

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>171,607.25</u>	<u>149,403.60</u>	<u>22,203.65</u>
TOTAL CASH	171,607.25	149,403.60	22,203.65
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	4,593.12	5,521.74	(928.62)
RESERVE FOR BAD DEBT	<u>(1,530.00)</u>	<u>(2,550.00)</u>	<u>1,020.00</u>
TOTAL ACCOUNTS RECEIVABLE	3,063.12	2,971.74	91.38
TOTAL ASSETS	<u>174,670.37</u>	<u>152,375.34</u>	<u>22,295.03</u>

64N SPRING LAKE TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
02/28/2017

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	4,024.50	2,494.50	1,530.00
ACCOUNTS PAYABLE	4,672.30	0.00	4,672.30
PREPAID ASSESSMENTS	25,557.94	24,270.15	1,287.79
ACCOUNTS PAYABLE - DUE TO RESERVES	<u>16,131.44</u>	<u>4,862.00</u>	<u>11,269.44</u>
TOTAL CURRENT LIABILITIES	50,386.18	31,626.65	18,759.53
EQUITY			
OWNERS' EQUITY	106,798.60	106,798.60	0.00
CURRENT YEAR INCOME (LOSS)	<u>17,485.59</u>	<u>13,950.09</u>	<u>3,535.50</u>
TOTAL EQUITY	124,284.19	120,748.69	3,535.50
TOTAL LIABILITIES & EQUITY	<u>174,670.37</u>	<u>152,375.34</u>	<u>22,295.03</u>

64N SPRING LAKE TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
02/28/2017

8360 E VIA DE VENTURA BLVD
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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									
20,553.85	24,550	(3,996.15)	0401	ASSOCIATION DUES	41,377.73	49,100	(7,722.27)	294,601	(253,223.27)
(11,269.44)	(7,142)	(4,127.44)	0402	RESERVE FUND CONTRIBUTION	(11,269.44)	(14,284)	3,014.56	(85,704)	74,434.56
1,020.00	(470)	1,490.00	0423	LESS: BAD DEBT	1,020.00	(940)	1,960.00	(5,645)	6,665.00
150.00	0	150.00	0441	LATE CHARGES	250.00	0	250.00	0	250.00
15.39	0	15.39	0449	DELINQUENCY INTEREST	62.25	0	62.25	0	62.25
<u>10,469.80</u>	<u>16,938</u>	<u>(6,468.20)</u>		TOTAL INCOME	<u>31,440.54</u>	<u>33,876</u>	<u>(2,435.46)</u>	<u>203,252</u>	<u>(171,811.46)</u>
EXPENSES									
ADMINISTRATIVE									
1,530.00	1,921	391.00	6514	ADMINISTRATIVE FEE	2,924.00	3,842	918.00	23,052	20,128.00
0.00	50	50.00		LEGAL & PROFESSIONAL	0.00	100	100.00	600	600.00
0.00	0	0.00		MISC - ADMINISTRATIVE	0.87	0	(0.87)	226	225.13
<u>1,530.00</u>	<u>1,971</u>	<u>441.00</u>		TOTAL ADMINISTRATIVE	<u>2,924.87</u>	<u>3,942</u>	<u>1,017.13</u>	<u>23,878</u>	<u>20,953.13</u>
OPERATIONAL EXPENSES									
0.00	4,441	4,441.00	6603	GENERAL MAINTENANCE	0.00	8,882	8,882.00	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
4,672.30	6,333	1,660.70	6607	LANDSCAPE MANAGEMENT	8,995.08	12,666	3,670.92	75,996	67,000.92
432.00	833	401.00	66070001	LANDSCAPE & IRRIGATION	492.50	1,666	1,173.50	9,994	9,501.50
0.00	1,000	1,000.00	66070002	SOD REPLACEMENT	202.50	1,000	797.50	6,000	5,797.50
(2,080.00)	0	2,080.00	6625	PEST CONTROL	(1,040.00)	0	1,040.00	0	1,040.00
2,380.00	808	(1,572.00)	6626	TERMITE BOND	2,380.00	1,616	(764.00)	9,696	7,316.00
<u>5,404.30</u>	<u>13,415</u>	<u>8,010.70</u>		TOTAL OPERATIONAL EXPENSE	<u>11,030.08</u>	<u>25,830</u>	<u>14,799.92</u>	<u>177,974</u>	<u>166,943.92</u>
RECREATIONAL/FACILITY MAIN MAINTENANCE									
0.00	0	0.00			0.00	0	0.00	1,400	1,400.00
<u>0.00</u>	<u>0</u>	<u>0.00</u>		TOTAL RECREATIONAL EXPENS	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>1,400</u>	<u>1,400.00</u>
<u>6,934.30</u>	<u>15,386</u>	<u>8,451.70</u>		TOTAL OPERATING EXPENSES	<u>13,954.95</u>	<u>29,772</u>	<u>15,817.05</u>	<u>203,252</u>	<u>189,297.05</u>
<u>3,535.50</u>	<u>1,552</u>	<u>1,983.50</u>		NET INCOME BEFORE DEBT&DEPRECIATION	<u>17,485.59</u>	<u>4,104</u>	<u>13,381.59</u>	<u>0</u>	<u>17,485.59</u>
<u>3,535.50</u>	<u>1,552</u>	<u>1,983.50</u>		OPERATING NET INCOME (LOSS)	<u>17,485.59</u>	<u>4,104</u>	<u>13,381.59</u>	<u>0</u>	<u>17,485.59</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH - RESERVES	<u>129,646.62</u>	<u>122,335.71</u>	<u>7,310.91</u>
TOTAL CASH	129,646.62	122,335.71	7,310.91
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPER	<u>14,346.44</u>	<u>10,368.23</u>	<u>3,978.21</u>
TOTAL ACCOUNTS RECEIVABLE	14,346.44	10,368.23	3,978.21
TOTAL ASSETS	<u><u>143,993.06</u></u>	<u><u>132,703.94</u></u>	<u><u>11,289.12</u></u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	132,682.51	132,682.51	0.00
NET INCOME (LOSS)	<u>11,310.55</u>	<u>21.43</u>	<u>11,289.12</u>
TOTAL EQUITY	143,993.06	132,703.94	11,289.12
TOTAL LIABILITIES & EQUIT	<u><u>143,993.06</u></u>	<u><u>132,703.94</u></u>	<u><u>11,289.12</u></u>

64N SPRING LAKE TOWNHOMES
RESERVE STATEMENT - DETAIL (UNAUDITED)
02/28/2017

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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					
11,269.44	7,142	4,127.44	RESERVE FUND CONTRIBUTION	11,269.44	14,284	(3,014.56)	85,704	(74,434.56)
<u>19.68</u>	<u>0</u>	<u>19.68</u>	INTEREST INCOME - RESERVE	<u>41.11</u>	<u>0</u>	<u>41.11</u>	<u>0</u>	<u>41.11</u>
11,289.12	7,142	4,147.12	TOTAL INCOME	11,310.55	14,284	(2,973.45)	85,704	(74,393.45)
<u>11,289.12</u>	<u>7,142</u>	<u>4,147.12</u>	NET INCOME (LOSS)	<u>11,310.55</u>	<u>14,284</u>	<u>(2,973.45)</u>	<u>85,704</u>	<u>(74,393.45)</u>