

Oak Creek Estados Condominium Management Corp  
Statement of Revenues & Expenses

Accrual Basis

For the Period Ending ...

	Oct 21	Jan - Oct...
Ordinary Income/Expense		
Income		
Income		
Returned Check Charges	0.00	12.00
Owner Fees - Carport Tarp	0.00	15.00
Amenity Fee - New Owner	0.00	(30.00)
Amenity Fee - Rental	1,995.00	8,355.00
Amenity Keys	0.00	450.00
Disclosure Fee	360.00	4,575.00
HOA Dues	36,084.51	361,596.07
Late Fees	0.00	801.66
Long Term Rental Fees	25.00	175.00
Short/Vacation Term Rentals	3,300.00	13,825.00
Transfer Fee	40.00	630.00
Total Income	41,804.51	390,404.73
Total Income	41,804.51	390,404.73
Gross Profit	41,804.51	390,404.73
Expense		
Amenity Key Expense	0.00	219.70
Bank Service Charge	44.20	346.40
Bank Service Charges	0.00	80.00
Computer and Internet Expenses	0.00	248.39
Contract/Temp Staffing	2,014.00	23,217.50
Depreciation Expense	4,895.31	46,340.21
Entertainment Expense	0.00	97.99
Income Tax	50.00	50.00
Insurance Expense		
Fidelity Bond	0.00	378.00
Umbrella Insurance	555.00	555.00
Property/Liability/D & O	0.00	12,675.00
Workers Comp Insurance	1,284.35	2,509.29
Insurance Expense - Other	0.00	6,337.50
Total Insurance Expense	1,839.35	22,454.79
Licenses, Permits & Inspections	720.00	1,460.00
Mileage reimbursement	49.74	444.74
Office Supplies	0.00	1,217.71
Payroll Expenses	8,819.26	84,397.51
Payroll Tax Expenses		
FUTA	16.68	207.55
Payroll FICA/Medicare ER	513.61	5,874.47
SUTA	2.22	6.07
Payroll Tax Expenses - Other	0.00	2,029.17
Total Payroll Tax Expenses	532.51	8,117.26
Postage/Mailing Expense	303.60	884.50
Printing and Copying Expense	319.17	867.89
Professional Fees		
Accounting Services	0.00	3,350.00
Legal Fees	0.00	612.96
QuickBooks Payroll Services	6.38	550.86
Total Professional Fees	6.38	4,513.82
Reimbursed Expenses - Owners	0.00	200.00
Repairs and Maintenance		
Fire Extinguisher Inspection	0.00	1,302.50
Backflow Preventers	1,574.48	10,706.40
Water Leak	0.00	240.00

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Pickleball Expense	0.00	264.48
Chimney	0.00	136.45
Boiler	0.00	125.00
Cooler/HVAC	0.00	5,900.93
General Maintenance	55.32	2,421.49
Insect Service-Monthly	480.00	4,800.00
Inside Unit Repair	0.00	9,612.63
Landscaping and Groundskeeping	505.90	5,252.71
Landscaping Services-Monthly	8,160.00	32,040.00
Office and Clubhouse	233.08	1,198.88
Outside Unit Repair	0.00	265.00
Plumbing	0.00	1,742.84
Pool and Spa Maint-Monthly	2,400.00	15,009.70
Pool/Spa Repairs	1,872.78	5,390.07
Roofs	0.00	10,723.17
Safety Equipment	0.00	13.97
Sewer Line Maintenance	0.00	528.00
Small Tools-Shop	104.38	432.83
Speedbumps	13.80	1,482.58
Stairs	19.00	760.32
Swamp Cooler	17.63	17.63
<b>Total Repairs and Maintenance</b>	<b>15,436.37</b>	<b>110367.58</b>
Small Tools & Equipment	106.12	1,532.80
Telephone Expense	122.84	1,153.56
Utilities		
Electric	1,342.68	14,349.02
Gas	2,523.70	29,127.69
Sewer	0.00	796.08
Trash Removal Services	0.00	7,075.91
Water	4,022.86	35,601.93
<b>Total Utilities</b>	<b>7,889.24</b>	<b>86,950.63</b>
void check	0.00	0.00
<b>Total Expense</b>	<b>43,148.09</b>	<b>395162.98</b>
Net Ordinary Income	(1,343.58)	(4,758.25)
Other Income/Expense		
Other Income		
Interest Income	2.36	23.60
<b>Total Other Income</b>	<b>2.36</b>	<b>23.60</b>
Net Other Income	2.36	23.60
<b>Net Income</b>	<b>(1,341.22)</b>	<b>(4,734.65)</b>