

OAK POND TOWNHOMES

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

December 2019

64J OAK POND TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
02/20/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>39,490.36</u>	<u>40,545.90</u>	<u>(1,055.54)</u>
TOTAL CASH	39,490.36	40,545.90	(1,055.54)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	780.48	422.95	357.53
RESERVE FOR BAD DEBT	<u>(80.00)</u>	<u>(10.00)</u>	<u>(70.00)</u>
TOTAL ACCOUNTS RECEIVABLE	700.48	412.95	287.53
OTHER ASSETS			
PREPAID EXPENSE	<u>599.00</u>	<u>47.50</u>	<u>551.50</u>
TOTAL OTHER ASSETS	599.00	47.50	551.50
TOTAL ASSETS	<u>40,789.84</u>	<u>41,006.35</u>	<u>(216.51)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	11.58	165.58	(154.00)
ACCOUNTS PAYABLE	0.00	1.80	(1.80)
PREPAID ASSESSMENTS	0.00	332.53	(332.53)
DUE TO (FROM) CROA	<u>154.00</u>	<u>225.00</u>	<u>(71.00)</u>
TOTAL CURRENT LIABILITIES	165.58	724.91	(559.33)
EQUITY			
OWNERS' EQUITY	39,130.53	39,130.53	0.00
CURRENT YEAR INCOME (LOSS)	<u>1,493.73</u>	<u>1,150.91</u>	<u>342.82</u>
TOTAL EQUITY	40,624.26	40,281.44	342.82
TOTAL LIABILITIES & EQUITY	<u>40,789.84</u>	<u>41,006.35</u>	<u>(216.51)</u>

64J OAK POND TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
02/20/2020

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Dec2019 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	23,942.16	23,940	2.16	23,940	2.16
(950.00)	(950)	0.00	0402	RESERVE FUND CONTRIBUTION	(11,400.00)	(11,400)	0.00	(11,400)	0.00
(70.00)	0	(70.00)	0423	LESS: BAD DEBT	(80.00)	0	(80.00)	0	(80.00)
0.00	0	0.00	0441	LATE CHARGES	50.00	0	50.00	0	50.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	15.42	0	15.42	0	15.42
25.00	0	25.00	0456	COLLECTION FEE INCOME	50.00	0	50.00	0	50.00
<u>1,000.18</u>	<u>1,045</u>	<u>(44.82)</u>		TOTAL INCOME	<u>12,577.58</u>	<u>12,540</u>	<u>37.58</u>	<u>12,540</u>	<u>37.58</u>
EXPENSES									
ADMINISTRATIVE									
102.00	102	0.00	6514	ADMINISTRATIVE FEE	1,224.00	1,224	0.00	1,224	0.00
0.00	0	0.00		LEGAL & PROFESSIONAL	379.00	0	(379.00)	0	(379.00)
6.03	0	(6.03)		MISC - ADMINISTRATIVE	14.51	40	25.49	40	25.49
<u>108.03</u>	<u>102</u>	<u>(6.03)</u>		TOTAL ADMINISTRATIVE	<u>1,617.51</u>	<u>1,264</u>	<u>(353.51)</u>	<u>1,264</u>	<u>(353.51)</u>
OPERATIONAL EXPENSES									
0.00	80	80.00	6603	GENERAL MAINTENANCE	1,020.00	960	(60.00)	960	(60.00)
0.00	0	0.00	66030002	POWER WASHING	1,000.00	2,000	1,000.00	2,000	1,000.00
458.25	458	(0.25)	6607	LANDSCAPE MANAGEMENT	5,499.00	5,496	(3.00)	5,496	(3.00)
0.00	80	80.00	66070001	LANDSCAPE & IRRIGATION	0.00	952	952.00	952	952.00
47.50	0	(47.50)	6626	TERMITE BOND	570.00	530	(40.00)	530	(40.00)
<u>505.75</u>	<u>618</u>	<u>112.25</u>		TOTAL OPERATIONAL EXPENSE	<u>8,089.00</u>	<u>9,938</u>	<u>1,849.00</u>	<u>9,938</u>	<u>1,849.00</u>
RECREATIONAL/FACILITY MAIN									
0.00	0	0.00		MAINTENANCE	850.00	750	(100.00)	750	(100.00)
32.00	35	3.00		WATER/RECLAIMED WATER	389.06	420	30.94	420	30.94
<u>32.00</u>	<u>35</u>	<u>3.00</u>		TOTAL RECREATIONAL EXPENS	<u>1,239.06</u>	<u>1,170</u>	<u>(69.06)</u>	<u>1,170</u>	<u>(69.06)</u>
UTILITIES									
11.58	14	2.42	6663	ELECTRICITY-OTHER	138.28	168	29.72	168	29.72
<u>11.58</u>	<u>14</u>	<u>2.42</u>		TOTAL UTILITIES	<u>138.28</u>	<u>168</u>	<u>29.72</u>	<u>168</u>	<u>29.72</u>
657.36	769	111.64		TOTAL OPERATING EXPENSES	11,083.85	12,540	1,456.15	12,540	1,456.15
342.82	276	66.82		NET INCOME BEFORE DEBT&DEPRECIATION	1,493.73	0	1,493.73	0	1,493.73
<u>342.82</u>	<u>276</u>	<u>66.82</u>		OPERATING NET INCOME (LOSS)	<u>1,493.73</u>	<u>0</u>	<u>1,493.73</u>	<u>0</u>	<u>1,493.73</u>

64J OAK POND TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
02/20/2020

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>90,514.35</u>	<u>89,486.75</u>	<u>1,027.60</u>
TOTAL CASH	90,514.35	89,486.75	1,027.60
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPER	<u>1,900.00</u>	<u>1,900.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	1,900.00	1,900.00	0.00
TOTAL ASSETS	<u>92,414.35</u>	<u>91,386.75</u>	<u>1,027.60</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	80,251.32	80,251.32	0.00
NET INCOME (LOSS)	<u>12,163.03</u>	<u>11,135.43</u>	<u>1,027.60</u>
TOTAL EQUITY	92,414.35	91,386.75	1,027.60
TOTAL LIABILITIES & EQUIT	<u>92,414.35</u>	<u>91,386.75</u>	<u>1,027.60</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
02/20/2020

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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	11,400.00	11,400	0.00	11,400	0.00
<u>77.60</u>	<u>0</u>	<u>77.60</u>	INTEREST INCOME - RESERVE	<u>1,013.03</u>	<u>0</u>	<u>1,013.03</u>	<u>0</u>	<u>1,013.03</u>
1,027.60	950	77.60	TOTAL INCOME	12,413.03	11,400	1,013.03	11,400	1,013.03
			EXPENSES					
<u>0.00</u>	<u>0</u>	<u>0.00</u>	PAINTING	<u>250.00</u>	<u>0</u>	<u>(250.00)</u>	<u>0</u>	<u>(250.00)</u>
0.00	0	0.00	TOTAL EXPENSE	250.00	0	(250.00)	0	(250.00)
<u>1,027.60</u>	<u>950</u>	<u>77.60</u>	NET INCOME (LOSS)	<u>12,163.03</u>	<u>11,400</u>	<u>763.03</u>	<u>11,400</u>	<u>763.03</u>