

EAST VILLAGE

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

JUNE 30, 2018

07/13/2018
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64G EV UNIT 1 DUPLEXES
BALANCE SHEET - OPERATING (UNAUDITED)
06/30/2018

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>13,268.52</u>	<u>14,397.13</u>	<u>(1,128.61)</u>
TOTAL CASH	13,268.52	14,397.13	(1,128.61)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	290.57	28.41	262.16
RESERVE FOR BAD DEBT	<u>(27.49)</u>	<u>(27.49)</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	263.08	0.92	262.16
TOTAL ASSETS	<u>13,531.60</u>	<u>14,398.05</u>	<u>(866.45)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	935.34	1,100.34	(165.00)
ACCOUNTS PAYABLE	0.00	750.00	(750.00)
PREPAID ASSESSMENTS	<u>491.00</u>	<u>753.16</u>	<u>(262.16)</u>
TOTAL CURRENT LIABILITIES	1,426.34	2,603.50	(1,177.16)
EQUITY			
OWNERS' EQUITY	12,879.34	12,879.34	0.00
CURRENT YEAR INCOME (LOSS)	<u>(774.08)</u>	<u>(1,084.79)</u>	<u>310.71</u>
TOTAL EQUITY	12,105.26	11,794.55	310.71
TOTAL LIABILITIES & EQUITY	<u>13,531.60</u>	<u>14,398.05</u>	<u>(866.45)</u>

64G EV UNIT 1 DUPLEXES
OPERATING STATEMENT - DETAIL (UNAUDITED)
06/30/2018

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Jun2018 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	9,437.76	9,438	(0.24)	18,876	(9,438.24)
(633.00)	(633)	0.00	0402	RESERVE FUND CONTRIBUTION	(3,798.00)	(3,798)	0.00	(7,596)	3,798.00
0.00	0	0.00	0441	LATE CHARGES	50.00	0	50.00	0	50.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	7.85	0	7.85	0	7.85
<u>939.96</u>	<u>940</u>	<u>(0.04)</u>		TOTAL INCOME	<u>5,697.61</u>	<u>5,640</u>	<u>57.61</u>	<u>11,280</u>	<u>(5,582.39)</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		LEGAL & PROFESSIONAL	0.00	100	100.00	100	100.00
0.00	0	0.00		MISC - ADMINISTRATIVE	0.00	6	6.00	20	20.00
<u>102.00</u>	<u>102</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>612.00</u>	<u>718</u>	<u>106.00</u>	<u>1,344</u>	<u>732.00</u>
OPERATIONAL EXPENSES									
0.00	75	75.00	6603	GENERAL MAINTENANCE	530.00	450	(80.00)	900	370.00
0.00	0	0.00	66030002	POWER WASHING	750.00	200	(550.00)	1,200	450.00
527.25	300	(227.25)	6607	LANDSCAPE MANAGEMENT	3,163.50	1,798	(1,365.50)	3,598	434.50
0.00	244	244.00	66070001	LANDSCAPE & IRRIGATION	960.19	1,464	503.81	2,928	1,967.81
0.00	55	55.00	6626	TERMITE BOND	456.00	330	(126.00)	660	204.00
<u>527.25</u>	<u>674</u>	<u>146.75</u>		TOTAL OPERATIONAL EXPENSE	<u>5,859.69</u>	<u>4,242</u>	<u>(1,617.69)</u>	<u>9,286</u>	<u>3,426.31</u>
RECREATIONAL/FACILITY MAIN MAINTENANCE									
0.00	0	0.00			0.00	300	300.00	650	650.00
0.00	0	0.00		TOTAL RECREATIONAL EXPENS	<u>0.00</u>	<u>300</u>	<u>300.00</u>	<u>650</u>	<u>650.00</u>
629.25	776	146.75		TOTAL OPERATING EXPENSES	<u>6,471.69</u>	<u>5,260</u>	<u>(1,211.69)</u>	<u>11,280</u>	<u>4,808.31</u>
310.71	164	146.71		NET INCOME BEFORE DEBT&DEPRECIATION	<u>(774.08)</u>	<u>380</u>	<u>(1,154.08)</u>	<u>0</u>	<u>(774.08)</u>
310.71	164	146.71		OPERATING NET INCOME (LOSS)	<u>(774.08)</u>	<u>380</u>	<u>(1,154.08)</u>	<u>0</u>	<u>(774.08)</u>

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BALANCE SHEET - RESERVES (UNAUDITED)
06/30/2018

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BLDG L SUITE 100
SCOTTSDALE AZ 85258

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>49,203.34</u>	<u>48,558.21</u>	<u>645.13</u>
TOTAL CASH	49,203.34	48,558.21	645.13
TOTAL ASSETS	<u>49,203.34</u>	<u>48,558.21</u>	<u>645.13</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	45,265.18	45,265.18	0.00
NET INCOME (LOSS)	<u>3,938.16</u>	<u>3,293.03</u>	<u>645.13</u>
TOTAL EQUITY	49,203.34	48,558.21	645.13
TOTAL LIABILITIES & EQUIT	<u>49,203.34</u>	<u>48,558.21</u>	<u>645.13</u>

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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					
633.00	633	0.00	RESERVE FUND CONTRIBUTION	3,798.00	3,798	0.00	7,596	(3,798.00)
<u>12.13</u>	<u>0</u>	<u>12.13</u>	INTEREST INCOME - RESERVE	<u>140.16</u>	<u>0</u>	<u>140.16</u>	<u>0</u>	<u>140.16</u>
645.13	633	12.13	TOTAL INCOME	3,938.16	3,798	140.16	7,596	(3,657.84)
645.13	633	12.13	NET INCOME (LOSS)	<u>3,938.16</u>	<u>3,798</u>	<u>140.16</u>	<u>7,596</u>	<u>(3,657.84)</u>