

OAK POND TOWNHOMES

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

December 2018

64J OAK POND TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
12/31/2018

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>42,029.10</u>	<u>41,657.27</u>	<u>371.83</u>
TOTAL CASH	42,029.10	41,657.27	371.83
OTHER ASSETS			
PREPAID EXPENSE	<u>570.00</u>	<u>43.63</u>	<u>526.37</u>
TOTAL OTHER ASSETS	570.00	43.63	526.37
TOTAL ASSETS	<u>42,599.10</u>	<u>41,700.90</u>	<u>898.20</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	20.04	19.47	0.57
ACCOUNTS PAYABLE	1,250.00	467.66	782.34
PREPAID ASSESSMENTS	332.53	332.53	0.00
ACCOUNTS PAYABLE - DUE TO RESERVES	<u>1,866.00</u>	<u>933.00</u>	<u>933.00</u>
TOTAL CURRENT LIABILITIES	3,468.57	1,752.66	1,715.91
EQUITY			
OWNERS' EQUITY	38,142.78	38,142.78	0.00
CURRENT YEAR INCOME (LOSS)	<u>987.75</u>	<u>1,805.46</u>	<u>(817.71)</u>
TOTAL EQUITY	39,130.53	39,948.24	(817.71)
TOTAL LIABILITIES & EQUITY	<u>42,599.10</u>	<u>41,700.90</u>	<u>898.20</u>

64J OAK POND TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
12/31/2018

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Dec2018 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	23,942.16	23,940	2.16	23,940	2.16
<u>(933.00)</u>	<u>(933)</u>	<u>0.00</u>	0402	ASSOCIATION DUES	<u>(11,196.00)</u>	<u>(11,196)</u>	<u>0.00</u>	<u>(11,196)</u>	<u>0.00</u>
1,062.18	1,062	0.18		RESERVE FUND CONTRIBUTION					
				TOTAL INCOME	12,746.16	12,744	2.16	12,744	2.16
				EXPENSES					
102.00	102	0.00	6514	ADMINISTRATIVE	1,224.00	1,224	0.00	1,224	0.00
<u>5.97</u>	<u>10</u>	<u>4.03</u>		ADMINISTRATIVE FEE	<u>5.97</u>	<u>20</u>	<u>14.03</u>	<u>20</u>	<u>14.03</u>
				MISC - ADMINISTRATIVE					
107.97	112	4.03		TOTAL ADMINISTRATIVE	1,229.97	1,244	14.03	1,244	14.03
				OPERATIONAL EXPENSES					
0.00	0	0.00	6603	GENERAL MAINTENANCE	140.00	1,250	1,110.00	1,250	1,110.00
1,250.00	0	(1,250.00)	66030002	POWER WASHING	2,000.00	1,200	(800.00)	1,200	(800.00)
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	4,736.90	4,416	(320.90)	4,416	(320.90)
0.00	140	140.00	66070001	LANDSCAPE & IRRIGATION	2,575.33	840	(1,735.33)	840	(1,735.33)
<u>43.63</u>	<u>42</u>	<u>(1.63)</u>	6626	TERMITE BOND	<u>524.00</u>	<u>570</u>	<u>46.00</u>	<u>570</u>	<u>46.00</u>
1,751.88	550	(1,201.88)		TOTAL OPERATIONAL EXPENSE	10,101.23	9,726	(375.23)	9,726	(375.23)
				RECREATIONAL/FACILITY MAIN					
0.00	0	0.00		MAINTENANCE	0.00	1,200	1,200.00	1,200	1,200.00
<u>8.71</u>	<u>40</u>	<u>31.29</u>		WATER/RECLAIMED WATER	<u>301.10</u>	<u>450</u>	<u>148.90</u>	<u>450</u>	<u>148.90</u>
8.71	40	31.29		TOTAL RECREATIONAL EXPENS	301.10	1,650	1,348.90	1,650	1,348.90
				UTILITIES					
<u>11.33</u>	<u>10</u>	<u>(1.33)</u>	6663	ELECTRICITY-OTHER	<u>126.11</u>	<u>124</u>	<u>(2.11)</u>	<u>124</u>	<u>(2.11)</u>
11.33	10	(1.33)		TOTAL UTILITIES	126.11	124	(2.11)	124	(2.11)
1,879.89	712	(1,167.89)		TOTAL OPERATING EXPENSES	11,758.41	12,744	985.59	12,744	985.59
<u>(817.71)</u>	<u>350</u>	<u>(1,167.71)</u>		NET INCOME BEFORE DEBT&DEPRECIATION	<u>987.75</u>	<u>0</u>	<u>987.75</u>	<u>0</u>	<u>987.75</u>
<u>(817.71)</u>	<u>350</u>	<u>(1,167.71)</u>		OPERATING NET INCOME (LOSS)	<u>987.75</u>	<u>0</u>	<u>987.75</u>	<u>0</u>	<u>987.75</u>

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BALANCE SHEET - RESERVES (UNAUDITED)
12/31/2018

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>79,318.32</u>	<u>78,294.72</u>	<u>1,023.60</u>
TOTAL CASH	79,318.32	78,294.72	1,023.60
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPER	<u>933.00</u>	<u>933.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	933.00	933.00	0.00
TOTAL ASSETS	<u>80,251.32</u>	<u>79,227.72</u>	<u>1,023.60</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	68,422.14	68,422.14	0.00
NET INCOME (LOSS)	<u>11,829.18</u>	<u>10,805.58</u>	<u>1,023.60</u>
TOTAL EQUITY	80,251.32	79,227.72	1,023.60
TOTAL LIABILITIES & EQUIT	<u>80,251.32</u>	<u>79,227.72</u>	<u>1,023.60</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
12/31/2018

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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	11,196.00	11,196	0.00	11,196	0.00
<u>90.60</u>	<u>0</u>	<u>90.60</u>	INTEREST INCOME - RESERVE	<u>633.18</u>	<u>0</u>	<u>633.18</u>	<u>0</u>	<u>633.18</u>
1,023.60	933	90.60	TOTAL INCOME	11,829.18	11,196	633.18	11,196	633.18
<u>1,023.60</u>	<u>933</u>	<u>90.60</u>	NET INCOME (LOSS)	<u>11,829.18</u>	<u>11,196</u>	<u>633.18</u>	<u>11,196</u>	<u>633.18</u>