

OAK POND TOWNHOMES

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

DECEMBER 2017

64J OAK POND TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
12/31/2017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>37,702.64</u>	<u>37,697.23</u>	<u>5.41</u>
TOTAL CASH	37,702.64	37,697.23	5.41
OTHER ASSETS			
PREPAID EXPENSE	<u>524.00</u>	<u>0.00</u>	<u>524.00</u>
TOTAL OTHER ASSETS	524.00	0.00	524.00
TOTAL ASSETS	<u>38,226.64</u>	<u>37,697.23</u>	<u>529.41</u>

64J OAK POND TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
12/31/2017

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	3,707.55	391.33	3,316.22
ACCOUNTS PAYABLE	(91.77)	0.00	(91.77)
PREPAID ASSESSMENTS	0.00	329.68	(329.68)
DUE TO (FROM) CROA	(7.56)	38.77	(46.33)
TOTAL CURRENT LIABILITIES	3,608.22	759.78	2,848.44
EQUITY			
OWNERS' EQUITY	38,078.35	38,078.35	0.00
CURRENT YEAR INCOME (LOSS)	(3,459.93)	(1,140.90)	(2,319.03)
TOTAL EQUITY	34,618.42	36,937.45	(2,319.03)
TOTAL LIABILITIES & EQUITY	<u>38,226.64</u>	<u>37,697.23</u>	<u>529.41</u>

64J OAK POND TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
12/31/2017

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Dec2017 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
				INCOME					
1,978.08	1,982	(3.92)	0401	ASSOCIATION DUES	23,736.96	23,740	(3.04)	23,740	(3.04)
(917.00)	(917)	0.00	0402	RESERVE FUND CONTRIBUTION	(11,004.00)	(11,004)	0.00	(11,004)	0.00
1,061.08	1,065	(3.92)		TOTAL INCOME	12,732.96	12,736	(3.04)	12,736	(3.04)
				EXPENSES					
				ADMINISTRATIVE					
102.00	102	0.00	6514	ADMINISTRATIVE FEE	1,224.00	1,224	0.00	1,224	0.00
0.00	0	0.00		LEGAL & PROFESSIONAL	0.00	120	120.00	120	120.00
5.94	10	4.06		MISC - ADMINISTRATIVE	5.94	30	24.06	30	24.06
107.94	112	4.06		TOTAL ADMINISTRATIVE	1,229.94	1,374	144.06	1,374	144.06
				OPERATIONAL EXPENSES					
0.00	0	0.00	6603	GENERAL MAINTENANCE	1,250.00	1,200	(50.00)	1,200	(50.00)
0.00	0	0.00	66030002	POWER WASHING	900.00	900	0.00	900	0.00
0.00	0	0.00	66030003	GUTTER CLEANING	350.00	1,450	1,100.00	1,450	1,100.00
3,671.81	381	(3,290.81)	6607	LANDSCAPE MANAGEMENT	7,020.24	4,572	(2,448.24)	4,572	(2,448.24)
(427.82)	0	427.82	66070001	LANDSCAPE & IRRIGATION	2,082.23	840	(1,242.23)	840	(1,242.23)
0.00	0	0.00	6626	TERMITE BOND	570.00	550	(20.00)	550	(20.00)
3,243.99	381	(2,862.99)		TOTAL OPERATIONAL EXPENSE	12,172.47	9,512	(2,660.47)	9,512	(2,660.47)
				RECREATIONAL/FACILITY MAIN					
0.00	0	0.00		MAINTENANCE	2,200.00	1,200	(1,000.00)	1,200	(1,000.00)
17.58	44	26.42		WATER/RECLAIMED WATER	469.79	528	58.21	528	58.21
17.58	44	26.42		TOTAL RECREATIONAL EXPENS	2,669.79	1,728	(941.79)	1,728	(941.79)
				UTILITIES					
10.60	10	(0.60)	6663	ELECTRICITY-OTHER	120.69	122	1.31	122	1.31
10.60	10	(0.60)		TOTAL UTILITIES	120.69	122	1.31	122	1.31
3,380.11	547	(2,833.11)		TOTAL OPERATING EXPENSES	16,192.89	12,736	(3,456.89)	12,736	(3,456.89)
(2,319.03)	518	(2,837.03)		NET INCOME BEFORE DEBT&DEPRECIATION	(3,459.93)	0	(3,459.93)	0	(3,459.93)
(2,319.03)	518	(2,837.03)		OPERATING NET INCOME (LOSS)	(3,459.93)	0	(3,459.93)	0	(3,459.93)

64J OAK POND TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
12/31/2017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	68,422.14	67,473.59	948.55
TOTAL CASH	68,422.14	67,473.59	948.55
TOTAL ASSETS	<u>68,422.14</u>	<u>67,473.59</u>	<u>948.55</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	57,007.77	57,007.77	0.00
NET INCOME (LOSS)	<u>11,414.37</u>	<u>10,465.82</u>	<u>948.55</u>
TOTAL EQUITY	68,422.14	67,473.59	948.55
TOTAL LIABILITIES & EQUIT	<u>68,422.14</u>	<u>67,473.59</u>	<u>948.55</u>

64J OAK POND TOWNHOMES
RESERVE STATEMENT - DETAIL (UNAUDITED)
12/31/2017

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					
917.00	917	0.00	RESERVE FUND CONTRIBUTION	11,004.00	11,004	0.00	11,004	0.00
<u>31.55</u>	<u>0</u>	<u>31.55</u>	INTEREST INCOME - RESERVE	<u>410.37</u>	<u>0</u>	<u>410.37</u>	<u>0</u>	<u>410.37</u>
948.55	917	31.55	TOTAL INCOME	11,414.37	11,004	410.37	11,004	410.37
			EXPENSES					
<u>0.00</u>	<u>0</u>	<u>0.00</u>	LANDSCAPING	<u>0.00</u>	<u>1,522</u>	<u>1,522.00</u>	<u>1,522</u>	<u>1,522.00</u>
0.00	0	0.00	TOTAL EXPENSE	0.00	1,522	1,522.00	1,522	1,522.00
<u>948.55</u>	<u>917</u>	<u>31.55</u>	NET INCOME (LOSS)	<u>11,414.37</u>	<u>9,482</u>	<u>1,932.37</u>	<u>9,482</u>	<u>1,932.37</u>