

**OAK POND TOWNHOMES**

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

DECEMBER 2020

64J OAK POND TOWNHOMES  
BALANCE SHEET - OPERATING (UNAUDITED)  
12/31/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>39,912.76</u>	<u>40,245.86</u>	<u>(333.10)</u>
TOTAL CASH	39,912.76	40,245.86	(333.10)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	2,125.08	1,788.45	336.63
RESERVE FOR BAD DEBT	(970.00)	(700.00)	(270.00)
INTERCOMPANY CROA	<u>(83.75)</u>	<u>0.00</u>	<u>(83.75)</u>
TOTAL ACCOUNTS RECEIVABLE	1,071.33	1,088.45	(17.12)
OTHER ASSETS			
PREPAID EXPENSE	<u>599.00</u>	<u>648.88</u>	<u>(49.88)</u>
TOTAL OTHER ASSETS	599.00	648.88	(49.88)
TOTAL ASSETS	<u>41,583.09</u>	<u>41,983.19</u>	<u>(400.10)</u>

64J OAK POND TOWNHOMES  
BALANCE SHEET - OPERATING (UNAUDITED)  
12/31/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	12.46	74.70	(62.24)
PREPAID ASSESSMENTS	<u>0.00</u>	<u>336.63</u>	<u>(336.63)</u>
TOTAL CURRENT LIABILITIES	12.46	411.33	(398.87)
EQUITY			
OWNERS' EQUITY	40,600.31	40,600.31	0.00
CURRENT YEAR INCOME (LOSS)	<u>970.32</u>	<u>971.55</u>	<u>(1.23)</u>
TOTAL EQUITY	41,570.63	41,571.86	(1.23)
TOTAL LIABILITIES & EQUITY	<u><u>41,583.09</u></u>	<u><u>41,983.19</u></u>	<u><u>(400.10)</u></u>

64J OAK POND TOWNHOMES  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
12/31/2020

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Dec2020 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
INCOME									
2,019.78	2,017	2.78	0401	ASSOCIATION DUES	24,237.36	24,237	0.36	24,237	0.36
(1,021.00)	(1,019)	(2.00)	0402	RESERVE FUND CONTRIBUTION	(12,252.00)	(12,250)	(2.00)	(12,250)	(2.00)
(270.00)	0	(270.00)	0423	LESS: BAD DEBT	(890.00)	0	(890.00)	0	(890.00)
0.00	0	0.00	0441	LATE CHARGES	75.00	0	75.00	0	75.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	37.28	0	37.28	0	37.28
0.00	0	0.00	0456	COLLECTION FEE INCOME	(25.00)	0	(25.00)	0	(25.00)
<u>728.78</u>	<u>998</u>	<u>(269.22)</u>		TOTAL INCOME	<u>11,182.64</u>	<u>11,987</u>	<u>(804.36)</u>	<u>11,987</u>	<u>(804.36)</u>
EXPENSES									
ADMINISTRATIVE									
120.00	120	0.00	6514	ADMINISTRATIVE FEE	1,440.00	1,440	0.00	1,440	0.00
0.00	0	0.00		LEGAL & PROFESSIONAL	257.69	0	(257.69)	0	(257.69)
5.67	0	(5.67)		MISC - ADMINISTRATIVE	13.40	40	26.60	40	26.60
<u>125.67</u>	<u>120</u>	<u>(5.67)</u>		TOTAL ADMINISTRATIVE	<u>1,711.09</u>	<u>1,480</u>	<u>(231.09)</u>	<u>1,480</u>	<u>(231.09)</u>
OPERATIONAL EXPENSES									
0.00	0	0.00	66030002	POWER WASHING	1,600.00	1,875	275.00	1,875	275.00
0.00	0	0.00	66030003	GUTTER CLEANING	0.00	275	275.00	275	275.00
458.25	458	(0.25)	6607	LANDSCAPE MANAGEMENT	5,499.00	5,496	(3.00)	5,496	(3.00)
0.00	78	78.00	66070001	LANDSCAPE & IRRIGATION	0.00	947	947.00	947	947.00
49.88	48	(1.88)	6626	TERMITE BOND	599.00	576	(23.00)	576	(23.00)
<u>508.13</u>	<u>584</u>	<u>75.87</u>		TOTAL OPERATIONAL EXPENSE	<u>7,698.00</u>	<u>9,169</u>	<u>1,471.00</u>	<u>9,169</u>	<u>1,471.00</u>
RECREATIONAL/FACILITY MAIN									
0.00	0	0.00		MAINTENANCE	0.00	750	750.00	750	750.00
83.75	35	(48.75)		WATER/RECLAIMED WATER	653.34	420	(233.34)	420	(233.34)
<u>83.75</u>	<u>35</u>	<u>(48.75)</u>		TOTAL RECREATIONAL EXPENS	<u>653.34</u>	<u>1,170</u>	<u>516.66</u>	<u>1,170</u>	<u>516.66</u>
UTILITIES									
12.46	14	1.54	6663	ELECTRICITY-OTHER	149.89	168	18.11	168	18.11
<u>12.46</u>	<u>14</u>	<u>1.54</u>		TOTAL UTILITIES	<u>149.89</u>	<u>168</u>	<u>18.11</u>	<u>168</u>	<u>18.11</u>
<u>730.01</u>	<u>753</u>	<u>22.99</u>		TOTAL OPERATING EXPENSES	<u>10,212.32</u>	<u>11,987</u>	<u>1,774.68</u>	<u>11,987</u>	<u>1,774.68</u>
(1.23)	245	(246.23)		NET INCOME BEFORE DEBT&DEPRECIATION	970.32	0	970.32	0	970.32
<u>(1.23)</u>	<u>245</u>	<u>(246.23)</u>		OPERATING NET INCOME (LOSS)	<u>970.32</u>	<u>0</u>	<u>970.32</u>	<u>0</u>	<u>970.32</u>

64J OAK POND TOWNHOMES  
BALANCE SHEET - RESERVES (UNAUDITED)  
12/31/2020

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>7,993.87</u>	<u>6,971.48</u>	<u>1,022.39</u>
TOTAL CASH	7,993.87	6,971.48	1,022.39
TOTAL ASSETS	<u>7,993.87</u>	<u>6,971.48</u>	<u>1,022.39</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	92,414.35	92,414.35	0.00
NET INCOME (LOSS)	<u>(84,420.48)</u>	<u>(85,442.87)</u>	<u>1,022.39</u>
TOTAL EQUITY	7,993.87	6,971.48	1,022.39
TOTAL LIABILITIES & EQUIT	<u>7,993.87</u>	<u>6,971.48</u>	<u>1,022.39</u>

64J OAK POND TOWNHOMES  
RESERVE STATEMENT - DETAIL (UNAUDITED)  
12/31/2020

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	1,019	2.00	RESERVE FUND CONTRIBUTION	12,252.00	12,250	2.00	12,250	2.00
<u>1.39</u>	<u>0</u>	<u>1.39</u>	INTEREST INCOME - RESERVE	<u>443.65</u>	<u>0</u>	<u>443.65</u>	<u>0</u>	<u>443.65</u>
1,022.39	1,019	3.39	TOTAL INCOME	12,695.65	12,250	445.65	12,250	445.65
			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
0.00	0	0.00	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>
0.00	0	0.00	TOTAL EXPENSE	97,116.13	97,020	(96.13)	97,020	(96.13)
<u>1,022.39</u>	<u>1,019</u>	<u>3.39</u>	NET INCOME (LOSS)	<u>(84,420.48)</u>	<u>(84,770)</u>	<u>349.52</u>	<u>(84,770)</u>	<u>349.52</u>