

64F SOUTH VILLAGE TOWNHOME
BALANCE SHEET - OPERATING (UNAUDITED)
03/31/2017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>25,898.27</u>	<u>31,991.25</u>	<u>(6,092.98)</u>
TOTAL CASH	25,898.27	31,991.25	(6,092.98)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	898.64	851.61	47.03
RESERVE FOR BAD DEBT	<u>(52.00)</u>	<u>(12.00)</u>	<u>(40.00)</u>
TOTAL ACCOUNTS RECEIVABLE	846.64	839.61	7.03
OTHER ASSETS			
DEPOSITS	<u>290.00</u>	<u>290.00</u>	<u>0.00</u>
TOTAL OTHER ASSETS	290.00	290.00	0.00
TOTAL ASSETS	<u>27,034.91</u>	<u>33,120.86</u>	<u>(6,085.95)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	37.48	37.33	0.15
ACCOUNTS PAYABLE	135.00	0.00	135.00
PREPAID ASSESSMENTS	14,182.42	14,182.42	0.00
DUE TO (FROM) CROA	<u>0.00</u>	<u>800.72</u>	<u>(800.72)</u>
TOTAL CURRENT LIABILITIES	14,354.90	15,020.47	(665.57)
EQUITY			
OWNERS' EQUITY	22,565.59	22,565.59	0.00
CURRENT YEAR INCOME (LOSS)	<u>(9,885.58)</u>	<u>(4,465.20)</u>	<u>(5,420.38)</u>
TOTAL EQUITY	12,680.01	18,100.39	(5,420.38)
TOTAL LIABILITIES & EQUITY	<u>27,034.91</u>	<u>33,120.86</u>	<u>(6,085.95)</u>

64F SOUTH VILLAGE TOWNHOME
OPERATING STATEMENT - DETAIL (UNAUDITED)
03/31/2017

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Mar2017 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
11,372.01	11,372	0.01	0401	INCOME					
(5,333.00)	(5,333)	0.00	0402	ASSOCIATION DUES	34,116.03	34,116	0.03	136,464	(102,347.97)
(40.00)	0	(40.00)	0423	RESERVE FUND CONTRIBUTION	(15,999.00)	(15,999)	0.00	(64,000)	48,001.00
25.00	0	25.00	0441	LESS: BAD DEBT	(50.00)	0	(50.00)	0	(50.00)
7.71	0	7.71	0449	LATE CHARGES	50.00	0	50.00	0	50.00
				DELINQUENCY INTEREST	11.04	0	11.04	0	11.04
6,031.72	6,039	(7.28)		TOTAL INCOME	18,128.07	18,117	11.07	72,464	(54,335.93)
				EXPENSES					
663.00	663	0.00	6514	ADMINISTRATIVE					
0.00	0	0.00		ADMINISTRATIVE FEE	1,989.00	1,989	0.00	7,956	5,967.00
0.00	0	0.00		LEGAL & PROFESSIONAL	0.00	100	100.00	400	400.00
				MISC - ADMINISTRATIVE	0.00	37	37.00	117	117.00
663.00	663	0.00		TOTAL ADMINISTRATIVE	1,989.00	2,126	137.00	8,473	6,484.00
				OPERATIONAL EXPENSES					
0.00	0	0.00	6603	GENERAL MAINTENANCE	0.00	400	400.00	1,400	1,400.00
0.00	0	0.00	66030002	POWER WASHING	0.00	1,000	1,000.00	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	7,067.13	7,068	0.87	28,268	21,200.87
7,790.00	1,000	(6,790.00)	66070001	LANDSCAPE & IRRIGATION	8,390.00	2,000	(6,390.00)	7,500	(890.00)
0.00	0	0.00	6626	TERMITE BOND	4,392.00	4,240	(152.00)	4,240	(152.00)
10,145.71	3,356	(6,789.71)		TOTAL OPERATIONAL EXPENSE	19,849.13	14,708	(5,141.13)	49,593	29,743.87
				RECREATIONAL/FACILITY MAIN					
0.00	0	0.00		MAINTENANCE	2,275.00	0	(2,275.00)	1,000	(1,275.00)
605.91	689	83.09		WATER/RECLAIMED WATER	3,788.23	2,016	(1,772.23)	12,942	9,153.77
605.91	689	83.09		TOTAL RECREATIONAL EXPENS	6,063.23	2,016	(4,047.23)	13,942	7,878.77
				UTILITIES					
37.48	38	0.52	6663	ELECTRICITY-OTHER	112.29	114	1.71	456	343.71
37.48	38	0.52		TOTAL UTILITIES	112.29	114	1.71	456	343.71
11,452.10	4,746	(6,706.10)		TOTAL OPERATING EXPENSES	28,013.65	18,964	(9,049.65)	72,464	44,450.35
(5,420.38)	1,293	(6,713.38)		NET INCOME BEFORE DEBT&DEPRECIATION	(9,885.58)	(847)	(9,038.58)	0	(9,885.58)
(5,420.38)	1,293	(6,713.38)		OPERATING NET INCOME (LOSS)	(9,885.58)	(847)	(9,038.58)	0	(9,885.58)

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>209,488.65</u>	<u>362,404.09</u>	<u>(152,915.44)</u>
TOTAL CASH	209,488.65	362,404.09	(152,915.44)
TOTAL ASSETS	<u>209,488.65</u>	<u>362,404.09</u>	<u>(152,915.44)</u>
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
RESERVE ACCT PAYABLE	<u>1,714.02</u>	<u>0.00</u>	<u>1,714.02</u>
TOTAL CURRENT LIABILITIES	1,714.02	0.00	1,714.02
EQUITY			
RESERVE FUND BALANCE	483,229.00	483,229.00	0.00
NET INCOME (LOSS)	<u>(275,454.37)</u>	<u>(120,824.91)</u>	<u>(154,629.46)</u>
TOTAL EQUITY	207,774.63	362,404.09	(154,629.46)
TOTAL LIABILITIES & EQUIT	<u>209,488.65</u>	<u>362,404.09</u>	<u>(152,915.44)</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	15,999.00	15,999	0.00	64,000	(48,001.00)
<u>174.77</u>	<u>0</u>	<u>174.77</u>	INTEREST INCOME - RESERVE	<u>542.83</u>	<u>0</u>	<u>542.83</u>	<u>0</u>	<u>542.83</u>
5,507.77	5,333	174.77	TOTAL INCOME	16,541.83	15,999	542.83	64,000	(47,458.17)
EXPENSES								
59,192.63	0	(59,192.63)	GUTTERS	86,815.85	0	(86,815.85)	0	(86,815.85)
1,355.00	0	(1,355.00)	LANDSCAPING	1,355.00	0	(1,355.00)	0	(1,355.00)
<u>99,589.60</u>	<u>0</u>	<u>(99,589.60)</u>	ROOF	<u>203,825.35</u>	<u>0</u>	<u>(203,825.35)</u>	<u>0</u>	<u>(203,825.35)</u>
160,137.23	0	(160,137.23)	TOTAL EXPENSE	291,996.20	0	(291,996.20)	0	(291,996.20)
<u>(154,629.46)</u>	<u>5,333</u>	<u>(159,962.46)</u>	NET INCOME (LOSS)	<u>(275,454.37)</u>	<u>15,999</u>	<u>(291,453.37)</u>	<u>64,000</u>	<u>(339,454.37)</u>