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641 BLUE SAGE TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
02/28/2017

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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>50,287.27</u>	<u>48,483.42</u>	<u>1,803.85</u>
TOTAL CASH	50,287.27	48,483.42	1,803.85
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	1,445.67	1,466.59	(20.92)
RESERVE FOR BAD DEBT	<u>(879.00)</u>	<u>(1,069.00)</u>	<u>190.00</u>
TOTAL ACCOUNTS RECEIVABLE	566.67	397.59	169.08
TOTAL ASSETS	<u>50,853.94</u>	<u>48,881.01</u>	<u>1,972.93</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	3,123.52	3,818.07	(694.55)
ACCOUNTS PAYABLE	0.00	122.94	(122.94)
PREPAID ASSESSMENTS	4,188.89	2,000.73	2,188.16
DUE TO (FROM) CROA	<u>137.55</u>	<u>252.99</u>	<u>(115.44)</u>
TOTAL CURRENT LIABILITIES	7,449.96	6,194.73	1,255.23
EQUITY			
OWNERS' EQUITY	44,760.63	44,760.63	0.00
CURRENT YEAR INCOME (LOSS)	<u>(1,356.65)</u>	<u>(2,074.35)</u>	<u>717.70</u>
TOTAL EQUITY	43,403.98	42,686.28	717.70
TOTAL LIABILITIES & EQUITY	<u>50,853.94</u>	<u>48,881.01</u>	<u>1,972.93</u>

641 BLUE SAGE TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
02/28/2017

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Feb2017 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
INCOME									
3,282.24	3,282	0.24	0401	ASSOCIATION DUES	6,564.48	6,564	0.48	39,384	(32,819.52)
(1,750.00)	(1,750)	0.00	0402	RESERVE FUND CONTRIBUTION	(3,500.00)	(3,500)	0.00	(21,000)	17,500.00
190.00	0	190.00	0423	LESS: BAD DEBT	(810.00)	0	(810.00)	0	(810.00)
50.00	0	50.00	0441	LATE CHARGES	100.00	0	100.00	0	100.00
8.50	0	8.50	0449	DELINQUENCY INTEREST	20.91	0	20.91	0	20.91
<u>1,780.74</u>	<u>1,532</u>	<u>248.74</u>		TOTAL INCOME	<u>2,375.39</u>	<u>3,064</u>	<u>(688.61)</u>	<u>18,384</u>	<u>(16,008.61)</u>
EXPENSES									
ADMINISTRATIVE									
204.00	204	0.00	6514	ADMINISTRATIVE FEE	408.00	408	0.00	2,448	2,040.00
0.00	0	0.00		LEGAL & PROFESSIONAL	0.00	0	0.00	120	120.00
0.00	0	0.00		MISC - ADMINISTRATIVE	0.00	7	7.00	42	42.00
<u>204.00</u>	<u>204</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>408.00</u>	<u>415</u>	<u>7.00</u>	<u>2,610</u>	<u>2,202.00</u>
OPERATIONAL EXPENSES									
0.00	0	0.00	6603	GENERAL MAINTENANCE	0.00	0	0.00	475	475.00
0.00	0	0.00	66030002	POWER WASHING	0.00	0	0.00	1,100	1,100.00
0.00	0	0.00	66030003	GUTTER CLEANING	0.00	0	0.00	2,000	2,000.00
694.97	695	0.03	6607	LANDSCAPE MANAGEMENT	1,389.64	1,390	0.36	8,340	6,950.36
0.00	140	140.00	66070001	LANDSCAPE & IRRIGATION	122.94	140	17.06	840	717.06
0.00	0	0.00	6626	TERMITE BOND	1,368.00	1,320	(48.00)	1,320	(48.00)
<u>694.97</u>	<u>835</u>	<u>140.03</u>		TOTAL OPERATIONAL EXPENSE	<u>2,880.58</u>	<u>2,850</u>	<u>(30.58)</u>	<u>14,075</u>	<u>11,194.42</u>
RECREATIONAL/FACILITY MAIN									
MAINTENANCE									
0.00	0	0.00		MAINTENANCE	0.00	0	0.00	485	485.00
137.55	54	(83.55)		WATER/RECLAIMED WATER	390.54	94	(296.54)	897	506.46
<u>137.55</u>	<u>54</u>	<u>(83.55)</u>		TOTAL RECREATIONAL EXPENS	<u>390.54</u>	<u>94</u>	<u>(296.54)</u>	<u>1,382</u>	<u>991.46</u>
UTILITIES									
ELECTRICITY-OTHER									
26.52	26	(0.52)	6663	ELECTRICITY-OTHER	52.92	46	(6.92)	317	264.08
<u>26.52</u>	<u>26</u>	<u>(0.52)</u>		TOTAL UTILITIES	<u>52.92</u>	<u>46</u>	<u>(6.92)</u>	<u>317</u>	<u>264.08</u>
<u>1,063.04</u>	<u>1,119</u>	<u>55.96</u>		TOTAL OPERATING EXPENSES	<u>3,732.04</u>	<u>3,405</u>	<u>(327.04)</u>	<u>18,384</u>	<u>14,651.96</u>
717.70	413	304.70		NET INCOME BEFORE DEBT&DEPRECIATION	(1,356.65)	(341)	(1,015.65)	0	(1,356.65)
<u>717.70</u>	<u>413</u>	<u>304.70</u>		OPERATING NET INCOME (LOSS)	<u>(1,356.65)</u>	<u>(341)</u>	<u>(1,015.65)</u>	<u>0</u>	<u>(1,356.65)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>141,184.09</u>	<u>139,382.21</u>	<u>1,801.88</u>
TOTAL CASH	141,184.09	139,382.21	1,801.88
TOTAL ASSETS	<u>141,184.09</u>	<u>139,382.21</u>	<u>1,801.88</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	137,579.11	137,579.11	0.00
NET INCOME (LOSS)	<u>3,604.98</u>	<u>1,803.10</u>	<u>1,801.88</u>
TOTAL EQUITY	141,184.09	139,382.21	1,801.88
TOTAL LIABILITIES & EQUIT	<u>141,184.09</u>	<u>139,382.21</u>	<u>1,801.88</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
02/28/2017

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BLDG L SUITE 100
SCOTTSDALE AZ 85258

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
			INCOME					
1,750.00	1,750	0.00	RESERVE FUND CONTRIBUTION	3,500.00	3,500	0.00	21,000	(17,500.00)
<u>51.88</u>	<u>0</u>	<u>51.88</u>	INTEREST INCOME - RESERVE	<u>104.98</u>	<u>0</u>	<u>104.98</u>	<u>0</u>	<u>104.98</u>
1,801.88	1,750	51.88	TOTAL INCOME	3,604.98	3,500	104.98	21,000	(17,395.02)
			EXPENSES					
0.00	0	0.00	OTHER RESERVE EXPENSES	0.00	0	0.00	10,769	10,769.00
0.00	0	0.00	LANDSCAPING	0.00	0	0.00	4,060	4,060.00
<u>0.00</u>	<u>0</u>	<u>0.00</u>	PAINTING	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>32,480</u>	<u>32,480.00</u>
0.00	0	0.00	TOTAL EXPENSE	0.00	0	0.00	47,309	47,309.00
<u>1,801.88</u>	<u>1,750</u>	<u>51.88</u>	NET INCOME (LOSS)	<u>3,604.98</u>	<u>3,500</u>	<u>104.98</u>	<u>(26,309)</u>	<u>29,913.98</u>