

**OAK POND TOWNHOMES**

**MONTHLY FINANCIAL REPORTS**

**PREPARED FOR THE BOARD OF DIRECTORS**

**September 2018**

64J OAK POND TOWNHOMES  
BALANCE SHEET - OPERATING (UNAUDITED)  
09/30/2018

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>39,997.90</u>	<u>41,027.41</u>	<u>(1,029.51)</u>
TOTAL CASH	39,997.90	41,027.41	(1,029.51)
OTHER ASSETS			
PREPAID EXPENSE	<u>130.97</u>	<u>174.64</u>	<u>(43.67)</u>
TOTAL OTHER ASSETS	130.97	174.64	(43.67)
TOTAL ASSETS	<u>40,128.87</u>	<u>41,202.05</u>	<u>(1,073.18)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	10.35	10.35	0.00
ACCOUNTS PAYABLE	427.00	235.10	191.90
PREPAID ASSESSMENTS	0.00	332.53	(332.53)
ACCOUNTS PAYABLE - DUE TO RESERVES	0.00	933.00	(933.00)
TOTAL CURRENT LIABILITIES	437.35	1,510.98	(1,073.63)
EQUITY			
OWNERS' EQUITY	38,142.78	38,142.78	0.00
CURRENT YEAR INCOME (LOSS)	1,548.74	1,548.29	0.45
TOTAL EQUITY	39,691.52	39,691.07	0.45
TOTAL LIABILITIES & EQUITY	40,128.87	41,202.05	(1,073.18)

64J OAK POND TOWNHOMES  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
09/30/2018

8360 E VIA DE VENTURA  
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MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Sep2018 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
1,995.18	1,995	0.18	0401	INCOME					
(933.00)	(933)	0.00	0402	ASSOCIATION DUES	17,956.62	17,955	1.62	23,940	(5,983.38)
				RESERVE FUND CONTRIBUTION	(8,397.00)	(8,397)	0.00	(11,196)	2,799.00
1,062.18	1,062	0.18		TOTAL INCOME	9,559.62	9,558	1.62	12,744	(3,184.38)
				EXPENSES					
102.00	102	0.00	6514	ADMINISTRATIVE					
0.00	0	0.00		ADMINISTRATIVE FEE	918.00	918	0.00	1,224	306.00
				MISC - ADMINISTRATIVE	0.00	0	0.00	20	20.00
102.00	102	0.00		TOTAL ADMINISTRATIVE	918.00	918	0.00	1,244	326.00
				OPERATIONAL EXPENSES					
0.00	0	0.00	6603	GENERAL MAINTENANCE	0.00	1,250	1,250.00	1,250	1,250.00
0.00	900	900.00	66030002	POWER WASHING	750.00	1,200	450.00	1,200	450.00
0.00	0	0.00	66030003	GUTTER CLEANING	125.00	1,450	1,325.00	1,450	1,325.00
458.25	368	(90.25)	6607	LANDSCAPE MANAGEMENT	3,362.15	3,312	(50.15)	4,416	1,053.85
427.00	0	(427.00)	66070001	LANDSCAPE & IRRIGATION	2,107.67	560	(1,547.67)	840	(1,267.67)
43.67	48	4.33	6626	TERMITE BOND	393.03	432	38.97	570	176.97
928.92	1,316	387.08		TOTAL OPERATIONAL EXPENSE	6,737.85	8,204	1,466.15	9,726	2,988.15
				RECREATIONAL/FACILITY MAIN					
0.00	400	400.00		MAINTENANCE	0.00	1,200	1,200.00	1,200	1,200.00
20.46	40	19.54		WATER/RECLAIMED WATER	261.62	330	68.38	450	188.38
20.46	440	419.54		TOTAL RECREATIONAL EXPENS	261.62	1,530	1,268.38	1,650	1,388.38
				UTILITIES					
10.35	10	(0.35)	6663	ELECTRICITY-OTHER	93.41	94	0.59	124	30.59
10.35	10	(0.35)		TOTAL UTILITIES	93.41	94	0.59	124	30.59
1,061.73	1,868	806.27		TOTAL OPERATING EXPENSES	8,010.88	10,746	2,735.12	12,744	4,733.12
0.45	(806)	806.45		NET INCOME BEFORE DEBT&DEPRECIATION	1,548.74	(1,188)	2,736.74	0	1,548.74
0.45	(806)	806.45		OPERATING NET INCOME (LOSS)	1,548.74	(1,188)	2,736.74	0	1,548.74

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BALANCE SHEET - RESERVES (UNAUDITED)  
09/30/2018

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
<b>ASSETS</b>			
CASH			
RESERVES CASH	77,246.27	75,352.56	1,893.71
TOTAL CASH	77,246.27	75,352.56	1,893.71
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPER	0.00	933.00	(933.00)
TOTAL ACCOUNTS RECEIVABLE	0.00	933.00	(933.00)
TOTAL ASSETS	<u>77,246.27</u>	<u>76,285.56</u>	<u>960.71</u>
<b>LIABILITIES &amp; EQUITY</b>			
EQUITY			
RESERVE FUND BALANCE	68,422.14	68,422.14	0.00
NET INCOME (LOSS)	8,824.13	7,863.42	960.71
TOTAL EQUITY	77,246.27	76,285.56	960.71
TOTAL LIABILITIES & EQUIT	<u>77,246.27</u>	<u>76,285.56</u>	<u>960.71</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)  
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			INCOME					
933.00	933	0.00	RESERVE FUND CONTRIBUTION	8,397.00	8,397	0.00	11,196	(2,799.00)
<u>27.71</u>	<u>0</u>	<u>27.71</u>	INTEREST INCOME - RESERVE	<u>427.13</u>	<u>0</u>	<u>427.13</u>	<u>0</u>	<u>427.13</u>
960.71	933	27.71	TOTAL INCOME	8,824.13	8,397	427.13	11,196	(2,371.87)
<u>960.71</u>	<u>933</u>	<u>27.71</u>	NET INCOME (LOSS)	<u>8,824.13</u>	<u>8,397</u>	<u>427.13</u>	<u>11,196</u>	<u>(2,371.87)</u>