
Parking - Curb & Line Painting	5,992.53
Parking Depreciation	-1,381.00
Pool	
Pool - 2014 Furniture - Cost	474.95
Pool - 2015 Furniture - Cost	3,943.40
Pool - Furniture - Depreciation	-3,358.00
Total Pool	1,060.35
Roofs	
Roofs - 2015 Garage - Cost	24,821.52
Roofs - 2015 Garage - Dep	-1,467.00
Roofs - 2016 Garages - Cost	34,268.36
Roofs - 2016 Garages -Dep	-364.00
Roofs - 2017 Garages - Cost	20,179.91
Roofs - 2017 Sprayfoam Cost	8,174.00
Tile Roofs - Clubhouse - Cost	6,664.16
Tile Roofs 2013 - Cost	13,033.94
Tile Roofs 2013 - Depreciation	-1,086.00
Tile Roofs 2014 - Cost	10,121.18
Tile Roofs 2014 - Depreciation	-3,419.00
Tile Roofs 2015 - Cost	8,610.94
Tile Roofs 2015 - Dep	-404.00
Tile Roofs 2016 - Cost	7,130.65
Tile Roofs 2016 - Dep	-54.00
Tile Roofs 2017 - Cost	10,586.96
Tile Roofs 2018 - Cost	13,885.40
Tile Roofs Stairwell 2017 Cost	5,612.48
Tile Roofs Stairwells 2013 Cost	3,709.02
Tile Roofs Stairwells 2013 Dep	-309.00
Total Roofs	159,695.52

Oak Creek Estados Condominium Management Corp
Balance Sheet
 As of March 31, 2018

	Mar 31, 18
Signs	
Signs - Community - Cost	2,337.48
Signs - Entrance - Cost	3,340.64
Signs - Entrance - Depreciation	-3,195.00
Total Signs	2,483.12
Spa/Swim Spa	
Spa New -2016 - Cost	46,447.00
Swim Spa - Heater - Cost	2,282.78
Swim Spa - Heater - Dep	-1,915.00
Total Spa/Swim Spa	46,814.78
Vents	
Vents - 2016	3,833.00
Vents - Dryer Phase I - Cost	6,577.75
Vents - Dryer Phase I - Dep	-577.00
Total Vents	9,833.75
Capital Improvements - Other	415,428.30
Total Capital Improvements	903,639.67
Total Fixed Assets	903,639.67
Other Assets	
Petty Cash	310.00
Total Other Assets	310.00
TOTAL ASSETS	1,037,784.63
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Direct Deposit Liabilities	147.91
Legal Settlement/Lawsuit	65,500.00
Payroll Liabilities	2,091.19
Total Other Current Liabilities	67,739.10
Total Current Liabilities	67,739.10
Total Liabilities	67,739.10
Equity	
Opening Balance Equity	176,437.15
Retained Earnings	759,049.62
Net Income	34,558.89
Total Equity	970,045.66
TOTAL LIABILITIES & EQUITY	1,037,784.76

Oak Creek Estados Condominium Management Corp
Asset Reserves
YTD March 31, 2018

ASSET RESERVE ACCOUNT	March 2018	YTD 2018
Beginning Balances	140,728.12	186,287.82 *
General Reserve Savings	22,000.00	43,000.00
Total Reserves	162,728.12	229,287.82
Additions		
Interest Income	9.02	32.08
Total Additions	9.02	32.08
Subtractions		
Capital Improvements - Fixed Assets		
Legal Settlement/Lawsuit		0.00
Clubhouse Bathrooms		0.00
Clubhouse Kitchen		0.00
Clubhouse Furniture		0.00
Concrete Road	14,686.66	67,384.02
Paint Buildings		0.00
Gravel		0.00
Irrigation System Replace		0.00
Paint Landscaping Walls & Shed		0.00
Pool Heater		0.00
Pool Deck		0.00
Roofs - Garages		0.00
Roofs - Spray Foam		0.00
Railing Painting		0.00
Tennis Courts		0.00
Tile Roofs	0.00	13,885.40
Total Capital Improvements	14,686.66	81,269.42
Balance of Reserve Funds	148,050.48	148,050.48
Need to Transfer to Reserves	0.00	0.00
Need to Transfer to Reserves	0.00	0.00
Already Transferred	0.00	0.00
Already Transferred	0.00	0.00
Net Balance of Reserve Funds	148,050.48	148,050.48
Should Be	148,050.48	148,050.48
Variance	0.00	0.00

Oak Creek Estados Condominium Management Corp
Profit & Loss YTD Comparison
 March 2018

	Mar 18	Jan - Mar 18
Ordinary Income/Expense		
Income		
Income		
Amenity Keys	0.00	283.28
HOA Dues	35,985.80	109,846.69
Late Fees	186.33	411.39
Real Estate Resale Fee	250.00	250.00
Rental Fees	725.00	1,895.84
Transfer Fee	40.00	40.00
Income - Other	0.00	611.27
Total Income	37,187.13	113,338.47
Returned Check Charges	0.00	12.00
Total Income	37,187.13	113,350.47
Gross Profit	37,187.13	113,350.47
Expense		
Automobile Expense	0.00	446.38
Bad Debt Expense	0.00	255.15
Bank Service Charges	10.00	32.00
Dues and Subscriptions	0.00	0.00
Employee Cell Phones	31.12	97.80
Gifts	0.00	260.00
Inaccurate Data Transfers	-633.40	-633.40
Insurance Expense	0.00	7,941.50
Licenses, Permits & Inspections	78.00	138.00
Office Supplies	419.15	419.15
Payroll Expenses	4,437.00	15,637.50
Payroll Tax Expenses	356.44	1,303.31
Professional Fees		
Accounting Services	75.00	825.25
Legal Fees	0.00	918.30
QuickBooks Payroll Services	2.13	446.68
Total Professional Fees	77.13	2,190.23
Reimbursements to Owners	196.70	364.67
Repairs and Maintenance		
Boiler	0.00	2,861.50
General Maintenance	2,064.69	5,941.71
Insect Service	0.00	240.00
Inside Unit Repair	0.00	703.11
Landscaping and Groundskeeping	320.36	320.36
Landscaping Services	2,880.00	8,400.00
Office and Clubhouse	50.00	220.39
Pool and Spa Maintenance	531.00	2,142.55
Sidewalks	395.61	939.93
Total Repairs and Maintenance	6,241.66	21,769.55
Small Tools & Equipment	367.74	744.86
Telephone Expense	224.40	547.28
Utilities		
Electric	1,579.33	5,191.31
Gas	5,349.51	15,318.54
Trash Removal Services	589.04	1,773.37
Water	1,525.97	5,026.46
Total Utilities	9,043.85	27,309.68
Total Expense	20,849.79	78,823.66
Net Ordinary Income	16,337.34	34,526.81

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04/19/18
Cash Basis

Oak Creek Estados Condominium Management Corp
Profit & Loss YTD Comparison
March 2018

	<u>Mar 18</u>	<u>Jan - Mar 18</u>
Other Income/Expense		
Other Income		
Interest Income	9.02	32.08
Total Other Income	9.02	32.08
Net Other Income	9.02	32.08
Net Income	<u>16,346.36</u>	<u>34,558.89</u>