

64D NORTH VILLAGE TOWNHOUSE
BALANCE SHEET - OPERATING (UNAUDITED)
09/30/2017

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

Sep 2017		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
GL#		BALANCE	BALANCE	
	CASH			
	OPERATING CASH	<u>65,749.50</u>	<u>66,307.30</u>	<u>(557.80)</u>
	TOTAL CASH	65,749.50	66,307.30	(557.80)
	ACCOUNTS RECEIVABLE			
0111	ACCOUNTS RECEIVABLE	5,853.62	5,450.84	402.78
0119	RESERVE FOR BAD DEBT	<u>(2,681.69)</u>	<u>(2,341.69)</u>	<u>(340.00)</u>
	TOTAL ACCOUNTS RECEIVABLE	3,171.93	3,109.15	62.78
	OTHER ASSETS			
0131	DEPOSITS	<u>50.00</u>	<u>50.00</u>	<u>0.00</u>
	TOTAL OTHER ASSETS	50.00	50.00	0.00
	TOTAL ASSETS	<u><u>68,971.43</u></u>	<u><u>69,466.45</u></u>	<u><u>(495.02)</u></u>

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Sep 2017 GL#		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
	LIABILITIES & EQUITY			
	CURRENT LIABILITIES			
0210	ACCRUED EXPENSES	869.22	4,488.99	(3,619.77)
02120100	UNCLAIMED FUNDS	327.94	327.94	0.00
0215	PREPAID ASSESSMENTS	2,471.25	2,479.94	(8.69)
01120610	DUE TO (FROM) CROA	<u>(3,657.38)</u>	<u>(3,657.38)</u>	<u>0.00</u>
	TOTAL CURRENT LIABILITIES	11.03	3,639.49	(3,628.46)
	EQUITY			
0309	OWNERS' EQUITY	54,974.64	54,974.64	0.00
	CURRENT YEAR INCOME (LOSS)	<u>13,985.76</u>	<u>10,852.32</u>	<u>3,133.44</u>
	TOTAL EQUITY	68,960.40	65,826.96	3,133.44
	TOTAL LIABILITIES & EQUITY	<u>68,971.43</u>	<u>69,466.45</u>	<u>(495.02)</u>

64D NORTH VILLAGE TOWNHOUSE
OPERATING STATEMENT - DETAIL (UNAUDITED)
09/30/2017

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MONTHLY ACTUAL	MONTHLY BUDGET	VARIANCE FAV/ (UNFAV)	Sep 2017 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	VARIANCE FAV/ (UNFAV)	ANNUAL BUDGET	BUDGET REMAINING
INCOME									
8,673.61	8,674	(0.39)	0401	ASSOCIATION DUES	78,062.49	78,066	(3.51)	104,083	(26,020.51)
(4,000.00)	(4,000)	0.00	0402	RESERVE FUND CONTRIBUTION	(36,000.00)	(36,000)	0.00	(48,000)	12,000.00
(340.00)	0	(340.00)	0423	LESS: BAD DEBT	(2,260.00)	0	(2,260.00)	0	(2,260.00)
100.00	0	100.00	0441	LATE CHARGES	725.00	0	725.00	0	725.00
69.25	0	69.25	0449	DELINQUENCY INTEREST	433.67	0	433.67	0	433.67
<u>4,502.86</u>	<u>4,674</u>	<u>(171.14)</u>		TOTAL INCOME	<u>40,961.16</u>	<u>42,066</u>	<u>(1,104.84)</u>	<u>56,083</u>	<u>(15,121.84)</u>
EXPENSES									
ADMINISTRATIVE									
493.00	493	0.00	6514	ADMINISTRATIVE FEE	4,437.00	4,437	0.00	5,916	1,479.00
0.00	20	20.00		LEGAL & PROFESSIONAL	0.00	180	180.00	460	460.00
7.20	0	(7.20)		MISC - ADMINISTRATIVE	29.65	35	5.35	128	98.35
<u>500.20</u>	<u>513</u>	<u>12.80</u>		TOTAL ADMINISTRATIVE	<u>4,466.65</u>	<u>4,652</u>	<u>185.35</u>	<u>6,504</u>	<u>2,037.35</u>
OPERATIONAL EXPENSES									
0.00	250	250.00	6603	GENERAL MAINTENANCE	100.00	750	650.00	1,000	900.00
0.00	5,600	5,600.00	66030002	POWER WASHING	4,475.00	7,600	3,125.00	7,600	3,125.00
855.00	2,644	1,789.00	6607	LANDSCAPE MANAGEMENT	17,369.63	23,796	6,426.37	31,731	14,361.37
0.00	0	0.00	66070001	LANDSCAPE & IRRIGATION	902.25	3,000	2,097.75	5,000	4,097.75
0.00	0	0.00	6626	TERMITE BOND	3,192.00	3,080	(112.00)	3,080	(112.00)
<u>855.00</u>	<u>8,494</u>	<u>7,639.00</u>		TOTAL OPERATIONAL EX	<u>26,038.88</u>	<u>38,226</u>	<u>12,187.12</u>	<u>48,411</u>	<u>22,372.12</u>
RECREATIONAL/FACILITY MAIN									
0.00	0	0.00		MAINTENANCE	0.00	1,000	1,000.00	1,000	1,000.00
0.00	0	0.00		WATER/RECLAIMED WATER	(3,657.38)	0	3,657.38	0	3,657.38
<u>0.00</u>	<u>0</u>	<u>0.00</u>		TOTAL RECREATIONAL E	<u>(3,657.38)</u>	<u>1,000</u>	<u>4,657.38</u>	<u>1,000</u>	<u>4,657.38</u>
UTILITIES									
14.22	14	(0.22)	6663	ELECTRICITY-OTHER	127.25	126	(1.25)	168	40.75
<u>14.22</u>	<u>14</u>	<u>(0.22)</u>		TOTAL UTILITIES	<u>127.25</u>	<u>126</u>	<u>(1.25)</u>	<u>168</u>	<u>40.75</u>
<u>1,369.42</u>	<u>9,021</u>	<u>7,651.58</u>		TOTAL OPERATING EXPE	<u>26,975.40</u>	<u>44,004</u>	<u>17,028.60</u>	<u>56,083</u>	<u>29,107.60</u>
3,133.44	(4,347)	7,480.44		NET INCOME BEFORE DEBT&DEPRECI	13,985.76	(1,938)	15,923.76	0	13,985.76
<u>3,133.44</u>	<u>(4,347)</u>	<u>7,480.44</u>		OPERATING NET INCOME (LOSS)	<u>13,985.76</u>	<u>(1,938)</u>	<u>15,923.76</u>	<u>0</u>	<u>13,985.76</u>

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Sep 2017		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
	ASSETS			
01109999	CASH RESERVES CASH	<u>116,591.72</u>	<u>112,866.09</u>	<u>3,725.63</u>
	TOTAL CASH	116,591.72	112,866.09	3,725.63
	TOTAL ASSETS	<u>116,591.72</u>	<u>112,866.09</u>	<u>3,725.63</u>
	LIABILITIES & EQUITY			
02110001	CURRENT LIABILITIES RESERVE ACCT PAYABLE	<u>0.00</u>	<u>320.00</u>	<u>(320.00)</u>
	TOTAL CURRENT LIABILITIES	0.00	320.00	(320.00)
0315	EQUITY RESERVE FUND BALANCE NET INCOME (LOSS)	404,390.37 <u>(287,798.65)</u>	404,390.37 <u>(291,844.28)</u>	0.00 <u>4,045.63</u>
	TOTAL EQUITY	116,591.72	112,546.09	4,045.63
	TOTAL LIABILITIES & EQUITY	<u>116,591.72</u>	<u>112,866.09</u>	<u>3,725.63</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
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INCOME									
4,000.00	4,000	0.00	0492	RESERVE FUND CONTRIBUTION	36,000.00	36,000	0.00	48,000	(12,000.00)
<u>45.63</u>	<u>0</u>	<u>45.63</u>	0451	INTEREST INCOME - RESERVE	<u>919.58</u>	<u>0</u>	<u>919.58</u>	<u>0</u>	<u>919.58</u>
4,045.63	4,000	45.63		TOTAL INCOME	36,919.58	36,000	919.58	48,000	(11,080.42)
EXPENSES									
0.00	0	0.00	6921	GUTTERS	0.00	48,568	48,568.00	48,568	48,568.00
0.00	0	0.00	6937	LANDSCAPING	0.00	6,597	6,597.00	6,597	6,597.00
<u>0.00</u>	<u>0</u>	<u>0.00</u>	6967	ROOF	<u>324,718.23</u>	<u>293,386</u>	<u>(31,332.23)</u>	<u>293,386</u>	<u>(31,332.23)</u>
0.00	0	0.00		TOTAL EXPENSE	324,718.23	348,551	23,832.77	348,551	23,832.77
<u>4,045.63</u>	<u>4,000</u>	<u>45.63</u>		NET INCOME (LOSS)	<u>(287,798.65)</u>	<u>(312,551)</u>	<u>24,752.35</u>	<u>(300,551)</u>	<u>12,752.35</u>