

OAK POND TOWNHOMES

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

June 2019

64J OAK POND TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
06/30/2019

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>39,719.29</u>	<u>39,737.44</u>	<u>(18.15)</u>
TOTAL CASH	39,719.29	39,737.44	(18.15)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	<u>29.99</u>	<u>0.00</u>	<u>29.99</u>
TOTAL ACCOUNTS RECEIVABLE	29.99	0.00	29.99
OTHER ASSETS			
PREPAID EXPENSE	<u>285.00</u>	<u>332.50</u>	<u>(47.50)</u>
TOTAL OTHER ASSETS	285.00	332.50	(47.50)
TOTAL ASSETS	<u>40,034.28</u>	<u>40,069.94</u>	<u>(35.66)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	41.36	17.27	24.09
PREPAID ASSESSMENTS	332.53	665.06	(332.53)
DUE TO (FROM) CROA	5.94	159.22	(153.28)
TOTAL CURRENT LIABILITIES	379.83	841.55	(461.72)
EQUITY			
OWNERS' EQUITY	39,130.53	39,130.53	0.00
CURRENT YEAR INCOME (LOSS)	523.92	97.86	426.06
TOTAL EQUITY	39,654.45	39,228.39	426.06
TOTAL LIABILITIES & EQUITY	40,034.28	40,069.94	(35.66)

64J OAK POND TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
06/30/2019

8360 E VIA DE VENTURA
BLDG L SUITE 100
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MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Jun2019 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
INCOME									
1,995.18	1,995	0.18	0401	ASSOCIATION DUES	11,971.08	11,970	1.08	23,940	(11,968.92)
(950.00)	(950)	0.00	0402	RESERVE FUND CONTRIBUTION	(5,700.00)	(5,700)	0.00	(11,400)	5,700.00
25.00	0	25.00	0441	LATE CHARGES	25.00	0	25.00	0	25.00
4.99	0	4.99	0449	DELINQUENCY INTEREST	4.99	0	4.99	0	4.99
<u>1,075.17</u>	<u>1,045</u>	<u>30.17</u>		TOTAL INCOME	<u>6,301.07</u>	<u>6,270</u>	<u>31.07</u>	<u>12,540</u>	<u>(6,238.93)</u>
EXPENSES									
ADMINISTRATIVE									
102.00	102	0.00	6514	ADMINISTRATIVE FEE	612.00	612	0.00	1,224	612.00
0.00	0	0.00		MISC - ADMINISTRATIVE	0.00	0	0.00	40	40.00
<u>102.00</u>	<u>102</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>612.00</u>	<u>612</u>	<u>0.00</u>	<u>1,264</u>	<u>652.00</u>
OPERATIONAL EXPENSES									
0.00	80	80.00	6603	GENERAL MAINTENANCE	0.00	480	480.00	960	960.00
0.00	0	0.00	66030002	POWER WASHING	1,000.00	750	(250.00)	2,000	1,000.00
458.25	458	(0.25)	6607	LANDSCAPE MANAGEMENT	2,749.50	2,748	(1.50)	5,496	2,746.50
0.00	80	80.00	66070001	LANDSCAPE & IRRIGATION	0.00	476	476.00	952	952.00
47.50	0	(47.50)	6626	TERMITE BOND	285.00	530	245.00	530	245.00
<u>505.75</u>	<u>618</u>	<u>112.25</u>		TOTAL OPERATIONAL EXPENSE	<u>4,034.50</u>	<u>4,984</u>	<u>949.50</u>	<u>9,938</u>	<u>5,903.50</u>
RECREATIONAL/FACILITY MAIN									
0.00	750	750.00		MAINTENANCE	850.00	750	(100.00)	750	(100.00)
30.03	35	4.97		WATER/RECLAIMED WATER	211.76	210	(1.76)	420	208.24
<u>30.03</u>	<u>785</u>	<u>754.97</u>		TOTAL RECREATIONAL EXPENS	<u>1,061.76</u>	<u>960</u>	<u>(101.76)</u>	<u>1,170</u>	<u>108.24</u>
UTILITIES									
11.33	14	2.67	6663	ELECTRICITY-OTHER	68.89	84	15.11	168	99.11
<u>11.33</u>	<u>14</u>	<u>2.67</u>		TOTAL UTILITIES	<u>68.89</u>	<u>84</u>	<u>15.11</u>	<u>168</u>	<u>99.11</u>
<u>649.11</u>	<u>1,519</u>	<u>869.89</u>		TOTAL OPERATING EXPENSES	<u>5,777.15</u>	<u>6,640</u>	<u>862.85</u>	<u>12,540</u>	<u>6,762.85</u>
426.06	(474)	900.06		NET INCOME BEFORE DEBT&DEPRECIATION	523.92	(370)	893.92	0	523.92
<u>426.06</u>	<u>(474)</u>	<u>900.06</u>		OPERATING NET INCOME (LOSS)	<u>523.92</u>	<u>(370)</u>	<u>893.92</u>	<u>0</u>	<u>523.92</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>86,433.33</u>	<u>85,391.39</u>	<u>1,041.94</u>
TOTAL CASH	86,433.33	85,391.39	1,041.94
TOTAL ASSETS	<u>86,433.33</u>	<u>85,391.39</u>	<u>1,041.94</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	80,251.32	80,251.32	0.00
NET INCOME (LOSS)	<u>6,182.01</u>	<u>5,140.07</u>	<u>1,041.94</u>
TOTAL EQUITY	86,433.33	85,391.39	1,041.94
TOTAL LIABILITIES & EQUIT	<u>86,433.33</u>	<u>85,391.39</u>	<u>1,041.94</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
06/30/2019

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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
			INCOME					
950.00	950	0.00	RESERVE FUND CONTRIBUTION	5,700.00	5,700	0.00	11,400	(5,700.00)
<u>91.94</u>	<u>0</u>	<u>91.94</u>	INTEREST INCOME - RESERVE	<u>482.01</u>	<u>0</u>	<u>482.01</u>	<u>0</u>	<u>482.01</u>
1,041.94	950	91.94	TOTAL INCOME	6,182.01	5,700	482.01	11,400	(5,217.99)
<u>1,041.94</u>	<u>950</u>	<u>91.94</u>	NET INCOME (LOSS)	<u>6,182.01</u>	<u>5,700</u>	<u>482.01</u>	<u>11,400</u>	<u>(5,217.99)</u>