

OAK POND TOWNHOMES

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

September 2020

64J OAK POND TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
09/30/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>41,973.24</u>	<u>41,642.77</u>	<u>330.47</u>
TOTAL CASH	41,973.24	41,642.77	330.47
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	1,009.89	673.26	336.63
RESERVE FOR BAD DEBT	<u>(190.00)</u>	<u>(50.00)</u>	<u>(140.00)</u>
TOTAL ACCOUNTS RECEIVABLE	819.89	623.26	196.63
OTHER ASSETS			
PREPAID EXPENSE	<u>149.72</u>	<u>199.64</u>	<u>(49.92)</u>
TOTAL OTHER ASSETS	149.72	199.64	(49.92)
TOTAL ASSETS	<u><u>42,942.85</u></u>	<u><u>42,465.67</u></u>	<u><u>477.18</u></u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	77.66	90.06	(12.40)
PREPAID ASSESSMENTS	<u>673.26</u>	<u>336.63</u>	<u>336.63</u>
TOTAL CURRENT LIABILITIES	750.92	426.69	324.23
EQUITY			
OWNERS' EQUITY	40,624.26	40,624.26	0.00
CURRENT YEAR INCOME (LOSS)	<u>1,567.67</u>	<u>1,414.72</u>	<u>152.95</u>
TOTAL EQUITY	42,191.93	42,038.98	152.95
TOTAL LIABILITIES & EQUITY	<u>42,942.85</u>	<u>42,465.67</u>	<u>477.18</u>

64J OAK POND TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
09/30/2020

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Sep2020 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	18,178.02	18,180	(1.98)	24,237	(6,058.98)
(1,021.00)	(1,021)	0.00	0402	RESERVE FUND CONTRIBUTION	(9,189.00)	(9,189)	0.00	(12,250)	3,061.00
(140.00)	0	(140.00)	0423	LESS: BAD DEBT	(110.00)	0	(110.00)	0	(110.00)
0.00	0	0.00	0449	DELINQUENCY INTEREST	6.98	0	6.98	0	6.98
0.00	0	0.00	0456	COLLECTION FEE INCOME	(25.00)	0	(25.00)	0	(25.00)
<u>858.78</u>	<u>999</u>	<u>(140.22)</u>		TOTAL INCOME	<u>8,861.00</u>	<u>8,991</u>	<u>(130.00)</u>	<u>11,987</u>	<u>(3,126.00)</u>
EXPENSES									
ADMINISTRATIVE									
120.00	120	0.00	6514	ADMINISTRATIVE FEE	1,080.00	1,080	0.00	1,440	360.00
0.00	0	0.00		LEGAL & PROFESSIONAL	257.69	0	(257.69)	0	(257.69)
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>1,361.64</u>	<u>1,080</u>	<u>(281.64)</u>	<u>1,480</u>	<u>118.36</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	4,124.25	4,122	(2.25)	5,496	1,371.75
0.00	79	79.00	66070001	LANDSCAPE & IRRIGATION	0.00	711	711.00	947	947.00
49.92	48	(1.92)	6626	TERMITE BOND	449.28	432	(17.28)	576	126.72
<u>508.17</u>	<u>585</u>	<u>76.83</u>		TOTAL OPERATIONAL EXPENSE	<u>5,373.53</u>	<u>6,340</u>	<u>966.47</u>	<u>9,169</u>	<u>3,795.47</u>
RECREATIONAL/FACILITY MAIN									
0.00	0	0.00		MAINTENANCE	0.00	750	750.00	750	750.00
65.20	35	(30.20)		WATER/RECLAIMED WATER	445.65	315	(130.65)	420	(25.65)
<u>65.20</u>	<u>35</u>	<u>(30.20)</u>		TOTAL RECREATIONAL EXPENS	<u>445.65</u>	<u>1,065</u>	<u>619.35</u>	<u>1,170</u>	<u>724.35</u>
UTILITIES									
12.46	14	1.54	6663	ELECTRICITY-OTHER	112.51	126	13.49	168	55.49
<u>12.46</u>	<u>14</u>	<u>1.54</u>		TOTAL UTILITIES	<u>112.51</u>	<u>126</u>	<u>13.49</u>	<u>168</u>	<u>55.49</u>
<u>705.83</u>	<u>754</u>	<u>48.17</u>		TOTAL OPERATING EXPENSES	<u>7,293.33</u>	<u>8,611</u>	<u>1,317.67</u>	<u>11,987</u>	<u>4,693.67</u>
<u>152.95</u>	<u>245</u>	<u>(92.05)</u>		NET INCOME BEFORE DEBT&DEPRECIATION	<u>1,567.67</u>	<u>380</u>	<u>1,187.67</u>	<u>0</u>	<u>1,567.67</u>
<u>152.95</u>	<u>245</u>	<u>(92.05)</u>		OPERATING NET INCOME (LOSS)	<u>1,567.67</u>	<u>380</u>	<u>1,187.67</u>	<u>0</u>	<u>1,567.67</u>

64J OAK POND TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
09/30/2020

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>10,285.55</u>	<u>69,831.77</u>	<u>(59,546.22)</u>
TOTAL CASH	10,285.55	69,831.77	(59,546.22)
TOTAL ASSETS	<u>10,285.55</u>	<u>69,831.77</u>	<u>(59,546.22)</u>
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
RESERVE ACCT PAYABLE	5,360.00	59,175.00	(53,815.00)
ACCRUED EXPENSE RESERVES	<u>0.00</u>	<u>1,396.31</u>	<u>(1,396.31)</u>
TOTAL CURRENT LIABILITIES	5,360.00	60,571.31	(55,211.31)
EQUITY			
RESERVE FUND BALANCE	92,414.35	92,414.35	0.00
NET INCOME (LOSS)	<u>(87,488.80)</u>	<u>(83,153.89)</u>	<u>(4,334.91)</u>
TOTAL EQUITY	4,925.55	9,260.46	(4,334.91)
TOTAL LIABILITIES & EQUIT	<u>10,285.55</u>	<u>69,831.77</u>	<u>(59,546.22)</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
09/30/2020

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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	9,189.00	9,189	0.00	12,250	(3,061.00)
<u>4.09</u>	<u>0</u>	<u>4.09</u>	INTEREST INCOME - RESERVE	<u>438.33</u>	<u>0</u>	<u>438.33</u>	<u>0</u>	<u>438.33</u>
1,025.09	1,021	4.09	TOTAL INCOME	9,627.33	9,189	438.33	12,250	(2,622.67)
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
5,360.00	0	(5,360.00)	PAINTING	6,756.31	0	(6,756.31)	0	(6,756.31)
<u>0.00</u>	<u>0</u>	<u>0.00</u>	ROOF	<u>90,359.82</u>	<u>94,233</u>	<u>3,873.18</u>	<u>94,233</u>	<u>3,873.18</u>
5,360.00	0	(5,360.00)	TOTAL EXPENSE	97,116.13	97,020	(96.13)	97,020	(96.13)
<u>(4,334.91)</u>	<u>1,021</u>	<u>(5,355.91)</u>	NET INCOME (LOSS)	<u>(87,488.80)</u>	<u>(87,831)</u>	<u>342.20</u>	<u>(84,770)</u>	<u>(2,718.80)</u>