

OAK POND TOWNHOMES

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

SEPTEMBER 2019

64J OAK POND TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
09/30/2019

8360 E VIA DE VENTURA
BLDG L SUITE 100
SCOTTSDALE AZ 85258

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>41,106.03</u>	<u>40,632.84</u>	<u>473.19</u>
TOTAL CASH	41,106.03	40,632.84	473.19
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	<u>29.99</u>	<u>29.99</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	29.99	29.99	0.00
OTHER ASSETS			
PREPAID EXPENSE	<u>142.50</u>	<u>190.00</u>	<u>(47.50)</u>
TOTAL OTHER ASSETS	142.50	190.00	(47.50)
TOTAL ASSETS	<u>41,278.52</u>	<u>40,852.83</u>	<u>425.69</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	52.74	11.33	41.41
PREPAID ASSESSMENTS	332.53	332.53	0.00
DUE TO (FROM) CROA	<u>35.54</u>	<u>35.54</u>	<u>0.00</u>
TOTAL CURRENT LIABILITIES	420.81	379.40	41.41
EQUITY			
OWNERS' EQUITY	39,130.53	39,130.53	0.00
CURRENT YEAR INCOME (LOSS)	<u>1,727.18</u>	<u>1,342.90</u>	<u>384.28</u>
TOTAL EQUITY	40,857.71	40,473.43	384.28
TOTAL LIABILITIES & EQUITY	<u>41,278.52</u>	<u>40,852.83</u>	<u>425.69</u>

64J OAK POND TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
09/30/2019

8360 E VIA DE VENTURA
BLDG L SUITE 100
SCOTTSDALE AZ 85258

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Sep2019 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
INCOME									
1,995.18	1,995	0.18	0401	ASSOCIATION DUES	17,956.62	17,955	1.62	23,940	(5,983.38)
(950.00)	(950)	0.00	0402	RESERVE FUND CONTRIBUTION	(8,550.00)	(8,550)	0.00	(11,400)	2,850.00
0.00	0	0.00	0441	LATE CHARGES	25.00	0	25.00	0	25.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	4.99	0	4.99	0	4.99
<u>1,045.18</u>	<u>1,045</u>	<u>0.18</u>		TOTAL INCOME	<u>9,436.61</u>	<u>9,405</u>	<u>31.61</u>	<u>12,540</u>	<u>(3,103.39)</u>
EXPENSES									
ADMINISTRATIVE									
102.00	102	0.00	6514	ADMINISTRATIVE FEE	918.00	918	0.00	1,224	306.00
0.00	0	0.00		MISC - ADMINISTRATIVE	0.00	0	0.00	40	40.00
<u>102.00</u>	<u>102</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>918.00</u>	<u>918</u>	<u>0.00</u>	<u>1,264</u>	<u>346.00</u>
OPERATIONAL EXPENSES									
0.00	80	80.00	6603	GENERAL MAINTENANCE	0.00	720	720.00	960	960.00
0.00	1,250	1,250.00	66030002	POWER WASHING	1,000.00	2,000	1,000.00	2,000	1,000.00
458.25	458	(0.25)	6607	LANDSCAPE MANAGEMENT	4,124.25	4,122	(2.25)	5,496	1,371.75
0.00	80	80.00	66070001	LANDSCAPE & IRRIGATION	0.00	714	714.00	952	952.00
47.50	0	(47.50)	6626	TERMITE BOND	427.50	530	102.50	530	102.50
<u>505.75</u>	<u>1,868</u>	<u>1,362.25</u>		TOTAL OPERATIONAL EXPENSE	<u>5,551.75</u>	<u>8,086</u>	<u>2,534.25</u>	<u>9,938</u>	<u>4,386.25</u>
RECREATIONAL/FACILITY MAIN									
0.00	0	0.00		MAINTENANCE	850.00	750	(100.00)	750	(100.00)
41.00	35	(6.00)		WATER/RECLAIMED WATER	285.73	315	29.27	420	134.27
<u>41.00</u>	<u>35</u>	<u>(6.00)</u>		TOTAL RECREATIONAL EXPENS	<u>1,135.73</u>	<u>1,065</u>	<u>(70.73)</u>	<u>1,170</u>	<u>34.27</u>
UTILITIES									
12.15	14	1.85	6663	ELECTRICITY-OTHER	103.95	126	22.05	168	64.05
<u>12.15</u>	<u>14</u>	<u>1.85</u>		TOTAL UTILITIES	<u>103.95</u>	<u>126</u>	<u>22.05</u>	<u>168</u>	<u>64.05</u>
660.90	2,019	1,358.10		TOTAL OPERATING EXPENSES	<u>7,709.43</u>	<u>10,195</u>	<u>2,485.57</u>	<u>12,540</u>	<u>4,830.57</u>
384.28	(974)	1,358.28		NET INCOME BEFORE DEBT&DEPRECIATION	<u>1,727.18</u>	<u>(790)</u>	<u>2,517.18</u>	<u>0</u>	<u>1,727.18</u>
<u>384.28</u>	<u>(974)</u>	<u>1,358.28</u>		OPERATING NET INCOME (LOSS)	<u>1,727.18</u>	<u>(790)</u>	<u>2,517.18</u>	<u>0</u>	<u>1,727.18</u>

64J OAK POND TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
09/30/2019

8360 E VIA DE VENTURA
BLDG L SUITE 100
SCOTTSDALE AZ 85258

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>88,621.25</u>	<u>87,581.85</u>	<u>1,039.40</u>
TOTAL CASH	88,621.25	87,581.85	1,039.40
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPER	<u>950.00</u>	<u>950.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	950.00	950.00	0.00
 TOTAL ASSETS	 <u>89,571.25</u>	 <u>88,531.85</u>	 <u>1,039.40</u>
 LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	80,251.32	80,251.32	0.00
NET INCOME (LOSS)	<u>9,319.93</u>	<u>8,280.53</u>	<u>1,039.40</u>
TOTAL EQUITY	89,571.25	88,531.85	1,039.40
TOTAL LIABILITIES & EQUIT	<u>89,571.25</u>	<u>88,531.85</u>	<u>1,039.40</u>

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64J OAK POND TOWNHOMES
RESERVE STATEMENT - DETAIL (UNAUDITED)
09/30/2019

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SCOTTSDALE AZ 85258

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
			INCOME					
950.00	950	0.00	RESERVE FUND CONTRIBUTION	8,550.00	8,550	0.00	11,400	(2,850.00)
89.40	0	89.40	INTEREST INCOME - RESERVE	769.93	0	769.93	0	769.93
<u>1,039.40</u>	<u>950</u>	<u>89.40</u>	TOTAL INCOME	<u>9,319.93</u>	<u>8,550</u>	<u>769.93</u>	<u>11,400</u>	<u>(2,080.07)</u>
<u>1,039.40</u>	<u>950</u>	<u>89.40</u>	NET INCOME (LOSS)	<u>9,319.93</u>	<u>8,550</u>	<u>769.93</u>	<u>11,400</u>	<u>(2,080.07)</u>