

**OAK POND TOWNHOMES**

**MONTHLY FINANCIAL REPORTS**

**PREPARED FOR THE BOARD OF DIRECTORS**

**JUNE 30, 2018**

07/13/2018  
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64J OAK POND TOWNHOMES  
BALANCE SHEET - OPERATING (UNAUDITED)  
06/30/2018

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>39,345.86</u>	<u>40,131.00</u>	<u>(785.14)</u>
TOTAL CASH	39,345.86	40,131.00	(785.14)
OTHER ASSETS			
PREPAID EXPENSE	<u>261.98</u>	<u>305.65</u>	<u>(43.67)</u>
TOTAL OTHER ASSETS	261.98	305.65	(43.67)
TOTAL ASSETS	<u>39,607.84</u>	<u>40,436.65</u>	<u>(828.81)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	795.92	940.11	(144.19)
ACCOUNTS PAYABLE	0.00	750.00	(750.00)
PREPAID ASSESSMENTS	332.53	665.06	(332.53)
DUE TO (FROM) CROA	0.00	26.53	(26.53)
TOTAL CURRENT LIABILITIES	1,128.45	2,381.70	(1,253.25)
EQUITY			
OWNERS' EQUITY	34,618.42	34,618.42	0.00
CURRENT YEAR INCOME (LOSS)	3,860.97	3,436.53	424.44
TOTAL EQUITY	38,479.39	38,054.95	424.44
TOTAL LIABILITIES & EQUITY	39,607.84	40,436.65	(828.81)

64J OAK POND TOWNHOMES  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
06/30/2018

8360 E VIA DE VENTURA  
BLDG L SUITE 100  
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MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Jun2018 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
<b>INCOME</b>									
1,995.18	1,995	0.18	0401	ASSOCIATION DUES	11,971.08	11,970	1.08	23,940	(11,968.92)
<u>(933.00)</u>	<u>(933)</u>	<u>0.00</u>	0402	RESERVE FUND CONTRIBUTION	<u>(5,598.00)</u>	<u>(5,598)</u>	<u>0.00</u>	<u>(11,196)</u>	<u>5,598.00</u>
1,062.18	1,062	0.18		<b>TOTAL INCOME</b>	6,373.08	6,372	1.08	12,744	(6,370.92)
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
102.00	102	0.00	6514	ADMINISTRATIVE FEE	612.00	612	0.00	1,224	612.00
<u>0.00</u>	<u>0</u>	<u>0.00</u>		MISC - ADMINISTRATIVE	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>20</u>	<u>20.00</u>
102.00	102	0.00		<b>TOTAL ADMINISTRATIVE</b>	612.00	612	0.00	1,244	632.00
<b>OPERATIONAL EXPENSES</b>									
0.00	0	0.00	6603	GENERAL MAINTENANCE	0.00	600	600.00	1,250	1,250.00
0.00	0	0.00	66030002	POWER WASHING	750.00	300	(450.00)	1,200	450.00
0.00	0	0.00	66030003	GUTTER CLEANING	0.00	1,450	1,450.00	1,450	1,450.00
458.25	368	(90.25)	6607	LANDSCAPE MANAGEMENT	296.52	2,208	1,911.48	4,416	4,119.48
0.00	140	140.00	66070001	LANDSCAPE & IRRIGATION	374.19	420	45.81	840	465.81
<u>43.67</u>	<u>48</u>	<u>4.33</u>	6626	TERMITE BOND	<u>262.02</u>	<u>288</u>	<u>25.98</u>	<u>570</u>	<u>307.98</u>
501.92	556	54.08		<b>TOTAL OPERATIONAL EXPENSE</b>	1,682.73	5,266	3,583.27	9,726	8,043.27
<b>RECREATIONAL/FACILITY MAIN</b>									
0.00	300	300.00		MAINTENANCE	0.00	800	800.00	1,200	1,200.00
<u>23.21</u>	<u>30</u>	<u>6.79</u>		WATER/RECLAIMED WATER	<u>154.76</u>	<u>220</u>	<u>65.24</u>	<u>450</u>	<u>295.24</u>
23.21	330	306.79		<b>TOTAL RECREATIONAL EXPENS</b>	154.76	1,020	865.24	1,650	1,495.24
<b>UTILITIES</b>									
10.61	10	(0.61)	6663	ELECTRICITY-OTHER	62.62	60	(2.62)	124	61.38
10.61	10	(0.61)		<b>TOTAL UTILITIES</b>	62.62	60	(2.62)	124	61.38
637.74	998	360.26		<b>TOTAL OPERATING EXPENSES</b>	2,512.11	6,958	4,445.89	12,744	10,231.89
424.44	64	360.44		<b>NET INCOME BEFORE DEBT&amp;DEPRECIATION</b>	3,860.97	(586)	4,446.97	0	3,860.97
424.44	64	360.44		<b>OPERATING NET INCOME (LOSS)</b>	3,860.97	(586)	4,446.97	0	3,860.97

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BALANCE SHEET - RESERVES (UNAUDITED)  
06/30/2018

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>74,259.12</u>	<u>73,307.81</u>	<u>951.31</u>
TOTAL CASH	74,259.12	73,307.81	951.31
TOTAL ASSETS	<u>74,259.12</u>	<u>73,307.81</u>	<u>951.31</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	68,422.14	68,422.14	0.00
NET INCOME (LOSS)	<u>5,836.98</u>	<u>4,885.67</u>	<u>951.31</u>
TOTAL EQUITY	74,259.12	73,307.81	951.31
TOTAL LIABILITIES & EQUIT	<u>74,259.12</u>	<u>73,307.81</u>	<u>951.31</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)  
06/30/2018

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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					
933.00	933	0.00	RESERVE FUND CONTRIBUTION	5,598.00	5,598	0.00	11,196	(5,598.00)
<u>18.31</u>	<u>0</u>	<u>18.31</u>	INTEREST INCOME - RESERVE	<u>238.98</u>	<u>0</u>	<u>238.98</u>	<u>0</u>	<u>238.98</u>
951.31	933	18.31	TOTAL INCOME	5,836.98	5,598	238.98	11,196	(5,359.02)
951.31	933	18.31	NET INCOME (LOSS)	<u>5,836.98</u>	<u>5,598</u>	<u>238.98</u>	<u>11,196</u>	<u>(5,359.02)</u>