

Oak Creek Estados Condominium Management Corp

Balance Sheet

September 30, 2021

Accrual Basis

	<u>Sep 30, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Chase Checking-1915	22,515.24
Chase Reserve Savings-9554	150,817.64
Petty Cash	<u>215.03</u>
Total Checking/Savings	173,547.91
Accounts Receivable	
Accounts Receivable	<u>3,365.58</u>
Total Accounts Receivable	3,365.58
Other Current Assets	
Tax Refund Receivable - 941	19,237.93
Tax Credit Receivable - SUTA	<u>25.63</u>
Total Other Current Assets	<u>19,263.56</u>
Total Current Assets	196,177.05
Fixed Assets	
Improvements - Common Area	
Cap Improvements - Common Areas	415,428.30
Cap Improvements - Deprec	<u>(174,003.81)</u>
Total Improvements - Common Area	241,424.49
Property & Equipment	
Beams	
Beams - Bldg - Depreciation	(5,355.00)
Beams - Bldg - Original Cost	<u>32,436.75</u>
Total Beams	27,081.75
Boiler	
Boiler H - Original Cost	
Boiler H - Dep	(3,270.00)
Boiler H - Original Cost - Other	<u>15,828.30</u>
Total Boiler H - Original Cost	12,558.30
Boiler E & F/G - Depreciation	(9,327.40)
Boiler E & F/G - Original Cost	<u>49,248.21</u>
Total Boiler	52,479.11
Catwalks	
Catwalk-Bldg A 2021	10,050.00
Catwalks - Bldg B 2019	
Catwalks - Bldg B Dep	(5,460.00)
Catwalks - Bldg B 2019 - Other	<u>25,638.00</u>
Total Catwalks - Bldg B 2019	20,178.00
Catwalks - Bldg E 2020	
Acc. Dep. - Catwalks Bldg E 202	(5,592.00)
Catwalks - Bldg E 2020 - Other	<u>61,440.00</u>
Total Catwalks - Bldg E 2020	55,848.00
Catwalks - Bldg F 2019	
Catwalks - Bldg F Dep	(21,478.00)
Catwalks - Bldg F 2019 - Other	<u>54,011.00</u>
Total Catwalks - Bldg F 2019	32,533.00

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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
	<hr/>
Total Catwalks Bldg H - 2019	28,658.89
Catwalks C&G Bldg 2018 - Cost	11,511.92
Catwalks C&G Bldg 2018 - Dep	(2,784.00)
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)
	<hr/>
Total Catwalks	177,303.54
Clubhouse Furnace	
Clubhouse - Furnace - Acc Dep	(1,569.96)
Clubhouse - Furnace - Cost	2,114.00
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Total Clubhouse Furnace	544.04
Concrete	
Perimeter Road - 2020 Cost	19,724.87
Perimeter Road - 2018 Cost	67,384.02
Perimeter Road - Dep	(57,273.00)
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Total Concrete	29,835.89
Furniture and Equipment	
Equipment - Common Area	
BBQ 2018 - Cost	2,135.02
BBQ 2018 - Dep	(2,135.02)
	<hr/>
Total Equipment - Common Area	0.00
Total Furniture and Equipment	0.00
Grounds	
2015 Gravel Cost	568.34
2015 Gravel Dep	(373.00)
Basin	
Basin - Cost	1,974.74
Basin - Depreciation	(1,299.00)
	<hr/>
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)
	<hr/>
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)
	<hr/>
Total Lighting	9,180.09
Office Equipment - Computers	
New Computer-Lenovo	791.60

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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	<u>186,648.82</u>
Parking Lot - Improvements	
Parking - Curb & Line Painting	5,992.53
Parking Lot Imps - Dep	(2,303.04)
Total Parking Lot - Improvements	<u>3,689.49</u>
Pool	
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	(3,900.00)
Total Pool	<u>1,566.59</u>
Roofs	
Roof Recoat - Bldg D 2020	
A/D - Roof Recoat Deprec - 2020	(9,459.10)
Roof Recoat - Bldg D 2020 - Other	44,594.76
Total Roof Recoat - Bldg D 2020	<u>35,135.66</u>
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)

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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	201,208.87
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	751,398.01
Total Fixed Assets	992,822.50
TOTAL ASSETS	<u>1,188,999.55</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	9,760.00
Total Accounts Payable	9,760.00
Other Current Liabilities	
Payroll Liabilities	
AZ I/T Withheld	410.10
FUTA Payable	190.87
Total Payroll Liabilities	600.97
Prepaid Dues/Fees	26,757.36
Total Other Current Liabilities	27,358.33
Total Current Liabilities	37,118.33
Total Liabilities	37,118.33
Equity	
Fund Balance - Reserve/Restrict	
14 - Tile Roof Replacement	104,458.64
03 - Pool Replacement	10,660.00
06 - Boiler Replacement	3,109.00
08 - Catwalk Resurfacing	21,600.00

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	<u>Sep 30, 21</u>
09 - Driveway Resurfacing	990.00
11 - Emergency/Contingency Fund	<u>10,000.00</u>
Total Fund Balance - Reserve/Restrict	150,817.64
Fund Balance - Unrestricted	101,800.54
Retained Earnings	891,555.35
Net Income	<u>7,707.69</u>
Total Equity	<u>1,151,881.22</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,188,999.55</u></u>

Oak Creek Estados Condominium Management Corp
Statement of Revenues & Expenses

Accrual Basis

For the Period Ending ...

	Sep 21	Jan - Sep...
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	510.00	6,360.00
Amenity Keys	0.00	450.00
Disclosure Fee	0.00	4,215.00
HOA Dues	36084.51	325511.56
Late Fees	262.10	801.66
Long Term Rental Fees	25.00	150.00
Short/Vacation Term Rentals	850.00	10,525.00
Transfer Fee	0.00	590.00
Total Income	37,731.61	348600.22
Total Income	37,731.61	348600.22
Gross Profit	37,731.61	348600.22
Expense		
Amenity Key Expense	0.00	219.70
Bank Service Charge	32.50	302.10
Bank Service Charges	0.00	80.00
Computer and Internet Expenses	25.40	248.39
Contract/Temp Staffing	1,795.50	21,203.50
Depreciation Expense	5,166.31	41,715.90
Entertainment Expense	0.00	97.99
Insurance Expense		
Fidelity Bond	0.00	378.00
Property/Liability/D & O	0.00	12,675.00
Workers Comp Insurance	0.00	1,224.94
Insurance Expense - Other	0.00	6,337.50
Total Insurance Expense	0.00	20,615.44
Licenses, Permits & Inspections	0.00	740.00
Mileage reimbursement	40.05	395.00
Office Supplies	475.03	1,217.71
Payroll Expenses	10,635.75	75,578.25
Payroll Tax Expenses		
FUTA	18.55	190.87
Payroll FICA/Medicare ER	(794.63)	5,781.76
SUTA	(1.38)	0.00
Total Payroll Tax Expenses	(777.46)	5,972.63
Postage/Mailing Expense	290.00	580.90
Printing and Copying Expense	0.00	548.72
Professional Fees		
Accounting Services	0.00	3,350.00
Legal Fees	32.96	612.96
QuickBooks Payroll Services	6.38	544.48
Total Professional Fees	39.34	4,507.44
Reimbursed Expenses - Owners	0.00	200.00
Repairs and Maintenance		
Fire Extinguisher Inspection	0.00	1,302.50
Backflow Preventers	750.00	9,131.92
Water Leak	0.00	240.00
Pickleball Expense	0.00	264.48
Chimney	0.00	136.45
Boiler	0.00	125.00

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Statement of Revenues & Expenses

Accrual Basis

For the Period Ending ...

	Sep 21	Jan - Sep...
Cooler/HVAC	0.00	5,900.93
General Maintenance	424.63	2,366.17
Insect Service-Monthly	480.00	4,320.00
Inside Unit Repair	114.34	9,612.63
Landscaping and Groundskeeping	155.87	4,746.81
Landscaping Services-Monthly	0.00	23,880.00
Office and Clubhouse	138.66	965.80
Outside Unit Repair	0.00	265.00
Plumbing	0.00	1,742.84
Pool and Spa Maint-Monthly	0.00	12,609.70
Pool/Spa Repairs	559.07	3,517.29
Roofs	0.00	963.17
Safety Equipment	0.00	13.97
Sewer Line Maintenance	0.00	528.00
Small Tools-Shop	328.45	328.45
Speedbumps	0.00	1,468.78
Stairs	0.00	741.32
Total Repairs and Maintenance	2,951.02	85,171.21
Small Tools & Equipment	393.48	1,426.68
Telephone Expense	121.03	1,030.72
Utilities		
Electric	1,409.48	13,006.34
Gas	0.00	26,603.99
Sewer	0.00	796.08
Trash Removal Services	760.24	7,075.91
Water	3,728.61	31,579.07
Total Utilities	5,898.33	79,061.39
void check	0.00	0.00
Total Expense	27,086.28	340913.67
Net Ordinary Income	10,645.33	7,686.55
Other Income/Expense		
Other Income		
Interest Income	2.48	21.24
Total Other Income	2.48	21.24
Other Expense		
Bank Error - Deposit/Coding	0.10	0.10
Total Other Expense	0.10	0.10
Net Other Income	2.38	21.14
Net Income	10,647.71	7,707.69