

OAK POND TOWNHOMES

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

March 2020

64J OAK POND TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
03/31/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>42,460.29</u>	<u>42,388.73</u>	<u>71.56</u>
TOTAL CASH	42,460.29	42,388.73	71.56
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	<u>318.95</u>	<u>0.00</u>	<u>318.95</u>
TOTAL ACCOUNTS RECEIVABLE	318.95	0.00	318.95
OTHER ASSETS			
PREPAID EXPENSE	449.24	499.16	(49.92)
SUSPENSE 2	<u>(243.95)</u>	<u>0.00</u>	<u>(243.95)</u>
TOTAL OTHER ASSETS	205.29	499.16	(293.87)
TOTAL ASSETS	<u>42,984.53</u>	<u>42,887.89</u>	<u>96.64</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	12.34	12.34	0.00
PREPAID ASSESSMENTS	580.58	842.21	(261.63)
DUE TO (FROM) CROA	<u>213.12</u>	<u>213.12</u>	<u>0.00</u>
TOTAL CURRENT LIABILITIES	806.04	1,067.67	(261.63)
EQUITY			
OWNERS' EQUITY	40,624.26	40,624.26	0.00
CURRENT YEAR INCOME (LOSS)	<u>1,554.23</u>	<u>1,195.96</u>	<u>358.27</u>
TOTAL EQUITY	42,178.49	41,820.22	358.27
TOTAL LIABILITIES & EQUITY	<u><u>42,984.53</u></u>	<u><u>42,887.89</u></u>	<u><u>96.64</u></u>

64J OAK POND TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
03/31/2020

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Mar2020 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
INCOME									
2,019.78	2,020	(0.22)	0401	ASSOCIATION DUES	6,059.34	6,060	(0.66)	24,237	(18,177.66)
(1,021.00)	(1,021)	0.00	0402	RESERVE FUND CONTRIBUTION	(3,063.00)	(3,063)	0.00	(12,250)	9,187.00
0.00	0	0.00	0423	LESS: BAD DEBT	80.00	0	80.00	0	80.00
0.00	0	0.00	0456	COLLECTION FEE INCOME	25.00	0	25.00	0	25.00
<u>998.78</u>	<u>999</u>	<u>(0.22)</u>		TOTAL INCOME	<u>3,101.34</u>	<u>2,997</u>	<u>104.34</u>	<u>11,987</u>	<u>(8,885.66)</u>
EXPENSES									
ADMINISTRATIVE									
120.00	120	0.00	6514	ADMINISTRATIVE FEE	360.00	360	0.00	1,440	1,080.00
0.00	0	0.00		MISC - ADMINISTRATIVE	23.95	0	(23.95)	40	16.05
<u>120.00</u>	<u>120</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>383.95</u>	<u>360</u>	<u>(23.95)</u>	<u>1,480</u>	<u>1,096.05</u>
OPERATIONAL EXPENSES									
0.00	0	0.00	66030002	POWER WASHING	0.00	0	0.00	1,875	1,875.00
0.00	0	0.00	66030003	GUTTER CLEANING	0.00	0	0.00	275	275.00
458.25	458	(0.25)	6607	LANDSCAPE MANAGEMENT	916.50	1,374	457.50	5,496	4,579.50
0.00	79	79.00	66070001	LANDSCAPE & IRRIGATION	0.00	237	237.00	947	947.00
49.92	48	(1.92)	6626	TERMITE BOND	149.76	144	(5.76)	576	426.24
<u>508.17</u>	<u>585</u>	<u>76.83</u>		TOTAL OPERATIONAL EXPENSE	<u>1,066.26</u>	<u>1,755</u>	<u>688.74</u>	<u>9,169</u>	<u>8,102.74</u>
RECREATIONAL/FACILITY MAIN									
MAINTENANCE									
0.00	0	0.00		MAINTENANCE	0.00	0	0.00	750	750.00
0.00	35	35.00		WATER/RECLAIMED WATER	59.12	105	45.88	420	360.88
<u>0.00</u>	<u>35</u>	<u>35.00</u>		TOTAL RECREATIONAL EXPENS	<u>59.12</u>	<u>105</u>	<u>45.88</u>	<u>1,170</u>	<u>1,110.88</u>
UTILITIES									
12.34	14	1.66	6663	ELECTRICITY-OTHER	37.78	42	4.22	168	130.22
<u>12.34</u>	<u>14</u>	<u>1.66</u>		TOTAL UTILITIES	<u>37.78</u>	<u>42</u>	<u>4.22</u>	<u>168</u>	<u>130.22</u>
640.51	754	113.49		TOTAL OPERATING EXPENSES	1,547.11	2,262	714.89	11,987	10,439.89
358.27	245	113.27		NET INCOME BEFORE DEBT&DEPRECIATION	1,554.23	735	819.23	0	1,554.23
<u>358.27</u>	<u>245</u>	<u>113.27</u>		OPERATING NET INCOME (LOSS)	<u>1,554.23</u>	<u>735</u>	<u>819.23</u>	<u>0</u>	<u>1,554.23</u>

64J OAK POND TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
03/31/2020

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>93,721.78</u>	<u>92,700.78</u>	<u>1,021.00</u>
TOTAL CASH	93,721.78	92,700.78	1,021.00
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>95,621.78</u>	<u>94,600.78</u>	<u>1,021.00</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	92,414.35	92,414.35	0.00
NET INCOME (LOSS)	<u>3,207.43</u>	<u>2,186.43</u>	<u>1,021.00</u>
TOTAL EQUITY	95,621.78	94,600.78	1,021.00
TOTAL LIABILITIES & EQUIT	<u>95,621.78</u>	<u>94,600.78</u>	<u>1,021.00</u>

64J OAK POND TOWNHOMES
RESERVE STATEMENT - DETAIL (UNAUDITED)
03/31/2020

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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					
1,021.00	1,021	0.00	RESERVE FUND CONTRIBUTION	3,063.00	3,063	0.00	12,250	(9,187.00)
<u>0.00</u>	<u>0</u>	<u>0.00</u>	INTEREST INCOME - RESERVE	<u>144.43</u>	<u>0</u>	<u>144.43</u>	<u>0</u>	<u>144.43</u>
1,021.00	1,021	0.00	TOTAL INCOME	3,207.43	3,063	144.43	12,250	(9,042.57)
			EXPENSES					
0.00	0	0.00	BUILDING EXTERIOR	0.00	2,246	2,246.00	2,246	2,246.00
0.00	0	0.00	LANDSCAPING	0.00	541	541.00	541	541.00
<u>0.00</u>	<u>0</u>	<u>0.00</u>	ROOF	<u>0.00</u>	<u>94,233</u>	<u>94,233.00</u>	<u>94,233</u>	<u>94,233.00</u>
0.00	0	0.00	TOTAL EXPENSE	0.00	97,020	97,020.00	97,020	97,020.00
<u>1,021.00</u>	<u>1,021</u>	<u>0.00</u>	NET INCOME (LOSS)	<u>3,207.43</u>	<u>(93,957)</u>	<u>97,164.43</u>	<u>(84,770)</u>	<u>87,977.43</u>