



The Management Trust

NORTHWEST DIVISION

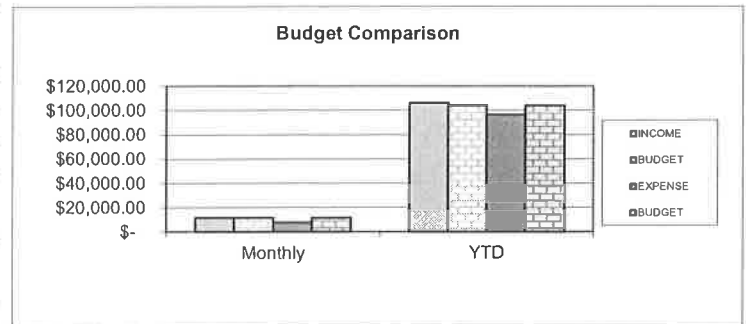
Arbor Pointe Homeowners Association

Financial Summary Month Ending
February 28, 2015

INCOME & EXPENSE STATEMENT SUMMARY

PRIOR YEAR FUNDS		\$ (5,085.33)
	Monthly	YTD
INCOME	\$ 11,477.84	\$106,288.73
BUDGET	\$ 11,545.00	\$103,905.00
EXPENSE	\$ 7,645.52	\$ 96,400.09
BUDGET	\$ 11,545.00	\$103,905.00
NET INCOME (LOSS)	\$ 3,832.32	\$ 9,888.64
TOTAL OPERATING FUNDS		\$ 4,803.31

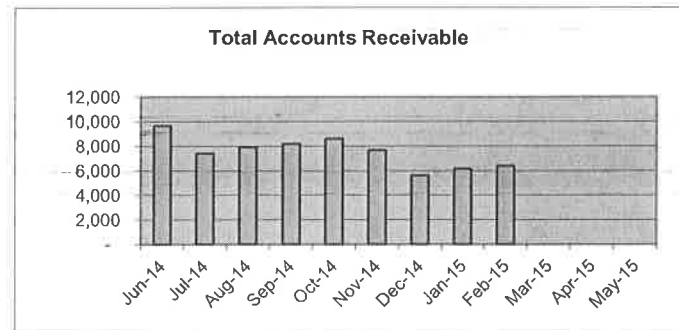
CHECKING ACCOUNT BALANCE \$18,836.46



ACCOUNTS RECEIVABLE OVERVIEW

➤ LIENS, PRE-LIENS & ATTORNEY

1	PRE-LIEN
0	LIEN FILED
0	ACCOUNT AT ATTORNEY
0	BANKRUPTCY
1	FORECLOSURE



➤ ACCOUNTS RECEIVABLE > 90 DAYS

\$5,409.87

➤ TOTAL ACCOUNTS RECEIVABLE

\$6,394.15

ACCOUNTS PAYABLE OVERVIEW

➤ ACCOUNTS PAYABLE > 90 DAYS

\$0.00

➤ TOTAL ACCOUNTS PAYABLE

\$0.00

RESERVE FUND ACTIVITY

	<u>Monthly</u>	<u>YTD</u>
➤ RESERVE FUNDS - Beginning Balance	\$ 49,428.89	\$ 53,056.17
➤ RESERVE INCOME		
Reserve Allocation	556.75	5,010.75
Interest Earned	5.74	57.11
Total Reserve Income	<u>562.49</u>	<u>5,067.86</u>
➤ RESERVE EXPENSES		
	-	8,132.65
	-	-
Total Reserve Expenses	<u>-</u>	<u>8,132.65</u>
➤ RESERVE FUNDS - Ending Balance Actual	<u>\$49,991.38</u>	<u>\$49,991.38</u>

RESERVE FUND OVERVIEW

➤ MONEY MARKET(AND CD) BALANCE	37,991.38	
➤ LESS CAPITAL CONTRIBUTION FUNDS	-	
➤ RESERVE FUNDS IN SAVINGS	<u>37,991.38</u>	Total Reserve Funds
➤ RESERVE RECEIVABLES		
DECLARANT (To be paid through closing)	<u>\$0.00</u>	
LOAN TO OPERATING	<u>\$12,000.00</u>	<u>\$12,000.00</u> Total Reserve Receivable
➤ FUNDING STATUS		
TOTAL RESERVES DESIGNATED	<u>\$49,991.38</u> ⇐	Should Match ⇐ <u>\$49,991.38</u> Total Reserve Funds
☒ RESERVES ARE FULLY FUNDED ACCORDING TO YOUR BILLING CYCLE		
☒ THERE IS AN OPERATING LOAN AGAINST RESERVES		
☐ RESERVES HAVE A SHORTFALL	<u>\$0.00</u>	

➤ **RESERVE TRANSFERS**

\$556.75 was transferred from checking to money market reserves to fund the HOA's reserve allocation

\$0.00 was transferred from money market reserves to checking to pay reserve expenses

Arbor Pointe
Balance Sheet
Period 02/28/2015

Assets

1100	Pacific Western Checking	18,836.46
1220	Pacific Western MM Reserves	37,991.38
1992	Operating Loan from Reserves	12,000.00
		<u>68,827.84</u>

Total Assets 68,827.84

Liabilities & Equity

2005	Operating Loan Payable	12,000.00
2110	TMTN Payable - Delinquency Control	40.00
2189	Prepaid	1,993.15
3101	Reserves General	49,420.49
3296	Reserves Interest	570.89
3910	Retained Earnings Beg.Yr.	(5,085.33)
		<u>58,939.20</u>

Liabilities and Equity

Net Income 9,888.64

Total Liabilities and Equity 9,888.64

Total Liabilities & Equity 68,827.84

Arbor Pointe

Comparative Income Statement

Period 2/1/2015 to 2/28/2015

	Current Month			Year to Date			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
4001 Assessment	11,297.27	11,544.50	-247.23	102,791.29	103,900.50	-1,109.21	138,534.00
4100 Landscaping Assessment	0.00	0.00	0.00	178.03	0.00	178.03	0.00
4121 Private Road Reserves	124.43	0.00	124.43	1,360.60	0.00	1,360.60	0.00
4200 Interest Earned	5.74	0.00	5.74	57.11	0.00	57.11	0.00
4210 Late Charges	48.46	0.00	48.46	392.90	0.00	392.90	0.00
4211 Interest	1.94	0.00	1.94	370.30	0.00	370.30	0.00
4235 Penalty Assessment	0.00	0.00	0.00	150.00	0.00	150.00	0.00
TOTAL	11,477.84	11,544.50	-66.66	105,300.23	103,900.50	1,399.73	138,534.00
4310 Late Charges	0.00	0.00	0.00	85.12	0.00	85.12	0.00
4397 Delinquency Control	0.00	0.00	0.00	903.38	0.00	903.38	0.00
TOTAL	0.00	0.00	0.00	988.50	0.00	988.50	0.00
TOTAL Income	11,477.84	11,544.50	-66.66	106,288.73	103,900.50	2,388.23	138,534.00
Expense							
6003 Financial Review	0.00	154.17	154.17	1,850.00	1,387.53	-462.47	1,850.00
6061 Insurance	66.08	211.00	144.92	682.44	1,899.00	1,216.56	2,532.00
6064 Website Domain	0.00	85.00	85.00	665.00	765.00	100.00	1,020.00
6121 Electric	21.52	19.58	-1.94	173.93	176.22	2.29	235.00
6161 Water	0.00	2,666.67	2,666.67	26,053.07	24,000.03	-2,053.04	32,000.00
6163 Storm Drain Maintenance	0.00	45.83	45.83	0.00	412.47	412.47	550.00
6223 Internet Service	2,790.00	2,790.00	0.00	22,320.00	25,110.00	2,790.00	33,480.00
6341 Landscape Contract	348.00	348.00	0.00	3,132.00	3,132.00	0.00	4,176.00
6343 Seasonal Color	0.00	54.17	54.17	0.00	487.53	487.53	650.00
6361 Landscape Supplies/Extras	0.00	166.67	166.67	750.00	1,500.03	750.03	2,000.00
6371 Backflow Device Testing	0.00	6.25	6.25	60.00	56.25	-3.75	75.00
6861 Professional Management	794.00	794.00	0.00	7,108.00	7,146.00	38.00	9,528.00
6881 Tax Preparation	0.00	18.75	18.75	225.00	168.75	-56.25	225.00
6901 Professional Fees (Atty/Arch)	242.26	0.00	-242.26	1,238.08	0.00	-1,238.08	0.00
6911 Printing, Postage & Special Services	157.43	279.58	122.15	2,264.97	2,516.22	251.25	3,355.00
6932 Reserve Study	0.00	56.25	56.25	0.00	506.25	506.25	675.00
6981 Bad Debt	0.00	750.00	750.00	0.00	6,750.00	6,750.00	9,000.00
7341 Classic Landscape Contract	1,794.00	1,794.00	0.00	16,146.00	16,146.00	0.00	21,528.00
7342 Classic Irrigation Repair	0.00	150.00	150.00	1,116.50	1,350.00	233.50	1,800.00
7361 Classic Landscape Extras	0.00	0.00	0.00	561.00	0.00	-561.00	0.00
8341 Cottage Landscape Contract	414.00	414.00	0.00	3,726.00	3,726.00	0.00	4,968.00
8342 Cottage Irrigation Repair	0.00	25.00	25.00	259.75	225.00	-34.75	300.00
8361 Cottage Landscape Extras	0.00	0.00	0.00	272.00	0.00	-272.00	0.00
9341 Cascade Landscape Contract	138.00	138.00	0.00	1,242.00	1,242.00	0.00	1,656.00
9342 Cascade Irrigation Repair	0.00	16.67	16.67	283.75	150.03	-133.72	200.00
9361 Cascade Landscape Extras	0.00	0.00	0.00	272.00	0.00	-272.00	0.00
TOTAL	6,765.29	10,983.59	4,218.30	90,401.49	98,852.31	8,450.82	131,803.00
6054 Delinquency Control Expense	317.74	0.00	-317.74	930.74	0.00	-930.74	0.00
6081 Licenses & Fees	0.00	4.17	4.17	0.00	37.53	37.53	50.00
6809 Allocate Res Interest	5.74	0.00	-5.74	57.11	0.00	-57.11	0.00
6810 Allocation to Reserves	556.75	556.75	0.00	5,010.75	5,010.75	0.00	6,681.00
TOTAL	880.23	560.92	-319.31	5,998.60	5,048.28	-950.32	6,731.00

Arbor Pointe
Comparative Income Statement
Period 2/1/2015 to 2/28/2015

	Current Month			Year to Date			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Expense	<u>7,645.52</u>	<u>11,544.51</u>	<u>3,898.99</u>	<u>96,400.09</u>	<u>103,900.59</u>	<u>7,500.50</u>	<u>138,534.00</u>
Excess Revenue / Expense	<u>3,832.32</u>	<u>-0.01</u>	<u>3,832.33</u>	<u>9,888.64</u>	<u>-0.09</u>	<u>9,888.73</u>	<u>0.00</u>

Income Statement Annual Arbor Pointe

Period 2/1/2015 to 2/28/2015 11:59:00 PM

Operating

	June	July	August	September	October	November	December	January	February	March	April	May	Total	Budget
INCOME														
Assessment	11,763.57	12,018.61	11,032.36	11,233.02	11,099.06	11,898.67	11,400.84	11,047.89	11,297.27	11,544.50	11,544.50	11,544.50	137,424.79	138,534.00
Landscaping Assessment	0.00	148.60	0.00	29.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	178.03	0.00
Private Road Reserves	154.80	334.30	129.84	113.61	113.61	151.48	124.43	114.10	124.43	0.00	0.00	0.00	1,360.60	0.00
Interest Earned	6.97	6.99	6.67	6.56	6.03	5.50	6.59	6.06	5.74	0.00	0.00	0.00	57.11	0.00
Late Charges	19.17	182.14	27.37	30.65	64.02	47.37	(26.28)	0.00	48.46	0.00	0.00	0.00	392.90	0.00
Interest	0.00	350.35	0.34	1.94	2.53	11.64	1.56	0.00	1.94	0.00	0.00	0.00	370.30	0.00
Penalty Assessment	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00
Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	85.12	0.00	0.00	0.00	0.00	0.00	85.12	0.00
Delinquency Control	0.00	340.38	0.00	154.20	54.20	341.67	12.93	0.00	0.00	0.00	0.00	0.00	903.38	0.00
TOTAL INCOME	11,944.51	13,531.37	11,196.58	11,569.41	11,339.45	12,456.33	11,605.19	11,168.05	11,477.84	11,544.50	11,544.50	11,544.50	140,922.23	138,534.00
EXPENSES														
Financial Review	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	350.00	0.00	154.17	154.17	154.13	2,312.47	1,850.00
Delinquency Control Expe	0.00	81.00	80.00	140.00	191.00	121.00	0.00	0.00	317.74	0.00	0.00	0.00	930.74	0.00
Insurance	72.92	165.84	0.00	65.92	72.92	0.00	238.76	0.00	66.08	211.00	211.00	211.00	1,315.44	2,532.00
Website Domain	80.00	80.00	80.00	80.00	80.00	80.00	100.00	85.00	0.00	85.00	85.00	85.00	920.00	1,020.00
Licenses & Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.17	4.17	4.13	12.47	50.00
Electric	18.19	35.98	0.00	18.29	19.15	19.37	20.13	21.30	21.52	19.58	19.58	19.62	232.71	235.00
Water	456.20	7,714.95	0.00	6,665.65	11,216.27	0.00	0.00	0.00	0.00	2,666.67	2,666.67	2,666.63	34,053.04	32,000.00
Storm Drain Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.83	45.83	45.87	137.53	550.00
Internet Service	0.00	2,790.00	2,790.00	0.00	5,580.00	2,790.00	2,790.00	2,790.00	2,790.00	2,790.00	2,790.00	2,790.00	30,690.00	33,480.00
Landscape Contract	348.00	348.00	348.00	348.00	348.00	348.00	348.00	348.00	348.00	348.00	348.00	348.00	4,176.00	4,176.00
Seasonal Color	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.17	54.17	54.13	162.47	650.00
Landscape Supplies/Extra	0.00	0.00	0.00	0.00	0.00	0.00	750.00	0.00	0.00	166.67	166.67	166.63	1,249.97	2,000.00
Backflow Device Testing	0.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.25	6.25	6.25	78.75	75.00
Allocate Res Interest	6.97	6.99	6.67	6.56	6.03	5.50	6.59	6.06	5.74	0.00	0.00	0.00	57.11	0.00
Allocation to Reserves	0.00	1,113.50	0.00	1,113.50	556.75	556.75	556.75	556.75	556.75	556.75	556.75	556.75	6,681.00	6,681.00
Professional Management	756.00	794.00	794.00	794.00	794.00	794.00	794.00	794.00	794.00	794.00	794.00	794.00	9,490.00	9,528.00
Tax Preparation	0.00	0.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	18.75	18.75	18.75	281.25	225.00

Income Statement Annual

Arbor Pointe

Period 2/1/2015 to 2/28/2015 11:59:00 PM

Operating

	June	July	August	September	October	November	December	January	February	March	April	May	Total	Budget
Professional Fees (Atty/Ar	127.39	179.04	11.35	0.00	504.04	122.00	2.00	50.00	242.26	0.00	0.00	0.00	1,238.08	0.00
Printing, Postage & Specia	327.28	224.71	555.64	199.96	134.55	233.41	133.91	298.08	157.43	279.58	279.58	279.62	3,103.75	3,355.00
Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56.25	56.25	56.25	168.75	675.00
Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	750.00	750.00	2,250.00	9,000.00
Classic Landscape Contra	1,794.00	1,794.00	1,794.00	1,794.00	1,794.00	1,794.00	1,794.00	1,794.00	1,794.00	1,794.00	1,794.00	1,794.00	21,528.00	21,528.00
Classic Irrigation Repair	0.00	211.00	554.10	157.75	193.65	0.00	0.00	0.00	0.00	150.00	150.00	150.00	1,566.50	1,800.00
Classic Landscape Extras	272.00	0.00	0.00	0.00	289.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	561.00	0.00
Cottage Landscape Contra	414.00	414.00	414.00	414.00	414.00	414.00	414.00	414.00	414.00	414.00	414.00	414.00	4,968.00	4,968.00
Cottage Irrigation Repair	0.00	186.00	0.00	73.75	0.00	0.00	0.00	0.00	0.00	25.00	25.00	25.00	334.75	300.00
Cottage Landscape Extras	272.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	272.00	0.00
Cascade Landscape Cont	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	1,656.00	1,656.00
Cascade Irrigation Repair	0.00	0.00	163.75	120.00	0.00	0.00	0.00	0.00	0.00	16.67	16.67	16.63	333.72	200.00
Cascade Landscape Extra	272.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	272.00	0.00
TOTAL EXPENSES	5,354.95	16,337.01	7,729.51	12,354.38	22,331.36	8,916.03	8,086.14	7,645.19	7,645.52	11,544.51	11,544.51	11,544.39	131,033.50	138,534.00
Net Revenue / Expense	6,589.56	(2,805.64)	3,467.07	(784.97)	(10,991.91)	3,540.30	3,519.05	3,522.86	3,832.32	(0.01)	(0.01)	0.11	9,888.73	0.00