

EAST VILLAGE

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

MARCH 2019

64G EV UNIT 1 DUPLEXES
BALANCE SHEET - OPERATING (UNAUDITED)
03/31/2019

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>12,823.74</u>	<u>12,601.24</u>	<u>222.50</u>
TOTAL CASH	12,823.74	12,601.24	222.50
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	705.15	356.78	348.37
RESERVE FOR BAD DEBT	<u>(57.49)</u>	<u>(27.49)</u>	<u>(30.00)</u>
TOTAL ACCOUNTS RECEIVABLE	647.66	329.29	318.37
OTHER ASSETS			
PREPAID EXPENSE	<u>513.00</u>	<u>570.00</u>	<u>(57.00)</u>
TOTAL OTHER ASSETS	513.00	570.00	(57.00)
TOTAL ASSETS	<u><u>13,984.40</u></u>	<u><u>13,500.53</u></u>	<u><u>483.87</u></u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
PREPAID ASSESSMENTS	560.39	541.09	19.30
ACCOUNTS PAYABLE - DUE TO RESERVES	<u>633.00</u>	<u>633.00</u>	<u>0.00</u>
TOTAL CURRENT LIABILITIES	1,193.39	1,174.09	19.30
EQUITY			
OWNERS' EQUITY	11,318.69	11,318.69	0.00
CURRENT YEAR INCOME (LOSS)	<u>1,472.32</u>	<u>1,007.75</u>	<u>464.57</u>
TOTAL EQUITY	12,791.01	12,326.44	464.57
TOTAL LIABILITIES & EQUITY	<u><u>13,984.40</u></u>	<u><u>13,500.53</u></u>	<u><u>483.87</u></u>

64G EV UNIT 1 DUPLEXES
OPERATING STATEMENT - DETAIL (UNAUDITED)
03/31/2019

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Mar2019 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
1,793.34	1,793	0.34	0401	INCOME					
(642.00)	(642)	0.00	0402	ASSOCIATION DUES	5,380.02	5,379	1.02	21,516	(16,135.98)
(30.00)	0	(30.00)	0423	RESERVE FUND CONTRIBUTION	(1,926.00)	(1,926)	0.00	(7,704)	5,778.00
25.00	0	25.00	0441	LESS: BAD DEBT	(10.00)	0	(10.00)	0	(10.00)
4.48	0	4.48	0449	LATE CHARGES	75.00	0	75.00	0	75.00
				DELINQUENCY INTEREST	12.05	0	12.05	0	12.05
<u>1,150.82</u>	<u>1,151</u>	<u>(0.18)</u>		TOTAL INCOME	<u>3,531.07</u>	<u>3,453</u>	<u>78.07</u>	<u>13,812</u>	<u>(10,280.93)</u>
				EXPENSES					
102.00	102	0.00	6514	ADMINISTRATIVE					
0.00	0	0.00		ADMINISTRATIVE FEE	306.00	306	0.00	1,224	918.00
				MISC - ADMINISTRATIVE	0.00	0	0.00	14	14.00
<u>102.00</u>	<u>102</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>306.00</u>	<u>306</u>	<u>0.00</u>	<u>1,238</u>	<u>932.00</u>
				OPERATIONAL EXPENSES					
0.00	75	75.00	6603	GENERAL MAINTENANCE	0.00	225	225.00	900	900.00
0.00	0	0.00	66030002	POWER WASHING	0.00	0	0.00	1,945	1,945.00
527.25	527	(0.25)	6607	LANDSCAPE MANAGEMENT	1,581.75	1,581	(0.75)	6,324	4,742.25
0.00	155	155.00	66070001	LANDSCAPE & IRRIGATION	0.00	465	465.00	1,860	1,860.00
0.00	25	25.00	66070002	SOD REPLACEMENT	0.00	75	75.00	300	300.00
57.00	41	(16.00)	6626	TERMITE BOND	171.00	124	(47.00)	495	324.00
<u>584.25</u>	<u>823</u>	<u>238.75</u>		TOTAL OPERATIONAL EXPENSE	<u>1,752.75</u>	<u>2,470</u>	<u>717.25</u>	<u>11,824</u>	<u>10,071.25</u>
				RECREATIONAL/FACILITY MAIN MAINTENANCE					
0.00	0	0.00			0.00	0	0.00	750	750.00
<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>750</u>	<u>750.00</u>
<u>686.25</u>	<u>925</u>	<u>238.75</u>		TOTAL OPERATING EXPENSES	<u>2,058.75</u>	<u>2,776</u>	<u>717.25</u>	<u>13,812</u>	<u>11,753.25</u>
464.57	226	238.57		NET INCOME BEFORE DEBT&DEPRECIATION	1,472.32	677	795.32	0	1,472.32
<u>464.57</u>	<u>226</u>	<u>238.57</u>		OPERATING NET INCOME (LOSS)	<u>1,472.32</u>	<u>677</u>	<u>795.32</u>	<u>0</u>	<u>1,472.32</u>

64G EV UNIT 1 DUPLEXES
BALANCE SHEET - RESERVES (UNAUDITED)
03/31/2019

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>55,328.39</u>	<u>54,627.99</u>	<u>700.40</u>
TOTAL CASH	55,328.39	54,627.99	700.40
TOTAL ASSETS	<u>55,328.39</u>	<u>54,627.99</u>	<u>700.40</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	53,264.42	53,264.42	0.00
NET INCOME (LOSS)	<u>2,063.97</u>	<u>1,363.57</u>	<u>700.40</u>
TOTAL EQUITY	55,328.39	54,627.99	700.40
TOTAL LIABILITIES & EQUIT	<u>55,328.39</u>	<u>54,627.99</u>	<u>700.40</u>

64G EV UNIT 1 DUPLEXES RESERVE STATEMENT - DETAIL (UNAUDITED) 03/31/2019
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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					
642.00	642	0.00	RESERVE FUND CONTRIBUTION	1,926.00	1,926	0.00	7,704	(5,778.00)
<u>58.40</u>	<u>0</u>	<u>58.40</u>	INTEREST INCOME - RESERVE	<u>137.97</u>	<u>0</u>	<u>137.97</u>	<u>0</u>	<u>137.97</u>
700.40	642	58.40	TOTAL INCOME	2,063.97	1,926	137.97	7,704	(5,640.03)
			EXPENSES					
<u>0.00</u>	<u>0</u>	<u>0.00</u>	OTHER RESERVE EXPENSES	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>5,228</u>	<u>5,228.00</u>
0.00	0	0.00	TOTAL EXPENSE	0.00	0	0.00	5,228	5,228.00
<u>700.40</u>	<u>642</u>	<u>58.40</u>	NET INCOME (LOSS)	<u>2,063.97</u>	<u>1,926</u>	<u>137.97</u>	<u>2,476</u>	<u>(412.03)</u>