

Oak Creek Estados Condominium Management Corp
Statement of Revenues & Expenses

Accrual Basis

For the Period Ending ...

	Mar 19	Jan - Mar...
Ordinary Income/Expense		
Income		
Income		
Administration Fee	0.00	25.00
Amenity Keys	0.00	150.00
Disclosure Fee	0.00	1,120.00
HOA Dues	36,710.45	113,751.00
Long Term Rental Fees	25.00	50.00
Short/Vacation Term Rentals	1,160.00	3,402.00
Transfer Fee	0.00	370.00
Total Income	37,895.45	118,868.00
Total Income	37,895.45	118,868.00
Gross Profit	37,895.45	118,868.00
Expense		
Amenity Key Expense	0.00	218.70
Automobile Expense		
Gasoline	180.00	289.00
Total Automobile Expense	180.00	289.00
Cash Advance Repayment	0.00	55.00
Computer and Internet Expenses	30.00	48.75
Consultation Expense	350.00	350.00
Contract/Temp Staffing	1,521.00	5,875.50
Depreciation Expense	3,911.66	11,734.98
Employee Cell Phones	0.00	74.48
Income Tax	50.00	50.00
Insurance Expense	378.00	6,586.23
Mileage reimbursement	334.20	344.64
Office Supplies	0.00	44.53
Payroll Expenses	5,761.40	15,734.50
Payroll Tax Expenses	0.00	0.00
Postage/Mailing Expense	0.00	5.19
Printing and Copying Expense	0.00	220.32
Professional Fees		
Accounting Services	0.00	925.00
Legal Fees	0.00	815.00
QuickBooks Payroll Services	2.13	508.36
Total Professional Fees	2.13	2,248.36
Reimbursed Expenses - Owners	256.00	786.25
Repairs and Maintenance		
Boiler	0.00	164.32
Catwalks	16,128.00	16,589.36
Dump Fee Expense	45.00	45.00
Electrical Expense	546.00	546.00
Gasoline Equipment	0.00	30.00
General Maintenance	1,090.97	2,209.72
Insect Service	0.00	240.00
Inside Unit Repair	0.00	0.00
Landscaping and Groundskeeping	262.91	364.69
Landscaping Services	2,640.00	7,936.15
Office and Clubhouse	76.74	193.28
Pool and Spa Maintenance	621.80	2,246.13
Roofs	22.15	22.15
Small Tools-Shop	26.94	26.94
Speedbumps	0.00	205.86
Total Repairs and Maintenance	21,460.51	30,819.60

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Furniture and Equipment	
Equipment - Common Area	
BBQ 2018 - Cost	2,135.02
BBQ 2018 - Dep	(1,218.64)
Total Equipment - Common Area	916.38
Total Furniture and Equipment	916.38
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	(632.00)
Total Office Equipment - Computers	159.60
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)

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ASSETS	
Current Assets	
Checking/Savings	
Chase Checking-1915	15,896.37
Chase Reserve Savings-9554	253,314.51
Petty Cash	201.15
Total Checking/Savings	269,412.03
Accounts Receivable	
Accounts Receivable	5,307.94
Total Accounts Receivable	5,307.94
Other Current Assets	
Due from Employee - OP Paycheck	19.51
Insurance Reserve - Restricted	15,323.50
Payroll Asset	(55.00)
Total Other Current Assets	15,288.01
Total Current Assets	290,007.98
Fixed Assets	
Improvements - Common Area	
Cap Improvements - Common Areas	415,428.30
Cap Improvements - Deprec	(165,772.39)
Total Improvements - Common Area	249,655.91
Property & Equipment	
Beams	
Beams - Bldg - Depreciation	(5,355.00)
Beams - Bldg - Original Cost	32,436.75
Total Beams	27,081.75
Boiler	
Boiler E & F/G - Depreciation	(9,327.40)
Boiler E & F/G - Original Cost	49,248.21
Total Boiler	39,920.81
Catwalks	
Catwalks A, B, F - Depreciation	(15,472.96)
Catwalks A, B, F - Original Cost	21,945.33
Catwalks C&G Bldg 2018 - Cost	11,511.92
Catwalks C&G Bldg 2018 - Dep	(384.00)
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	42,655.65
Clubhouse Furnace	
Clubhouse - Furnace - Acc Dep	(1,569.96)
Clubhouse - Furnace - Cost	2,114.00
Total Clubhouse Furnace	544.04
Concrete	
Perimeter Road - 2018 Cost	67,384.02
Perimeter Road - 2018 Dep	(13,476.00)
Total Concrete	53,908.02

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	Mar 19	Jan - Mar...
Small Tools & Equipment	0.00	143.75
Storm Damage Expense	12,010.00	12,010.00
Taxes		
Taxes - FUTA	78.76	78.76
Taxes - Payroll FICA/Med	1,203.69	1,203.69
Taxes - SUTA	5.25	5.25
Total Taxes	1,287.70	1,287.70
Telephone Expense	157.80	519.54
Utilities		
Electric	1,656.01	5,590.13
Gas	4,269.10	18,914.72
Sewer	0.00	265.36
Trash Removal Services	493.10	2,300.77
Water	1,718.69	7,476.73
Total Utilities	8,136.90	34,547.71
Total Expense	55,827.30	123,994.73
Net Ordinary Income	(17,931.85)	(5,126.73)
Other Income/Expense		
Other Income		
Interest Income	48.47	48.47
Total Other Income	48.47	48.47
Net Other Income	48.47	48.47
Net Income	(17,883.38)	(5,078.26)

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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	
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	8,750.00
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	157,273.21
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	(3,378.00)
Swim Spa - Heater - Cost	2,282.78
Swim Spa - Heater - Dep	(2,567.04)
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	584,050.07
Total Fixed Assets	833,705.98

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	<u>Mar 31, 19</u>
TOTAL ASSETS	<u>1,123,713.96</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	30.00
Total Accounts Payable	30.00
Other Current Liabilities	
Payroll Liabilities	
AZ I/T Withheld	158.95
Federal I/T Withheld	1,123.00
FICA/Medicare Payable	2,407.38
FUTA Payable	78.76
SUTA Payable	5.25
Total Payroll Liabilities	3,773.34
Prepaid Dues/Fees	40,007.59
Total Other Current Liabilities	43,780.93
Total Current Liabilities	43,810.93
Total Liabilities	43,810.93
Equity	
Fund Balance - Unrestricted	245,445.11
Restricted Acct. - Insurance	15,323.50
Retained Earnings	824,212.68
Net Income	(5,078.26)
Total Equity	1,079,903.03
TOTAL LIABILITIES & EQUITY	<u>1,123,713.96</u>