

64N SPRING LAKE TOWNHOMES  
BALANCE SHEET - OPERATING (UNAUDITED)  
01/31/2017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>149,403.60</u>	<u>132,645.38</u>	<u>16,758.22</u>
TOTAL CASH	149,403.60	132,645.38	16,758.22
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	5,521.74	3,560.13	1,961.61
RESERVE FOR BAD DEBT	<u>(2,550.00)</u>	<u>(2,550.00)</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	2,971.74	1,010.13	1,961.61
TOTAL ASSETS	<u>152,375.34</u>	<u>133,655.51</u>	<u>18,719.83</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	2,494.50	4,221.76	(1,727.26)
PREPAID ASSESSMENTS	24,270.15	12,266.92	12,003.23
ACCOUNTS PAYABLE - DUE TO RESERVES	<u>4,862.00</u>	<u>10,368.23</u>	<u>(5,506.23)</u>
TOTAL CURRENT LIABILITIES	31,626.65	26,856.91	4,769.74
EQUITY			
OWNERS' EQUITY	106,798.60	106,798.60	0.00
CURRENT YEAR INCOME (LOSS)	<u>13,950.09</u>	<u>0.00</u>	<u>13,950.09</u>
TOTAL EQUITY	120,748.69	106,798.60	13,950.09
TOTAL LIABILITIES & EQUITY	<u>152,375.34</u>	<u>133,655.51</u>	<u>18,719.83</u>

64N SPRING LAKE TOWNHOMES  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
01/31/2017

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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
20,823.88	24,550	(3,726.12)	0401	INCOME	20,823.88	24,550	(3,726.12)	294,601	(273,777.12)
0.00	(7,142)	7,142.00	0402	ASSOCIATION DUES	0.00	(7,142)	7,142.00	(85,704)	85,704.00
0.00	(470)	470.00	0423	RESERVE FUND CONTRIBUTION	0.00	(470)	470.00	(5,645)	5,645.00
100.00	0	100.00	0441	LESS: BAD DEBT	100.00	0	100.00	0	100.00
46.86	0	46.86	0449	LATE CHARGES	46.86	0	46.86	0	46.86
				DELINQUENCY INTEREST					
20,970.74	16,938	4,032.74		TOTAL INCOME	20,970.74	16,938	4,032.74	203,252	(182,281.26)
				EXPENSES					
1,394.00	1,921	527.00	6514	ADMINISTRATIVE	1,394.00	1,921	527.00	23,052	21,658.00
0.00	50	50.00		ADMINISTRATIVE FEE	0.00	50	50.00	600	600.00
0.87	0	(0.87)		LEGAL & PROFESSIONAL	0.87	0	(0.87)	226	225.13
1,394.87	1,971	576.13		MISC - ADMINISTRATIVE					
				TOTAL ADMINISTRATIVE	1,394.87	1,971	576.13	23,878	22,483.13
				OPERATIONAL EXPENSES					
0.00	4,441	4,441.00	6603	GENERAL MAINTENANCE	0.00	4,441	4,441.00	53,288	53,288.00
0.00	0	0.00	66030002	POWER WASHING	0.00	0	0.00	18,000	18,000.00
0.00	0	0.00	66030003	GUTTER CLEANING	0.00	0	0.00	5,000	5,000.00
4,322.78	6,333	2,010.22	6607	LANDSCAPE MANAGEMENT	4,322.78	6,333	2,010.22	75,996	71,673.22
60.50	833	772.50	66070001	LANDSCAPE & IRRIGATION	60.50	833	772.50	9,994	9,933.50
202.50	0	(202.50)	66070002	SOD REPLACEMENT	202.50	0	(202.50)	6,000	5,797.50
1,040.00	0	(1,040.00)	6625	PEST CONTROL	1,040.00	0	(1,040.00)	0	(1,040.00)
0.00	808	808.00	6626	TERMITE BOND	0.00	808	808.00	9,696	9,696.00
5,625.78	12,415	6,789.22		TOTAL OPERATIONAL EXPENSE	5,625.78	12,415	6,789.22	177,974	172,348.22
				RECREATIONAL/FACILITY MAIN					
0.00	0	0.00		MAINTENANCE	0.00	0	0.00	1,400	1,400.00
0.00	0	0.00		TOTAL RECREATIONAL EXPENS	0.00	0	0.00	1,400	1,400.00
7,020.65	14,386	7,365.35		TOTAL OPERATING EXPENSES	7,020.65	14,386	7,365.35	203,252	196,231.35
13,950.09	2,552	11,398.09		NET INCOME BEFORE DEBT&DEPRECIATION	13,950.09	2,552	11,398.09	0	13,950.09
13,950.09	2,552	11,398.09		OPERATING NET INCOME (LOSS)	13,950.09	2,552	11,398.09	0	13,950.09

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH - RESERVES	<u>122,335.71</u>	<u>122,314.28</u>	<u>21.43</u>
TOTAL CASH	122,335.71	122,314.28	21.43
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPER	<u>10,368.23</u>	<u>10,368.23</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	10,368.23	10,368.23	0.00
TOTAL ASSETS	<u>132,703.94</u>	<u>132,682.51</u>	<u>21.43</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	132,682.51	132,682.51	0.00
NET INCOME (LOSS)	<u>21.43</u>	<u>0.00</u>	<u>21.43</u>
TOTAL EQUITY	132,703.94	132,682.51	21.43
TOTAL LIABILITIES & EQUIT	<u>132,703.94</u>	<u>132,682.51</u>	<u>21.43</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)  
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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					
0.00	7,142	(7,142.00)	RESERVE FUND CONTRIBUTION	0.00	7,142	(7,142.00)	85,704	(85,704.00)
21.43	0	21.43	INTEREST INCOME - RESERVE	21.43	0	21.43	0	21.43
21.43	7,142	(7,120.57)	TOTAL INCOME	21.43	7,142	(7,120.57)	85,704	(85,682.57)
21.43	7,142	(7,120.57)	NET INCOME (LOSS)	21.43	7,142	(7,120.57)	85,704	(85,682.57)
<u>21.43</u>	<u>7,142</u>	<u>(7,120.57)</u>		<u>21.43</u>	<u>7,142</u>	<u>(7,120.57)</u>	<u>85,704</u>	<u>(85,682.57)</u>