

**OAK POND TOWNHOMES**

**MONTHLY FINANCIAL REPORTS**

**PREPARED FOR THE BOARD OF DIRECTORS**

**MARCH 2019**

64J OAK POND TOWNHOMES  
BALANCE SHEET - OPERATING (UNAUDITED)  
03/31/2019

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>42,174.21</u>	<u>41,725.89</u>	<u>448.32</u>
TOTAL CASH	42,174.21	41,725.89	448.32
OTHER ASSETS			
PREPAID EXPENSE	<u>427.50</u>	<u>475.00</u>	<u>(47.50)</u>
TOTAL OTHER ASSETS	427.50	475.00	(47.50)
TOTAL ASSETS	<u>42,601.71</u>	<u>42,200.89</u>	<u>400.82</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	84.32	127.39	(43.07)
PREPAID ASSESSMENTS	332.53	332.53	0.00
ACCOUNTS PAYABLE - DUE TO RESERVES	1,866.00	1,866.00	0.00
DUE TO (FROM) CROA	<u>11.22</u>	<u>0.00</u>	<u>11.22</u>
TOTAL CURRENT LIABILITIES	2,294.07	2,325.92	(31.85)
EQUITY			
OWNERS' EQUITY	39,130.53	39,130.53	0.00
CURRENT YEAR INCOME (LOSS)	<u>1,177.11</u>	<u>744.44</u>	<u>432.67</u>
TOTAL EQUITY	40,307.64	39,874.97	432.67
TOTAL LIABILITIES & EQUITY	<u>42,601.71</u>	<u>42,200.89</u>	<u>400.82</u>

64J OAK POND TOWNHOMES  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
03/31/2019

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Mar2019 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	5,985.54	5,985	0.54	23,940	(17,954.46)
<u>(950.00)</u>	<u>(950)</u>	<u>0.00</u>	0402	ASSOCIATION DUES	<u>(2,850.00)</u>	<u>(2,850)</u>	<u>0.00</u>	<u>(11,400)</u>	<u>8,550.00</u>
1,045.18	1,045	0.18		RESERVE FUND CONTRIBUTION					
				TOTAL INCOME	3,135.54	3,135	0.54	12,540	(9,404.46)
				EXPENSES					
102.00	102	0.00	6514	ADMINISTRATIVE	306.00	306	0.00	1,224	918.00
<u>0.00</u>	<u>0</u>	<u>0.00</u>		ADMINISTRATIVE FEE	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>40</u>	<u>40.00</u>
				MISC - ADMINISTRATIVE					
102.00	102	0.00		TOTAL ADMINISTRATIVE	306.00	306	0.00	1,264	958.00
				OPERATIONAL EXPENSES					
0.00	80	80.00	6603	GENERAL MAINTENANCE	0.00	240	240.00	960	960.00
0.00	0	0.00	66030002	POWER WASHING	0.00	0	0.00	2,000	2,000.00
458.25	458	(0.25)	6607	LANDSCAPE MANAGEMENT	1,374.75	1,374	(0.75)	5,496	4,121.25
0.00	80	80.00	66070001	LANDSCAPE & IRRIGATION	0.00	238	238.00	952	952.00
<u>47.50</u>	<u>0</u>	<u>(47.50)</u>	6626	TERMITE BOND	<u>142.50</u>	<u>530</u>	<u>387.50</u>	<u>530</u>	<u>387.50</u>
505.75	618	112.25		TOTAL OPERATIONAL EXPENSE	1,517.25	2,382	864.75	9,938	8,420.75
				RECREATIONAL/FACILITY MAIN					
0.00	0	0.00		MAINTENANCE	0.00	0	0.00	750	750.00
<u>(6.41)</u>	<u>35</u>	<u>41.41</u>		WATER/RECLAIMED WATER	<u>100.53</u>	<u>105</u>	<u>4.47</u>	<u>420</u>	<u>319.47</u>
				TOTAL RECREATIONAL EXPENS	100.53	105	4.47	1,170	1,069.47
				UTILITIES					
11.17	14	2.83	6663	ELECTRICITY-OTHER	34.65	42	7.35	168	133.35
11.17	14	2.83		TOTAL UTILITIES	34.65	42	7.35	168	133.35
612.51	769	156.49		TOTAL OPERATING EXPENSES	1,958.43	2,835	876.57	12,540	10,581.57
432.67	276	156.67		NET INCOME BEFORE DEBT&DEPRECIATION	1,177.11	300	877.11	0	1,177.11
432.67	276	156.67		OPERATING NET INCOME (LOSS)	1,177.11	300	877.11	0	1,177.11

64J OAK POND TOWNHOMES BALANCE SHEET - RESERVES (UNAUDITED) 03/31/2019
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8360 E VIA DE VENTURA  
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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
<b>ASSETS</b>			
CASH			
RESERVES CASH	<u>82,373.69</u>	<u>81,336.77</u>	<u>1,036.92</u>
TOTAL CASH	82,373.69	81,336.77	1,036.92
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPE	<u>933.00</u>	<u>933.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	933.00	933.00	0.00
TOTAL ASSETS	<u>83,306.69</u>	<u>82,269.77</u>	<u>1,036.92</u>
<b>LIABILITIES &amp; EQUITY</b>			
EQUITY			
RESERVE FUND BALANCE	80,251.32	80,251.32	0.00
NET INCOME (LOSS)	<u>3,055.37</u>	<u>2,018.45</u>	<u>1,036.92</u>
TOTAL EQUITY	83,306.69	82,269.77	1,036.92
TOTAL LIABILITIES & EQUIT	<u>83,306.69</u>	<u>82,269.77</u>	<u>1,036.92</u>

64J OAK POND TOWNHOMES RESERVE STATEMENT - DETAIL (UNAUDITED) 03/31/2019
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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
			<b>INCOME</b>					
950.00	950	0.00	RESERVE FUND CONTRIBUTION	2,850.00	2,850	0.00	11,400	(8,550.00)
<u>86.92</u>	<u>0</u>	<u>86.92</u>	INTEREST INCOME - RESERVE	<u>205.37</u>	<u>0</u>	<u>205.37</u>	<u>0</u>	<u>205.37</u>
1,036.92	950	86.92	TOTAL INCOME	3,055.37	2,850	205.37	11,400	(8,344.63)
<u>1,036.92</u>	<u>950</u>	<u>86.92</u>	NET INCOME (LOSS)	<u>3,055.37</u>	<u>2,850</u>	<u>205.37</u>	<u>11,400</u>	<u>(8,344.63)</u>