

EAST VILLAGE

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

December 2018

64G EV UNIT 1 DUPLEXES
BALANCE SHEET - OPERATING (UNAUDITED)
12/31/2018

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	13,078.76	12,556.25	522.51
TOTAL CASH	13,078.76	12,556.25	522.51
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	496.89	564.99	(68.10)
RESERVE FOR BAD DEBT	(47.49)	(277.49)	230.00
TOTAL ACCOUNTS RECEIVABLE	449.40	287.50	161.90
OTHER ASSETS			
PREPAID EXPENSE	684.00	0.00	684.00
SUSPENSE	0.00	(245.49)	245.49
TOTAL OTHER ASSETS	684.00	(245.49)	929.49
TOTAL ASSETS	14,212.16	12,598.26	1,613.90

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	245.49	0.00	245.49
ACCOUNTS PAYABLE	1,175.00	(192.35)	1,367.35
PREPAID ASSESSMENTS	839.98	825.69	14.29
ACCOUNTS PAYABLE - DUE TO RESERVES	<u>633.00</u>	<u>0.00</u>	<u>633.00</u>
TOTAL CURRENT LIABILITIES	2,893.47	633.34	2,260.13
EQUITY			
OWNERS' EQUITY	11,980.46	11,980.46	0.00
CURRENT YEAR INCOME (LOSS)	<u>(661.77)</u>	<u>(15.54)</u>	<u>(646.23)</u>
TOTAL EQUITY	11,318.69	11,964.92	(646.23)
TOTAL LIABILITIES & EQUITY	<u>14,212.16</u>	<u>12,598.26</u>	<u>1,613.90</u>

64G EV UNIT 1 DUPLEXES
OPERATING STATEMENT - DETAIL (UNAUDITED)
12/31/2018

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Dec2018 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
1,572.96	1,573	(0.04)	0401	INCOME					
(633.00)	(633)	0.00	0402	ASSOCIATION DUES	18,892.19	18,876	16.19	18,876	16.19
230.00	0	230.00	0423	RESERVE FUND CONTRIBUTION	(7,596.00)	(7,596)	0.00	(7,596)	0.00
0.00	0	0.00	0441	LESS: BAD DEBT	(20.00)	0	(20.00)	0	(20.00)
0.00	0	0.00	0449	LATE CHARGES	100.00	0	100.00	0	100.00
				DELINQUENCY INTEREST	15.71	0	15.71	0	15.71
<u>1,169.96</u>	<u>940</u>	<u>229.96</u>		TOTAL INCOME	<u>11,391.90</u>	<u>11,280</u>	<u>111.90</u>	<u>11,280</u>	<u>111.90</u>
				EXPENSES					
102.00	102	0.00	6514	ADMINISTRATIVE					
0.00	0	0.00		ADMINISTRATIVE FEE	1,224.00	1,224	0.00	1,224	0.00
11.94	10	(1.94)		LEGAL & PROFESSIONAL	0.00	100	100.00	100	100.00
				MISC - ADMINISTRATIVE	11.94	20	8.06	20	8.06
<u>113.94</u>	<u>112</u>	<u>(1.94)</u>		TOTAL ADMINISTRATIVE	<u>1,235.94</u>	<u>1,344</u>	<u>108.06</u>	<u>1,344</u>	<u>108.06</u>
				OPERATIONAL EXPENSES					
0.00	75	75.00	6603	GENERAL MAINTENANCE	650.00	900	250.00	900	250.00
1,175.00	0	(1,175.00)	66030002	POWER WASHING	1,925.00	1,200	(725.00)	1,200	(725.00)
527.25	300	(227.25)	6607	LANDSCAPE MANAGEMENT	5,391.66	3,598	(1,793.66)	3,598	(1,793.66)
0.00	244	244.00	66070001	LANDSCAPE & IRRIGATION	2,195.07	2,928	732.93	2,928	732.93
0.00	55	55.00	6626	TERMITE BOND	456.00	660	204.00	660	204.00
<u>1,702.25</u>	<u>674</u>	<u>(1,028.25)</u>		TOTAL OPERATIONAL EXPENSE	<u>10,617.73</u>	<u>9,286</u>	<u>(1,331.73)</u>	<u>9,286</u>	<u>(1,331.73)</u>
				RECREATIONAL/FACILITY MAIN					
0.00	0	0.00		MAINTENANCE	200.00	650	450.00	650	450.00
<u>0.00</u>	<u>0</u>	<u>0.00</u>		TOTAL RECREATIONAL EXPENS	<u>200.00</u>	<u>650</u>	<u>450.00</u>	<u>650</u>	<u>450.00</u>
<u>1,816.19</u>	<u>786</u>	<u>(1,030.19)</u>		TOTAL OPERATING EXPENSES	<u>12,053.67</u>	<u>11,280</u>	<u>(773.67)</u>	<u>11,280</u>	<u>(773.67)</u>
<u>(646.23)</u>	<u>154</u>	<u>(800.23)</u>		NET INCOME BEFORE DEBT&DEPRECIATION	<u>(661.77)</u>	<u>0</u>	<u>(661.77)</u>	<u>0</u>	<u>(661.77)</u>
<u>(646.23)</u>	<u>154</u>	<u>(800.23)</u>		OPERATING NET INCOME (LOSS)	<u>(661.77)</u>	<u>0</u>	<u>(661.77)</u>	<u>0</u>	<u>(661.77)</u>

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BALANCE SHEET - RESERVES (UNAUDITED)
12/31/2018

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>53,264.42</u>	<u>52,570.57</u>	<u>693.85</u>
TOTAL CASH	53,264.42	52,570.57	693.85
TOTAL ASSETS	<u>53,264.42</u>	<u>52,570.57</u>	<u>693.85</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	45,265.18	45,265.18	0.00
NET INCOME (LOSS)	<u>7,999.24</u>	<u>7,305.39</u>	<u>693.85</u>
TOTAL EQUITY	53,264.42	52,570.57	693.85
TOTAL LIABILITIES & EQUIT	<u>53,264.42</u>	<u>52,570.57</u>	<u>693.85</u>

64G EV UNIT 1 DUPLEXES RESERVE STATEMENT - DETAIL (UNAUDITED) 12/31/2018
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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					
633.00	633	0.00	RESERVE FUND CONTRIBUTION	7,596.00	7,596	0.00	7,596	0.00
<u>60.85</u>	<u>0</u>	<u>60.85</u>	INTEREST INCOME - RESERVE	<u>403.24</u>	<u>0</u>	<u>403.24</u>	<u>0</u>	<u>403.24</u>
693.85	633	60.85	TOTAL INCOME	7,999.24	7,596	403.24	7,596	403.24
<u>693.85</u>	<u>633</u>	<u>60.85</u>	NET INCOME (LOSS)	<u>7,999.24</u>	<u>7,596</u>	<u>403.24</u>	<u>7,596</u>	<u>403.24</u>