

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

Sep 2017 GL#		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
	CASH			
	OPERATING CASH	<u>192,507.62</u>	<u>194,199.95</u>	<u>(1,692.33)</u>
	TOTAL CASH	192,507.62	194,199.95	(1,692.33)
	ACCOUNTS RECEIVABLE			
0111	ACCOUNTS RECEIVABLE	5,878.53	5,771.04	107.49
0119	RESERVE FOR BAD DEBT	(2,900.00)	(2,610.00)	(290.00)
0112	ACCOUNTS RECEIVABLE - OTHER	<u>2,135.62</u>	<u>2,135.62</u>	<u>0.00</u>
	TOTAL ACCOUNTS RECEIVABLE	5,114.15	5,296.66	(182.51)
	TOTAL ASSETS	<u>197,621.77</u>	<u>199,496.61</u>	<u>(1,874.84)</u>

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Sep 2017		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
GL#		BALANCE	BALANCE	
	LIABILITIES & EQUITY			
	CURRENT LIABILITIES			
0210	ACCRUED EXPENSES	15,380.00	15,663.00	(283.00)
0211	ACCOUNTS PAYABLE	25.40	13,104.00	(13,078.60)
0215	PREPAID ASSESSMENTS	17,476.13	19,761.91	(2,285.78)
0225	ACCOUNTS PAYABLE - DUE TO RESERVES	7,142.00	5,831.28	1,310.72
01120610	DUE TO (FROM) CROA	<u>(4,228.41)</u>	<u>(4,607.00)</u>	<u>378.59</u>
	TOTAL CURRENT LIABILITIES	35,795.12	49,753.19	(13,958.07)
	EQUITY			
0309	OWNERS' EQUITY	111,405.60	111,405.60	0.00
	CURRENT YEAR INCOME (LOSS)	<u>50,421.05</u>	<u>38,337.82</u>	<u>12,083.23</u>
	TOTAL EQUITY	161,826.65	149,743.42	12,083.23
	TOTAL LIABILITIES & EQUITY	<u>197,621.77</u>	<u>199,496.61</u>	<u>(1,874.84)</u>

64N SPRING LAKE TOWNHOMES
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									
22,748.23	24,550	(1,801.77)	0401	ASSOCIATION DUES	194,227.03	220,950	(26,722.97)	294,601	(100,373.97)
(7,142.00)	(7,142)	0.00	0402	RESERVE FUND CONTRIBUTION	(61,982.24)	(64,278)	2,295.76	(85,704)	23,721.76
(290.00)	(470)	180.00	0423	LESS: BAD DEBT	(350.00)	(4,230)	3,880.00	(5,645)	5,295.00
250.00	0	250.00	0441	LATE CHARGES	975.00	0	975.00	0	975.00
73.80	0	73.80	0449	DELINQUENCY INTEREST	325.05	0	325.05	0	325.05
0.00	0	0.00	0456	COLLECTION FEE INCOME	75.00	0	75.00	0	75.00
<u>15,640.03</u>	<u>16,938</u>	<u>(1,297.97)</u>		TOTAL INCOME	<u>133,269.84</u>	<u>152,442</u>	<u>(19,172.16)</u>	<u>203,252</u>	<u>(69,982.16)</u>
EXPENSES									
ADMINISTRATIVE									
1,717.00	1,921	204.00	6514	ADMINISTRATIVE FEE	16,150.00	17,289	1,139.00	23,052	6,902.00
0.00	50	50.00		LEGAL & PROFESSIONAL	0.00	450	450.00	600	600.00
39.80	0	(39.80)		MISC - ADMINISTRATIVE	71.19	113	41.81	226	154.81
<u>1,756.80</u>	<u>1,971</u>	<u>214.20</u>		TOTAL ADMINISTRATIVE	<u>16,221.19</u>	<u>17,852</u>	<u>1,630.81</u>	<u>23,878</u>	<u>7,656.81</u>
OPERATIONAL EXPENSES									
0.00	4,441	4,441.00	6603	GENERAL MAINTENANCE	133.78	39,969	39,835.22	53,288	53,154.22
1,000.00	3,000	2,000.00	66030002	POWER WASHING	9,750.00	18,000	8,250.00	18,000	8,250.00
0.00	0	0.00	66030003	GUTTER CLEANING	1,796.00	5,000	3,204.00	5,000	3,204.00
0.00	6,333	6,333.00	6607	LANDSCAPE MANAGEMENT	43,351.32	56,997	13,645.68	75,996	32,644.68
0.00	833	833.00	66070001	LANDSCAPE & IRRIGATION	8,874.00	7,497	(1,377.00)	9,994	1,120.00
0.00	0	0.00	66070002	SOD REPLACEMENT	202.50	4,000	3,797.50	6,000	5,797.50
0.00	0	0.00	6625	PEST CONTROL	(1,040.00)	0	1,040.00	0	1,040.00
800.00	808	8.00	6626	TERMITE BOND	3,560.00	7,272	3,712.00	9,696	6,136.00
<u>1,800.00</u>	<u>15,415</u>	<u>13,615.00</u>		TOTAL OPERATIONAL EX	<u>66,627.60</u>	<u>138,735</u>	<u>72,107.40</u>	<u>177,974</u>	<u>111,346.40</u>
RECREATIONAL/FACILITY MAIN									
0.00	0	0.00		MAINTENANCE	0.00	1,400	1,400.00	1,400	1,400.00
<u>0.00</u>	<u>0</u>	<u>0.00</u>		TOTAL RECREATIONAL E	<u>0.00</u>	<u>1,400</u>	<u>1,400.00</u>	<u>1,400</u>	<u>1,400.00</u>
<u>3,556.80</u>	<u>17,386</u>	<u>13,829.20</u>		TOTAL OPERATING EXPE	<u>82,848.79</u>	<u>157,987</u>	<u>75,138.21</u>	<u>203,252</u>	<u>120,403.21</u>
12,083.23	(448)	12,531.23		NET INCOME BEFORE DEBT&DEPRECI	50,421.05	(5,545)	55,966.05	0	50,421.05
<u>12,083.23</u>	<u>(448)</u>	<u>12,531.23</u>		OPERATING NET INCOME (LOSS)	<u>50,421.05</u>	<u>(5,545)</u>	<u>55,966.05</u>	<u>0</u>	<u>50,421.05</u>

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Sep 2017		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
	ASSETS			
0109	CASH			
	CASH - RESERVES	<u>187,741.84</u>	<u>168,778.44</u>	<u>18,963.40</u>
	TOTAL CASH	187,741.84	168,778.44	18,963.40
0114	ACCOUNTS RECEIVABLE			
	ACCOUNTS RECEIVABLE - DUE FROM OPERATING	<u>7,142.00</u>	<u>18,935.28</u>	<u>(11,793.28)</u>
	TOTAL ACCOUNTS RECEIVABLE	7,142.00	18,935.28	(11,793.28)
	TOTAL ASSETS	<u>194,883.84</u>	<u>187,713.72</u>	<u>7,170.12</u>
	LIABILITIES & EQUITY			
0315	EQUITY			
	RESERVE FUND BALANCE	132,682.51	132,682.51	0.00
	NET INCOME (LOSS)	<u>62,201.33</u>	<u>55,031.21</u>	<u>7,170.12</u>
	TOTAL EQUITY	194,883.84	187,713.72	7,170.12
	TOTAL LIABILITIES & EQUITY	<u>194,883.84</u>	<u>187,713.72</u>	<u>7,170.12</u>

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				INCOME					
7,142.00	7,142	0.00	0492	RESERVE FUND CONTRIBUTION	61,982.24	64,278	(2,295.76)	85,704	(23,721.76)
<u>28.12</u>	<u>0</u>	<u>28.12</u>	0451	INTEREST INCOME - RESERVE	<u>219.09</u>	<u>0</u>	<u>219.09</u>	<u>0</u>	<u>219.09</u>
7,170.12	7,142	28.12		TOTAL INCOME	62,201.33	64,278	(2,076.67)	85,704	(23,502.67)
<u>7,170.12</u>	<u>7,142</u>	<u>28.12</u>		NET INCOME (LOSS)	<u>62,201.33</u>	<u>64,278</u>	<u>(2,076.67)</u>	<u>85,704</u>	<u>(23,502.67)</u>