

EAST VILLAGE

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

September 2018

64G EV UNIT 1 DUPLEXES
OPERATING STATEMENT - DETAIL (UNAUDITED)
09/30/2018

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Sep2018 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	14,156.64	14,157	(0.36)	18,876	(4,719.36)
(633.00)	(633)	0.00	0402	RESERVE FUND CONTRIBUTION	(5,697.00)	(5,697)	0.00	(7,596)	1,899.00
0.00	0	0.00	0441	LATE CHARGES	75.00	0	75.00	0	75.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	11.78	0	11.78	0	11.78
<u>939.96</u>	<u>940</u>	<u>(0.04)</u>		TOTAL INCOME	<u>8,546.42</u>	<u>8,460</u>	<u>86.42</u>	<u>11,280</u>	<u>(2,733.58)</u>
				EXPENSES					
				ADMINISTRATIVE					
102.00	102	0.00	6514	ADMINISTRATIVE FEE	918.00	918	0.00	1,224	306.00
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>918.00</u>	<u>1,024</u>	<u>106.00</u>	<u>1,344</u>	<u>426.00</u>
				OPERATIONAL EXPENSES					
120.00	75	(45.00)	6603	GENERAL MAINTENANCE	650.00	675	25.00	900	250.00
0.00	0	0.00	66030002	POWER WASHING	750.00	1,200	450.00	1,200	450.00
527.25	300	(227.25)	6607	LANDSCAPE MANAGEMENT	3,809.91	2,698	(1,111.91)	3,598	(211.91)
2,156.00	244	(1,912.00)	66070001	LANDSCAPE & IRRIGATION	2,387.42	2,196	(191.42)	2,928	540.58
0.00	55	55.00	6626	TERMITE BOND	456.00	495	39.00	660	204.00
<u>2,803.25</u>	<u>674</u>	<u>(2,129.25)</u>		TOTAL OPERATIONAL EXPENSE	<u>8,053.33</u>	<u>7,264</u>	<u>(789.33)</u>	<u>9,286</u>	<u>1,232.67</u>
				RECREATIONAL/FACILITY MAIN MAINTENANCE					
<u>200.00</u>	<u>350</u>	<u>150.00</u>			<u>200.00</u>	<u>650</u>	<u>450.00</u>	<u>650</u>	<u>450.00</u>
<u>200.00</u>	<u>350</u>	<u>150.00</u>		TOTAL RECREATIONAL EXPENS	<u>200.00</u>	<u>650</u>	<u>450.00</u>	<u>650</u>	<u>450.00</u>
<u>3,105.25</u>	<u>1,126</u>	<u>(1,979.25)</u>		TOTAL OPERATING EXPENSES	<u>9,171.33</u>	<u>8,938</u>	<u>(233.33)</u>	<u>11,280</u>	<u>2,108.67</u>
<u>(2,165.29)</u>	<u>(186)</u>	<u>(1,979.29)</u>		NET INCOME BEFORE DEBT&DEPRECIATION	<u>(624.91)</u>	<u>(478)</u>	<u>(146.91)</u>	<u>0</u>	<u>(624.91)</u>
<u>(2,165.29)</u>	<u>(186)</u>	<u>(1,979.29)</u>		OPERATING NET INCOME (LOSS)	<u>(624.91)</u>	<u>(478)</u>	<u>(146.91)</u>	<u>0</u>	<u>(624.91)</u>

64G EV UNIT 1 DUPLEXES
BALANCE SHEET - OPERATING (UNAUDITED)
09/30/2018

8360 E VIA DE VENTURA
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SCOTTSDALE AZ 85258

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>14,229.57</u>	<u>15,366.27</u>	<u>(1,136.70)</u>
TOTAL CASH	14,229.57	15,366.27	(1,136.70)
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>14,492.65</u>	<u>15,367.19</u>	<u>(874.54)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	200.00	0.00	200.00
ACCOUNTS PAYABLE	2,156.00	170.11	1,985.89
PREPAID ASSESSMENTS	781.10	1,043.24	(262.14)
ACCOUNTS PAYABLE - DUE TO RESERVES	0.00	633.00	(633.00)
TOTAL CURRENT LIABILITIES	3,137.10	1,846.35	1,290.75
EQUITY			
OWNERS' EQUITY	11,980.46	11,980.46	0.00
CURRENT YEAR INCOME (LOSS)	(624.91)	1,540.38	(2,165.29)
TOTAL EQUITY	11,355.55	13,520.84	(2,165.29)
TOTAL LIABILITIES & EQUITY	14,492.65	15,367.19	(874.54)

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BALANCE SHEET - RESERVES (UNAUDITED)
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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>51,227.06</u>	<u>49,942.67</u>	<u>1,284.39</u>
TOTAL CASH	51,227.06	49,942.67	1,284.39
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPER	<u>0.00</u>	<u>633.00</u>	<u>(633.00)</u>
TOTAL ACCOUNTS RECEIVABLE	0.00	633.00	(633.00)
TOTAL ASSETS	<u>51,227.06</u>	<u>50,575.67</u>	<u>651.39</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	45,265.18	45,265.18	0.00
NET INCOME (LOSS)	<u>5,961.88</u>	<u>5,310.49</u>	<u>651.39</u>
TOTAL EQUITY	51,227.06	50,575.67	651.39
TOTAL LIABILITIES & EQUIT	<u>51,227.06</u>	<u>50,575.67</u>	<u>651.39</u>

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			INCOME					
633.00	633	0.00	RESERVE FUND CONTRIBUTION	5,697.00	5,697	0.00	7,596	(1,899.00)
<u>18.39</u>	<u>0</u>	<u>18.39</u>	INTEREST INCOME - RESERVE	<u>264.88</u>	<u>0</u>	<u>264.88</u>	<u>0</u>	<u>264.88</u>
651.39	633	18.39	TOTAL INCOME	5,961.88	5,697	264.88	7,596	(1,634.12)
<u>651.39</u>	<u>633</u>	<u>18.39</u>	NET INCOME (LOSS)	<u>5,961.88</u>	<u>5,697</u>	<u>264.88</u>	<u>7,596</u>	<u>(1,634.12)</u>