

64F SOUTH VILLAGE TOWNHOME
BALANCE SHEET - OPERATING (UNAUDITED)
09/30/2017

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

Sep 2017 GL#		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
	CASH			
	OPERATING CASH	<u>32,403.10</u>	<u>30,731.33</u>	<u>1,671.77</u>
	TOTAL CASH	32,403.10	30,731.33	1,671.77
	ACCOUNTS RECEIVABLE			
0111	ACCOUNTS RECEIVABLE	72.87	1,667.40	(1,594.53)
0119	RESERVE FOR BAD DEBT	<u>(2.00)</u>	<u>(642.00)</u>	<u>640.00</u>
	TOTAL ACCOUNTS RECEIVABLE	70.87	1,025.40	(954.53)
	OTHER ASSETS			
0131	DEPOSITS	<u>290.00</u>	<u>290.00</u>	<u>0.00</u>
	TOTAL OTHER ASSETS	290.00	290.00	0.00
	TOTAL ASSETS	<u><u>32,763.97</u></u>	<u><u>32,046.73</u></u>	<u><u>717.24</u></u>

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Sep 2017 GL#		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
	LIABILITIES & EQUITY			
	CURRENT LIABILITIES			
0210	ACCRUED EXPENSES	893.38	4,842.98	(3,949.60)
0215	PREPAID ASSESSMENTS	10,075.16	10,366.75	(291.59)
01120610	DUE TO (FROM) CROA	<u>(8,220.94)</u>	<u>(8,878.22)</u>	<u>657.28</u>
	TOTAL CURRENT LIABILITIES	2,747.60	6,331.51	(3,583.91)
	EQUITY			
0309	OWNERS' EQUITY	22,677.78	22,677.78	0.00
	CURRENT YEAR INCOME (LOSS)	<u>7,338.59</u>	<u>3,037.44</u>	<u>4,301.15</u>
	TOTAL EQUITY	30,016.37	25,715.22	4,301.15
	TOTAL LIABILITIES & EQUITY	<u><u>32,763.97</u></u>	<u><u>32,046.73</u></u>	<u><u>717.24</u></u>

64F SOUTH VILLAGE TOWNHOME
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									
11,372.01	11,372	0.01	0401	ASSOCIATION DUES	102,348.09	102,348	0.09	136,464	(34,115.91)
(5,333.00)	(5,333)	0.00	0402	RESERVE FUND CONTRIBUTION	(47,997.00)	(47,997)	0.00	(64,000)	16,003.00
640.00	0	640.00	0423	LESS: BAD DEBT	0.00	0	0.00	0	0.00
0.00	0	0.00	0441	LATE CHARGES	275.00	0	275.00	0	275.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	84.75	0	84.75	0	84.75
<u>6,679.01</u>	<u>6,039</u>	<u>640.01</u>		TOTAL INCOME	<u>54,710.84</u>	<u>54,351</u>	<u>359.84</u>	<u>72,464</u>	<u>(17,753.16)</u>
EXPENSES									
ADMINISTRATIVE									
663.00	663	0.00	6514	ADMINISTRATIVE FEE	5,967.00	5,967	0.00	7,956	1,989.00
0.00	0	0.00		LEGAL & PROFESSIONAL	0.00	200	200.00	400	400.00
7.20	0	(7.20)		MISC - ADMINISTRATIVE	29.65	37	7.35	117	87.35
<u>670.20</u>	<u>663</u>	<u>(7.20)</u>		TOTAL ADMINISTRATIVE	<u>5,996.65</u>	<u>6,204</u>	<u>207.35</u>	<u>8,473</u>	<u>2,476.35</u>
OPERATIONAL EXPENSES									
120.00	0	(120.00)	6603	GENERAL MAINTENANCE	1,593.76	1,100	(493.76)	1,400	(193.76)
0.00	0	0.00	66030002	POWER WASHING	3,950.00	3,790	(160.00)	5,985	2,035.00
0.00	0	0.00	66030003	GUTTER CLEANING	855.00	2,200	1,345.00	2,200	1,345.00
0.00	2,356	2,356.00	6607	LANDSCAPE MANAGEMENT	18,845.68	21,204	2,358.32	28,268	9,422.32
892.00	1,000	108.00	66070001	LANDSCAPE & IRRIGATION	1,627.01	6,300	4,672.99	7,500	5,872.99
0.00	0	0.00	6626	TERMITE BOND	4,392.00	4,240	(152.00)	4,240	(152.00)
<u>1,012.00</u>	<u>3,356</u>	<u>2,344.00</u>		TOTAL OPERATIONAL EX	<u>31,263.45</u>	<u>38,834</u>	<u>7,570.55</u>	<u>49,593</u>	<u>18,329.55</u>
RECREATIONAL/FACILITY MAIN									
0.00	0	0.00		MAINTENANCE	275.00	500	225.00	1,000	725.00
657.28	1,165	507.72		WATER/RECLAIMED WATER	9,498.25	10,842	1,343.75	12,942	3,443.75
<u>657.28</u>	<u>1,165</u>	<u>507.72</u>		TOTAL RECREATIONAL E	<u>9,773.25</u>	<u>11,342</u>	<u>1,568.75</u>	<u>13,942</u>	<u>4,168.75</u>
UTILITIES									
38.38	38	(0.38)	6663	ELECTRICITY-OTHER	338.90	342	3.10	456	117.10
<u>38.38</u>	<u>38</u>	<u>(0.38)</u>		TOTAL UTILITIES	<u>338.90</u>	<u>342</u>	<u>3.10</u>	<u>456</u>	<u>117.10</u>
<u>2,377.86</u>	<u>5,222</u>	<u>2,844.14</u>		TOTAL OPERATING EXPE	<u>47,372.25</u>	<u>56,722</u>	<u>9,349.75</u>	<u>72,464</u>	<u>25,091.75</u>
4,301.15	817	3,484.15		NET INCOME BEFORE DEBT&DEPRECI	7,338.59	(2,371)	9,709.59	0	7,338.59
<u>4,301.15</u>	<u>817</u>	<u>3,484.15</u>		OPERATING NET INCOME (LOSS)	<u>7,338.59</u>	<u>(2,371)</u>	<u>9,709.59</u>	<u>0</u>	<u>7,338.59</u>

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Sep 2017		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
	ASSETS			
	CASH			
01109999	RESERVES CASH	<u>153,829.48</u>	<u>149,189.06</u>	<u>4,640.42</u>
	TOTAL CASH	153,829.48	149,189.06	4,640.42
	TOTAL ASSETS	<u>153,829.48</u>	<u>149,189.06</u>	<u>4,640.42</u>
	LIABILITIES & EQUITY			
	CURRENT LIABILITIES			
02110001	RESERVE ACCT PAYABLE	0.00	317.79	(317.79)
02100001	ACCRUED EXPENSE RESERVES	<u>5,000.00</u>	<u>5,000.00</u>	<u>0.00</u>
	TOTAL CURRENT LIABILITIES	5,000.00	5,317.79	(317.79)
	EQUITY			
0315	RESERVE FUND BALANCE	483,229.00	483,229.00	0.00
	NET INCOME (LOSS)	<u>(334,399.52)</u>	<u>(339,357.73)</u>	<u>4,958.21</u>
	TOTAL EQUITY	148,829.48	143,871.27	4,958.21
	TOTAL LIABILITIES & EQUITY	<u>153,829.48</u>	<u>149,189.06</u>	<u>4,640.42</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
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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									
5,333.00	5,333	0.00	0492	RESERVE FUND CONTRIBUTION	47,997.00	47,997	0.00	64,000	(16,003.00)
<u>60.21</u>	<u>0</u>	<u>60.21</u>	0451	INTEREST INCOME - RESERVE	<u>1,024.58</u>	<u>0</u>	<u>1,024.58</u>	<u>0</u>	<u>1,024.58</u>
5,393.21	5,333	60.21		TOTAL INCOME	49,021.58	47,997	1,024.58	64,000	(14,978.42)
EXPENSES									
0.00	0	0.00	6921	GUTTERS	86,815.85	100,295	13,479.15	100,295	13,479.15
0.00	0	0.00	6937	LANDSCAPING	6,355.00	0	(6,355.00)	0	(6,355.00)
435.00	0	(435.00)	6967	ROOF	290,250.25	360,579	70,328.75	360,579	70,328.75
<u>0.00</u>	<u>0</u>	<u>0.00</u>	6972	SIDEWALKS	<u>0.00</u>	<u>1,865</u>	<u>1,865.00</u>	<u>1,865</u>	<u>1,865.00</u>
435.00	0	(435.00)		TOTAL EXPENSE	383,421.10	462,739	79,317.90	462,739	79,317.90
<u>4,958.21</u>	<u>5,333</u>	<u>(374.79)</u>		NET INCOME (LOSS)	<u>(334,399.52)</u>	<u>(414,742)</u>	<u>80,342.48</u>	<u>(398,739)</u>	<u>64,339.48</u>