

EAST VILLAGE

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

DECEMBER 2017

64G EV UNIT 1 DUPLEXES
BALANCE SHEET - OPERATING (UNAUDITED)
12/31/2017

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

| | CURRENT MONTH BALANCE | PREVIOUS MONTH BALANCE | NET CHANGE |
|---------------------------|--------------------------|---------------------------|-----------------|
| CASH | | | |
| OPERATING CASH | <u>15,215.64</u> | <u>15,335.04</u> | <u>(119.40)</u> |
| TOTAL CASH | 15,215.64 | 15,335.04 | (119.40) |
| ACCOUNTS RECEIVABLE | | | |
| ACCOUNTS RECEIVABLE | 28.41 | 28.41 | 0.00 |
| RESERVE FOR BAD DEBT | <u>(27.49)</u> | <u>(27.49)</u> | <u>0.00</u> |
| TOTAL ACCOUNTS RECEIVABLE | 0.92 | 0.92 | 0.00 |
| TOTAL ASSETS | <u>15,216.56</u> | <u>15,335.96</u> | <u>(119.40)</u> |

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

| | CURRENT MONTH BALANCE | PREVIOUS MONTH BALANCE | NET CHANGE |
|----------------------------|--------------------------|---------------------------|-----------------|
| LIABILITIES & EQUITY | | | |
| CURRENT LIABILITIES | | | |
| ACCRUED EXPENSES | 1,476.73 | 467.67 | 1,009.06 |
| ACCOUNTS PAYABLE | (98.16) | 0.00 | (98.16) |
| ACCOUNTS PAYABLE - OTHER | 467.67 | 467.67 | 0.00 |
| PREPAID ASSESSMENTS | <u>490.98</u> | <u>1,277.46</u> | <u>(786.48)</u> |
| TOTAL CURRENT LIABILITIES | 2,337.22 | 2,212.80 | 124.42 |
| EQUITY | | | |
| OWNERS' EQUITY | 15,670.55 | 15,670.55 | 0.00 |
| CURRENT YEAR INCOME (LOSS) | <u>(2,791.21)</u> | <u>(2,547.39)</u> | <u>(243.82)</u> |
| TOTAL EQUITY | 12,879.34 | 13,123.16 | (243.82) |
| TOTAL LIABILITIES & EQUITY | <u>15,216.56</u> | <u>15,335.96</u> | <u>(119.40)</u> |

64G EV UNIT 1 DUPLEXES
OPERATING STATEMENT - DETAIL (UNAUDITED)
12/31/2017

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

| MONTHLY ACTUAL | MONTHLY BUDGET | MONTHLY VARIANCE | Dec2017 GL# | | YEAR TO DATE ACTUAL | YEAR TO DATE BUDGET | YEAR TO DATE VARIANCE | ANNUAL BUDGET | BUDGET REMAINING |
|-------------------|-------------------|---------------------|----------------|---|------------------------|------------------------|--------------------------|------------------|---------------------|
| | | | | INCOME | | | | | |
| 1,572.96 | 1,573 | (0.04) | 0401 | ASSOCIATION DUES | 18,875.52 | 18,876 | (0.48) | 18,876 | (0.48) |
| (792.00) | (789) | (3.00) | 0402 | RESERVE FUND CONTRIBUTION | (9,504.00) | (9,501) | (3.00) | (9,501) | (3.00) |
| 780.96 | 784 | (3.04) | | TOTAL INCOME | 9,371.52 | 9,375 | (3.48) | 9,375 | (3.48) |
| | | | | EXPENSES | | | | | |
| | | | | ADMINISTRATIVE | | | | | |
| 102.00 | 102 | 0.00 | 6514 | ADMINISTRATIVE FEE | 1,224.00 | 1,224 | 0.00 | 1,224 | 0.00 |
| 0.00 | 0 | 0.00 | | LEGAL & PROFESSIONAL | 0.00 | 90 | 90.00 | 90 | 90.00 |
| 11.88 | 10 | (1.88) | | MISC - ADMINISTRATIVE | 11.88 | 20 | 8.12 | 20 | 8.12 |
| 113.88 | 112 | (1.88) | | TOTAL ADMINISTRATIVE | 1,235.88 | 1,334 | 98.12 | 1,334 | 98.12 |
| | | | | OPERATIONAL EXPENSES | | | | | |
| 0.00 | 0 | 0.00 | 6603 | GENERAL MAINTENANCE | 3,475.00 | 315 | (3,160.00) | 315 | (3,160.00) |
| 0.00 | 0 | 0.00 | 66030002 | POWER WASHING | 0.00 | 400 | 400.00 | 400 | 400.00 |
| 1,476.73 | 468 | (1,008.73) | 6607 | LANDSCAPE MANAGEMENT | 6,153.76 | 5,616 | (537.76) | 5,616 | (537.76) |
| (565.83) | 30 | 595.83 | 66070001 | LANDSCAPE & IRRIGATION | 842.09 | 400 | (442.09) | 400 | (442.09) |
| 0.00 | 0 | 0.00 | 6626 | TERMITE BOND | 456.00 | 660 | 204.00 | 660 | 204.00 |
| 910.90 | 498 | (412.90) | | TOTAL OPERATIONAL EXPENSE | 10,926.85 | 7,391 | (3,535.85) | 7,391 | (3,535.85) |
| | | | | RECREATIONAL/FACILITY MAIN MAINTENANCE | 0.00 | 650 | 650.00 | 650 | 650.00 |
| 0.00 | 0 | 0.00 | | TOTAL RECREATIONAL EXPENS | 0.00 | 650 | 650.00 | 650 | 650.00 |
| 1,024.78 | 610 | (414.78) | | TOTAL OPERATING EXPENSES | 12,162.73 | 9,375 | (2,787.73) | 9,375 | (2,787.73) |
| (243.82) | 174 | (417.82) | | NET INCOME BEFORE DEBT&DEPRECIATION | (2,791.21) | 0 | (2,791.21) | 0 | (2,791.21) |
| (243.82) | 174 | (417.82) | | OPERATING NET INCOME (LOSS) | (2,791.21) | 0 | (2,791.21) | 0 | (2,791.21) |

64G EV UNIT 1 DUPLEXES
BALANCE SHEET - RESERVES (UNAUDITED)
12/31/2017

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

| | CURRENT MONTH BALANCE | PREVIOUS MONTH BALANCE | NET CHANGE |
|---------------------------|--------------------------|---------------------------|---------------|
| ASSETS | | | |
| CASH | | | |
| RESERVES CASH | <u>45,265.18</u> | <u>44,452.30</u> | <u>812.88</u> |
| TOTAL CASH | 45,265.18 | 44,452.30 | 812.88 |
| TOTAL ASSETS | <u>45,265.18</u> | <u>44,452.30</u> | <u>812.88</u> |
| LIABILITIES & EQUITY | | | |
| EQUITY | | | |
| RESERVE FUND BALANCE | 47,183.82 | 47,183.82 | 0.00 |
| NET INCOME (LOSS) | <u>(1,918.64)</u> | <u>(2,731.52)</u> | <u>812.88</u> |
| TOTAL EQUITY | 45,265.18 | 44,452.30 | 812.88 |
| TOTAL LIABILITIES & EQUIT | <u>45,265.18</u> | <u>44,452.30</u> | <u>812.88</u> |

64G EV UNIT 1 DUPLEXES
RESERVE STATEMENT - DETAIL (UNAUDITED)
12/31/2017

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

| MONTHLY ACTUAL | MONTHLY BUDGET | MONTHLY VARIANCE | | YEAR TO DATE ACTUAL | YEAR TO DATE BUDGET | YEAR TO DATE VARIANCE | ANNUAL BUDGET | BUDGET REMAINING |
|-------------------|-------------------|---------------------|---------------------------|------------------------|------------------------|--------------------------|------------------|---------------------|
| | | | INCOME | | | | | |
| 792.00 | 789 | 3.00 | RESERVE FUND CONTRIBUTION | 9,504.00 | 9,501 | 3.00 | 9,501 | 3.00 |
| <u>20.88</u> | <u>0</u> | <u>20.88</u> | INTEREST INCOME - RESERVE | <u>313.46</u> | <u>0</u> | <u>313.46</u> | <u>0</u> | <u>313.46</u> |
| 812.88 | 789 | 23.88 | TOTAL INCOME | 9,817.46 | 9,501 | 316.46 | 9,501 | 316.46 |
| | | | EXPENSES | | | | | |
| 0.00 | 0 | 0.00 | LANDSCAPING | 0.00 | 1,827 | 1,827.00 | 1,827 | 1,827.00 |
| <u>0.00</u> | <u>0</u> | <u>0.00</u> | PAINTING | <u>11,736.10</u> | <u>16,240</u> | <u>4,503.90</u> | <u>16,240</u> | <u>4,503.90</u> |
| 0.00 | 0 | 0.00 | TOTAL EXPENSE | 11,736.10 | 18,067 | 6,330.90 | 18,067 | 6,330.90 |
| <u>812.88</u> | <u>789</u> | <u>23.88</u> | NET INCOME (LOSS) | <u>(1,918.64)</u> | <u>(8,566)</u> | <u>6,647.36</u> | <u>(8,566)</u> | <u>6,647.36</u> |