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64F SOUTH VILLAGE TOWNHOME
BALANCE SHEET - OPERATING (UNAUDITED)
01/12/0017

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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	38,370.28	32,304.22	6,066.06
TOTAL CASH	38,370.28	32,304.22	6,066.06
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	531.69	71.39	460.30
RESERVE FOR BAD DEBT	(32.00)	(2.00)	(30.00)
TOTAL ACCOUNTS RECEIVABLE	499.69	69.39	430.30
OTHER ASSETS			
DEPOSITS	290.00	290.00	0.00
TOTAL OTHER ASSETS	290.00	290.00	0.00
TOTAL ASSETS	39,159.97	32,663.61	6,496.36

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	4,393.19	1,908.95	2,484.24
ACCOUNTS PAYABLE	600.00	0.00	600.00
PREPAID ASSESSMENTS	15,640.37	8,189.07	7,451.30
DUE TO (FROM) CROA	<u>2,381.60</u>	<u>0.00</u>	<u>2,381.60</u>
TOTAL CURRENT LIABILITIES	23,015.16	10,098.02	12,917.14
EQUITY			
OWNERS' EQUITY	22,565.59	22,565.59	0.00
CURRENT YEAR INCOME (LOSS)	<u>(6,420.78)</u>	<u>0.00</u>	<u>(6,420.78)</u>
TOTAL EQUITY	16,144.81	22,565.59	(6,420.78)
TOTAL LIABILITIES & EQUITY	<u>39,159.97</u>	<u>32,663.61</u>	<u>6,496.36</u>

64F SOUTH VILLAGE TOWNHOME
OPERATING STATEMENT - DETAIL (UNAUDITED)
01/12/0017

8360 E VIA DE VENTURA
BLDG L SUITE 100
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MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Jan2017 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
				INCOME					
11,372.01	11,372	0.01	0401	ASSOCIATION DUES	11,372.01	11,372	0.01	136,464	(125,091.99)
(5,333.00)	(5,333)	0.00	0402	RESERVE FUND CONTRIBUTION	(5,333.00)	(5,333)	0.00	(64,000)	58,667.00
(30.00)	0	(30.00)	0423	LESS: BAD DEBT	(30.00)	0	(30.00)	0	(30.00)
6,009.01	6,039	(29.99)		TOTAL INCOME	6,009.01	6,039	(29.99)	72,464	(66,454.99)
				EXPENSES					
				ADMINISTRATIVE					
663.00	663	0.00	6514	ADMINISTRATIVE FEE	663.00	663	0.00	7,956	7,293.00
0.00	100	100.00		LEGAL & PROFESSIONAL	0.00	100	100.00	400	400.00
0.00	17	17.00		MISC - ADMINISTRATIVE	0.00	17	17.00	117	117.00
663.00	780	117.00		TOTAL ADMINISTRATIVE	663.00	780	117.00	8,473	7,810.00
				OPERATIONAL EXPENSES					
0.00	0	0.00	6603	GENERAL MAINTENANCE	0.00	0	0.00	1,400	1,400.00
0.00	0	0.00	66030002	POWER WASHING	0.00	0	0.00	5,985	5,985.00
0.00	0	0.00	66030003	GUTTER CLEANING	0.00	0	0.00	2,200	2,200.00
2,355.71	2,356	0.29	6607	LANDSCAPE MANAGEMENT	2,355.71	2,356	0.29	28,268	25,912.29
600.00	0	(600.00)	66070001	LANDSCAPE & IRRIGATION	600.00	0	(600.00)	7,500	6,900.00
4,392.00	4,240	(152.00)	6626	TERMITE BOND	4,392.00	4,240	(152.00)	4,240	(152.00)
7,347.71	6,596	(751.71)		TOTAL OPERATIONAL EXPENSE	7,347.71	6,596	(751.71)	49,593	42,245.29
				RECREATIONAL/FACILITY MAIN					
2,000.00	0	(2,000.00)		MAINTENANCE	2,000.00	0	(2,000.00)	1,000	(1,000.00)
2,381.60	626	(1,755.60)		WATER/RECLAIMED WATER	2,381.60	626	(1,755.60)	12,942	10,560.40
4,381.60	626	(3,755.60)		TOTAL RECREATIONAL EXPENS	4,381.60	626	(3,755.60)	13,942	9,560.40
				UTILITIES					
37.48	38	0.52	6663	ELECTRICITY-OTHER	37.48	38	0.52	456	418.52
37.48	38	0.52		TOTAL UTILITIES	37.48	38	0.52	456	418.52
12,429.79	8,040	(4,389.79)		TOTAL OPERATING EXPENSES	12,429.79	8,040	(4,389.79)	72,464	60,034.21
(6,420.78)	(2,001)	(4,419.78)		NET INCOME BEFORE DEBT&DEPRECIATION	(6,420.78)	(2,001)	(4,419.78)	0	(6,420.78)
(6,420.78)	(2,001)	(4,419.78)		OPERATING NET INCOME (LOSS)	(6,420.78)	(2,001)	(4,419.78)	0	(6,420.78)

64F SOUTH VILLAGE TOWNHOME
BALANCE SHEET - RESERVES (UNAUDITED)
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8360 E VIA DE VENTURA
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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>488,748.16</u>	<u>483,229.00</u>	<u>5,519.16</u>
TOTAL CASH	488,748.16	483,229.00	5,519.16
TOTAL ASSETS	<u>488,748.16</u>	<u>483,229.00</u>	<u>5,519.16</u>
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
RESERVE ACCT PAYABLE	131,858.97	0.00	131,858.97
ACCRUED EXPENSE RESERVES	<u>131,858.97</u>	<u>0.00</u>	<u>131,858.97</u>
TOTAL CURRENT LIABILITIES	263,717.94	0.00	263,717.94
EQUITY			
RESERVE FUND BALANCE	483,229.00	483,229.00	0.00
NET INCOME (LOSS)	<u>(258,198.78)</u>	<u>0.00</u>	<u>(258,198.78)</u>
TOTAL EQUITY	225,030.22	483,229.00	(258,198.78)
TOTAL LIABILITIES & EQUIT	<u>488,748.16</u>	<u>483,229.00</u>	<u>5,519.16</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								
5,333.00	5,333	0.00	RESERVE FUND CONTRIBUTION	5,333.00	5,333	0.00	64,000	(58,667.00)
<u>186.16</u>	<u>0</u>	<u>186.16</u>	INTEREST INCOME - RESERVE	<u>186.16</u>	<u>0</u>	<u>186.16</u>	<u>0</u>	<u>186.16</u>
5,519.16	5,333	186.16	TOTAL INCOME	5,519.16	5,333	186.16	64,000	(58,480.84)
EXPENSES								
55,246.44	0	(55,246.44)	GUTTERS	55,246.44	0	(55,246.44)	0	(55,246.44)
<u>208,471.50</u>	<u>0</u>	<u>(208,471.50)</u>	ROOF	<u>208,471.50</u>	<u>0</u>	<u>(208,471.50)</u>	<u>0</u>	<u>(208,471.50)</u>
263,717.94	0	(263,717.94)	TOTAL EXPENSE	263,717.94	0	(263,717.94)	0	(263,717.94)
<u>(258,198.78)</u>	<u>5,333</u>	<u>(263,531.78)</u>	NET INCOME (LOSS)	<u>(258,198.78)</u>	<u>5,333</u>	<u>(263,531.78)</u>	<u>64,000</u>	<u>(322,198.78)</u>