

64F SOUTH VILLAGE TOWNHOME
BALANCE SHEET - OPERATING (UNAUDITED)
04/30/2017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>29,635.61</u>	<u>25,898.27</u>	<u>3,737.34</u>
TOTAL CASH	29,635.61	25,898.27	3,737.34
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	943.96	898.64	45.32
RESERVE FOR BAD DEBT	<u>(2.00)</u>	<u>(52.00)</u>	<u>50.00</u>
TOTAL ACCOUNTS RECEIVABLE	941.96	846.64	95.32
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><u>30,867.57</u></u>	<u><u>27,034.91</u></u>	<u><u>3,832.66</u></u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	297.55	37.48	260.07
ACCOUNTS PAYABLE	2,355.71	135.00	2,220.71
PREPAID ASSESSMENTS	12,724.47	14,182.42	(1,457.95)
DUE TO (FROM) CROA	<u>1,702.21</u>	<u>0.00</u>	<u>1,702.21</u>
TOTAL CURRENT LIABILITIES	17,079.94	14,354.90	2,725.04
EQUITY			
OWNERS' EQUITY	22,565.59	22,565.59	0.00
CURRENT YEAR INCOME (LOSS)	<u>(8,777.96)</u>	<u>(9,885.58)</u>	<u>1,107.62</u>
TOTAL EQUITY	13,787.63	12,680.01	1,107.62
TOTAL LIABILITIES & EQUITY	<u><u>30,867.57</u></u>	<u><u>27,034.91</u></u>	<u><u>3,832.66</u></u>

64F SOUTH VILLAGE TOWNHOME
OPERATING STATEMENT - DETAIL (UNAUDITED)
04/30/2017

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Apr2017 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	45,488.04	45,488	0.04	136,464	(90,975.96)
(5,333.00)	(5,333)	0.00	0402	RESERVE FUND CONTRIBUTION	(21,332.00)	(21,332)	0.00	(64,000)	42,668.00
50.00	0	50.00	0423	LESS: BAD DEBT	0.00	0	0.00	0	0.00
25.00	0	25.00	0441	LATE CHARGES	75.00	0	75.00	0	75.00
12.08	0	12.08	0449	DELINQUENCY INTEREST	23.12	0	23.12	0	23.12
<u>6,126.09</u>	<u>6,039</u>	<u>87.09</u>		TOTAL INCOME	<u>24,254.16</u>	<u>24,156</u>	<u>98.16</u>	<u>72,464</u>	<u>(48,209.84)</u>
EXPENSES									
ADMINISTRATIVE									
663.00	663	0.00	6514	ADMINISTRATIVE FEE	2,652.00	2,652	0.00	7,956	5,304.00
0.00	0	0.00		LEGAL & PROFESSIONAL	0.00	100	100.00	400	400.00
0.00	0	0.00		MISC - ADMINISTRATIVE	0.00	37	37.00	117	117.00
<u>663.00</u>	<u>663</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>2,652.00</u>	<u>2,789</u>	<u>137.00</u>	<u>8,473</u>	<u>5,821.00</u>
OPERATIONAL EXPENSES									
260.00	0	(260.00)	6603	GENERAL MAINTENANCE	260.00	400	140.00	1,400	1,140.00
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	9,422.84	9,424	1.16	28,268	18,845.16
0.00	1,000	1,000.00	66070001	LANDSCAPE & IRRIGATION	8,390.00	3,000	(5,390.00)	7,500	(890.00)
0.00	0	0.00	6626	TERMITE BOND	4,392.00	4,240	(152.00)	4,240	(152.00)
<u>2,615.71</u>	<u>3,356</u>	<u>740.29</u>		TOTAL OPERATIONAL EXPENSE	<u>22,464.84</u>	<u>18,064</u>	<u>(4,400.84)</u>	<u>49,593</u>	<u>27,128.16</u>
RECREATIONAL/FACILITY MAIN MAINTENANCE									
0.00	0	0.00		WATER/RECLAIMED WATER	2,275.00	0	(2,275.00)	1,000	(1,275.00)
1,702.21	1,214	(488.21)			5,490.44	3,230	(2,260.44)	12,942	7,451.56
<u>1,702.21</u>	<u>1,214</u>	<u>(488.21)</u>		TOTAL RECREATIONAL EXPENS	<u>7,765.44</u>	<u>3,230</u>	<u>(4,535.44)</u>	<u>13,942</u>	<u>6,176.56</u>
UTILITIES									
37.55	38	0.45	6663	ELECTRICITY-OTHER	149.84	152	2.16	456	306.16
<u>37.55</u>	<u>38</u>	<u>0.45</u>		TOTAL UTILITIES	<u>149.84</u>	<u>152</u>	<u>2.16</u>	<u>456</u>	<u>306.16</u>
<u>5,018.47</u>	<u>5,271</u>	<u>252.53</u>		TOTAL OPERATING EXPENSES	<u>33,032.12</u>	<u>24,235</u>	<u>(8,797.12)</u>	<u>72,464</u>	<u>39,431.88</u>
1,107.62	768	339.62		NET INCOME BEFORE DEBT&DEPRECIATION	(8,777.96)	(79)	(8,698.96)	0	(8,777.96)
<u>1,107.62</u>	<u>768</u>	<u>339.62</u>		OPERATING NET INCOME (LOSS)	<u>(8,777.96)</u>	<u>(79)</u>	<u>(8,698.96)</u>	<u>0</u>	<u>(8,777.96)</u>

64F SOUTH VILLAGE TOWNHOME
BALANCE SHEET - RESERVES (UNAUDITED)
04/30/2017

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>208,808.17</u>	<u>209,488.65</u>	<u>(680.48)</u>
TOTAL CASH	208,808.17	209,488.65	(680.48)
TOTAL ASSETS	<u>208,808.17</u>	<u>209,488.65</u>	<u>(680.48)</u>
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
RESERVE ACCT PAYABLE	<u>4,800.00</u>	<u>1,714.02</u>	<u>3,085.98</u>
TOTAL CURRENT LIABILITIES	4,800.00	1,714.02	3,085.98
EQUITY			
RESERVE FUND BALANCE	483,229.00	483,229.00	0.00
NET INCOME (LOSS)	<u>(279,220.83)</u>	<u>(275,454.37)</u>	<u>(3,766.46)</u>
TOTAL EQUITY	204,008.17	207,774.63	(3,766.46)
TOTAL LIABILITIES & EQUIT	<u>208,808.17</u>	<u>209,488.65</u>	<u>(680.48)</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
04/30/2017

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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	21,332.00	21,332	0.00	64,000	(42,668.00)
<u>73.52</u>	<u>0</u>	<u>73.52</u>	INTEREST INCOME - RESERVE	<u>616.35</u>	<u>0</u>	<u>616.35</u>	<u>0</u>	<u>616.35</u>
5,406.52	5,333	73.52	TOTAL INCOME	21,948.35	21,332	616.35	64,000	(42,051.65)
			EXPENSES					
0.00	0	0.00	GUTTERS	86,815.85	100,295	13,479.15	100,295	13,479.15
0.00	0	0.00	LANDSCAPING	1,355.00	0	(1,355.00)	0	(1,355.00)
9,172.98	0	(9,172.98)	ROOF	212,998.33	360,579	147,580.67	360,579	147,580.67
<u>0.00</u>	<u>0</u>	<u>0.00</u>	SIDEWALKS	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>1,865</u>	<u>1,865.00</u>
9,172.98	0	(9,172.98)	TOTAL EXPENSE	301,169.18	460,874	159,704.82	462,739	161,569.82
<u>(3,766.46)</u>	<u>5,333</u>	<u>(9,099.46)</u>	NET INCOME (LOSS)	<u>(279,220.83)</u>	<u>(439,542)</u>	<u>160,321.17</u>	<u>(398,739)</u>	<u>119,518.17</u>