

OAK POND TOWNHOMES

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

JUNE 2020

64J OAK POND TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
06/30/2020

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

| | CURRENT MONTH BALANCE | PREVIOUS MONTH BALANCE | NET CHANGE |
|---------------------------|--------------------------|---------------------------|----------------------|
| CASH | | | |
| OPERATING CASH | <u>43,196.99</u> | <u>42,139.90</u> | <u>1,057.09</u> |
| TOTAL CASH | 43,196.99 | 42,139.90 | 1,057.09 |
| ACCOUNTS RECEIVABLE | | | |
| ACCOUNTS RECEIVABLE | 0.00 | 779.44 | (779.44) |
| RESERVE FOR BAD DEBT | 0.00 | (80.00) | 80.00 |
| INTERCOMPANY CROA | <u>(982.70)</u> | <u>(976.09)</u> | <u>(6.61)</u> |
| TOTAL ACCOUNTS RECEIVABLE | (982.70) | (276.65) | (706.05) |
| OTHER ASSETS | | | |
| PREPAID EXPENSE | <u>299.48</u> | <u>349.40</u> | <u>(49.92)</u> |
| TOTAL OTHER ASSETS | 299.48 | 349.40 | (49.92) |
| TOTAL ASSETS | <u><u>42,513.77</u></u> | <u><u>42,212.65</u></u> | <u><u>301.12</u></u> |

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| | CURRENT MONTH BALANCE | PREVIOUS MONTH BALANCE | NET CHANGE |
|----------------------------|--------------------------|---------------------------|----------------------|
| LIABILITIES & EQUITY | | | |
| CURRENT LIABILITIES | | | |
| ACCRUED EXPENSES | 73.93 | 68.68 | 5.25 |
| PREPAID ASSESSMENTS | <u>673.26</u> | <u>673.26</u> | <u>0.00</u> |
| TOTAL CURRENT LIABILITIES | 747.19 | 741.94 | 5.25 |
| EQUITY | | | |
| OWNERS' EQUITY | 40,624.26 | 40,624.26 | 0.00 |
| CURRENT YEAR INCOME (LOSS) | <u>1,142.32</u> | <u>846.45</u> | <u>295.87</u> |
| TOTAL EQUITY | 41,766.58 | 41,470.71 | 295.87 |
| TOTAL LIABILITIES & EQUITY | <u><u>42,513.77</u></u> | <u><u>42,212.65</u></u> | <u><u>301.12</u></u> |

64J OAK POND TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
06/30/2020

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

| MONTHLY ACTUAL | MONTHLY BUDGET | MONTHLY VARIANCE | Jun2020 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 | 12,118.68 | 12,120 | (1.32) | 24,237 | (12,118.32) |
| (1,021.00) | (1,021) | 0.00 | 0402 | RESERVE FUND CONTRIBUTION | (6,126.00) | (6,126) | 0.00 | (12,250) | 6,124.00 |
| 80.00 | 0 | 80.00 | 0423 | LESS: BAD DEBT | 80.00 | 0 | 80.00 | 0 | 80.00 |
| (25.00) | 0 | (25.00) | 0441 | LATE CHARGES | 0.00 | 0 | 0.00 | 0 | 0.00 |
| 0.80 | 0 | 0.80 | 0449 | DELINQUENCY INTEREST | 6.98 | 0 | 6.98 | 0 | 6.98 |
| (50.00) | 0 | (50.00) | 0456 | COLLECTION FEE INCOME | (25.00) | 0 | (25.00) | 0 | (25.00) |
| <u>1,004.58</u> | <u>999</u> | <u>5.58</u> | | TOTAL INCOME | <u>6,054.66</u> | <u>5,994</u> | <u>60.66</u> | <u>11,987</u> | <u>(5,932.34)</u> |
| EXPENSES | | | | | | | | | |
| ADMINISTRATIVE | | | | | | | | | |
| 120.00 | 120 | 0.00 | 6514 | ADMINISTRATIVE FEE | 720.00 | 720 | 0.00 | 1,440 | 720.00 |
| 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>743.95</u> | <u>720</u> | <u>(23.95)</u> | <u>1,480</u> | <u>736.05</u> |
| OPERATIONAL EXPENSES | | | | | | | | | |
| 0.00 | 0 | 0.00 | 66030002 | POWER WASHING | 800.00 | 800 | 0.00 | 1,875 | 1,075.00 |
| 0.00 | 0 | 0.00 | 66030003 | GUTTER CLEANING | 0.00 | 275 | 275.00 | 275 | 275.00 |
| 458.25 | 458 | (0.25) | 6607 | LANDSCAPE MANAGEMENT | 2,749.50 | 2,748 | (1.50) | 5,496 | 2,746.50 |
| 0.00 | 79 | 79.00 | 66070001 | LANDSCAPE & IRRIGATION | 0.00 | 474 | 474.00 | 947 | 947.00 |
| 49.92 | 48 | (1.92) | 6626 | TERMITE BOND | 299.52 | 288 | (11.52) | 576 | 276.48 |
| <u>508.17</u> | <u>585</u> | <u>76.83</u> | | TOTAL OPERATIONAL EXPENSE | <u>3,849.02</u> | <u>4,585</u> | <u>735.98</u> | <u>9,169</u> | <u>5,319.98</u> |
| RECREATIONAL/FACILITY MAIN | | | | | | | | | |
| 0.00 | 750 | 750.00 | | MAINTENANCE | 0.00 | 750 | 750.00 | 750 | 750.00 |
| 68.13 | 35 | (33.13) | | WATER/RECLAIMED WATER | 244.29 | 210 | (34.29) | 420 | 175.71 |
| <u>68.13</u> | <u>785</u> | <u>716.87</u> | | TOTAL RECREATIONAL EXPENS | <u>244.29</u> | <u>960</u> | <u>715.71</u> | <u>1,170</u> | <u>925.71</u> |
| UTILITIES | | | | | | | | | |
| 12.41 | 14 | 1.59 | 6663 | ELECTRICITY-OTHER | 75.08 | 84 | 8.92 | 168 | 92.92 |
| <u>12.41</u> | <u>14</u> | <u>1.59</u> | | TOTAL UTILITIES | <u>75.08</u> | <u>84</u> | <u>8.92</u> | <u>168</u> | <u>92.92</u> |
| <u>708.71</u> | <u>1,504</u> | <u>795.29</u> | | TOTAL OPERATING EXPENSES | <u>4,912.34</u> | <u>6,349</u> | <u>1,436.66</u> | <u>11,987</u> | <u>7,074.66</u> |
| 295.87 | (505) | 800.87 | | NET INCOME BEFORE DEBT&DEPRECIATION | 1,142.32 | (355) | 1,497.32 | 0 | 1,142.32 |
| <u>295.87</u> | <u>(505)</u> | <u>800.87</u> | | OPERATING NET INCOME (LOSS) | <u>1,142.32</u> | <u>(355)</u> | <u>1,497.32</u> | <u>0</u> | <u>1,142.32</u> |

64J OAK POND TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
06/30/2020

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>98,927.07</u> | <u>93,927.00</u> | <u>5,000.07</u> |
| TOTAL CASH | 98,927.07 | 93,927.00 | 5,000.07 |
| ACCOUNTS RECEIVABLE | | | |
| ACCOUNTS RECEIVABLE - DUE FROM OPER | <u>0.00</u> | <u>3,942.00</u> | <u>(3,942.00)</u> |
| TOTAL ACCOUNTS RECEIVABLE | 0.00 | 3,942.00 | (3,942.00) |
| TOTAL ASSETS | <u>98,927.07</u> | <u>97,869.00</u> | <u>1,058.07</u> |
| LIABILITIES & EQUITY | | | |
| CURRENT LIABILITIES | | | |
| RESERVE ACCT PAYABLE | <u>29,995.00</u> | <u>0.00</u> | <u>29,995.00</u> |
| TOTAL CURRENT LIABILITIES | 29,995.00 | 0.00 | 29,995.00 |
| EQUITY | | | |
| RESERVE FUND BALANCE | 92,414.35 | 92,414.35 | 0.00 |
| NET INCOME (LOSS) | <u>(23,482.28)</u> | <u>5,454.65</u> | <u>(28,936.93)</u> |
| TOTAL EQUITY | 68,932.07 | 97,869.00 | (28,936.93) |
| TOTAL LIABILITIES & EQUIT | <u>98,927.07</u> | <u>97,869.00</u> | <u>1,058.07</u> |

64J OAK POND TOWNHOMES
RESERVE STATEMENT - DETAIL (UNAUDITED)
06/30/2020

8360 E VIA DE VENTURA
BLDG L SUITE 100
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 | | | | | |
| 1,021.00 | 1,021 | 0.00 | RESERVE FUND CONTRIBUTION | 6,126.00 | 6,126 | 0.00 | 12,250 | (6,124.00) |
| <u>37.07</u> | <u>0</u> | <u>37.07</u> | INTEREST INCOME - RESERVE | <u>386.72</u> | <u>0</u> | <u>386.72</u> | <u>0</u> | <u>386.72</u> |
| 1,058.07 | 1,021 | 37.07 | TOTAL INCOME | 6,512.72 | 6,126 | 386.72 | 12,250 | (5,737.28) |
| | | | 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>29,995.00</u> | <u>0</u> | <u>(29,995.00)</u> | ROOF | <u>29,995.00</u> | <u>94,233</u> | <u>64,238.00</u> | <u>94,233</u> | <u>64,238.00</u> |
| 29,995.00 | 0 | (29,995.00) | TOTAL EXPENSE | 29,995.00 | 97,020 | 67,025.00 | 97,020 | 67,025.00 |
| <u>(28,936.93)</u> | <u>1,021</u> | <u>(29,957.93)</u> | NET INCOME (LOSS) | <u>(23,482.28)</u> | <u>(90,894)</u> | <u>67,411.72</u> | <u>(84,770)</u> | <u>61,287.72</u> |