

EAST VILLAGE

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

June 2019

64G EV UNIT 1 DUPLEXES
BALANCE SHEET - OPERATING (UNAUDITED)
06/30/2019

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>14,829.17</u>	<u>12,528.47</u>	<u>2,300.70</u>
TOTAL CASH	14,829.17	12,528.47	2,300.70
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	660.28	647.26	13.02
RESERVE FOR BAD DEBT	<u>2.51</u>	<u>(27.49)</u>	<u>30.00</u>
TOTAL ACCOUNTS RECEIVABLE	662.79	619.77	43.02
OTHER ASSETS			
PREPAID EXPENSE	<u>342.00</u>	<u>399.00</u>	<u>(57.00)</u>
TOTAL OTHER ASSETS	342.00	399.00	(57.00)
TOTAL ASSETS	<u>15,833.96</u>	<u>13,547.24</u>	<u>2,286.72</u>

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
PREPAID ASSESSMENTS	2,621.23	560.49	2,060.74
DUE TO (FROM) CROA	<u>(298.89)</u>	<u>0.00</u>	<u>(298.89)</u>
TOTAL CURRENT LIABILITIES	2,322.34	560.49	1,761.85
EQUITY			
OWNERS' EQUITY	11,318.69	11,318.69	0.00
CURRENT YEAR INCOME (LOSS)	<u>2,192.93</u>	<u>1,668.06</u>	<u>524.87</u>
TOTAL EQUITY	13,511.62	12,986.75	524.87
TOTAL LIABILITIES & EQUITY	<u>15,833.96</u>	<u>13,547.24</u>	<u>2,286.72</u>

64G EV UNIT 1 DUPLEXES
OPERATING STATEMENT - DETAIL (UNAUDITED)
06/30/2019

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Jun2019 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
INCOME									
1,793.34	1,793	0.34	0401	ASSOCIATION DUES	10,760.04	10,758	2.04	21,516	(10,755.96)
(642.00)	(642)	0.00	0402	RESERVE FUND CONTRIBUTION	(3,852.00)	(3,852)	0.00	(7,704)	3,852.00
30.00	0	30.00	0423	LESS: BAD DEBT	50.00	0	50.00	0	50.00
25.00	0	25.00	0441	LATE CHARGES	100.00	0	100.00	0	100.00
4.78	0	4.78	0449	DELINQUENCY INTEREST	22.39	0	22.39	0	22.39
<u>1,211.12</u>	<u>1,151</u>	<u>60.12</u>		TOTAL INCOME	<u>7,080.43</u>	<u>6,906</u>	<u>174.43</u>	<u>13,812</u>	<u>(6,731.57)</u>
EXPENSES									
ADMINISTRATIVE									
102.00	102	0.00	6514	ADMINISTRATIVE FEE	612.00	612	0.00	1,224	612.00
0.00	0	0.00		MISC - ADMINISTRATIVE	0.00	0	0.00	14	14.00
<u>102.00</u>	<u>102</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>612.00</u>	<u>612</u>	<u>0.00</u>	<u>1,238</u>	<u>626.00</u>
OPERATIONAL EXPENSES									
0.00	75	75.00	6603	GENERAL MAINTENANCE	0.00	450	450.00	900	900.00
0.00	0	0.00	66030002	POWER WASHING	770.00	770	0.00	1,945	1,175.00
527.25	527	(0.25)	6607	LANDSCAPE MANAGEMENT	3,163.50	3,162	(1.50)	6,324	3,160.50
0.00	155	155.00	66070001	LANDSCAPE & IRRIGATION	0.00	930	930.00	1,860	1,860.00
0.00	25	25.00	66070002	SOD REPLACEMENT	0.00	150	150.00	300	300.00
57.00	41	(16.00)	6626	TERMITE BOND	342.00	248	(94.00)	495	153.00
<u>584.25</u>	<u>823</u>	<u>238.75</u>		TOTAL OPERATIONAL EXPENSE	<u>4,275.50</u>	<u>5,710</u>	<u>1,434.50</u>	<u>11,824</u>	<u>7,548.50</u>
RECREATIONAL/FACILITY MAIN MAINTENANCE									
0.00	750	750.00			0.00	750	750.00	750	750.00
<u>0.00</u>	<u>750</u>	<u>750.00</u>		TOTAL RECREATIONAL EXPENS	<u>0.00</u>	<u>750</u>	<u>750.00</u>	<u>750</u>	<u>750.00</u>
<u>686.25</u>	<u>1,675</u>	<u>988.75</u>		TOTAL OPERATING EXPENSES	<u>4,887.50</u>	<u>7,072</u>	<u>2,184.50</u>	<u>13,812</u>	<u>8,924.50</u>
524.87	(524)	1,048.87		NET INCOME BEFORE DEBT&DEPRECIATION	2,192.93	(166)	2,358.93	0	2,192.93
<u>524.87</u>	<u>(524)</u>	<u>1,048.87</u>		OPERATING NET INCOME (LOSS)	<u>2,192.93</u>	<u>(166)</u>	<u>2,358.93</u>	<u>0</u>	<u>2,192.93</u>

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>57,438.89</u>	<u>56,735.79</u>	<u>703.10</u>
TOTAL CASH	57,438.89	56,735.79	703.10
TOTAL ASSETS	<u>57,438.89</u>	<u>56,735.79</u>	<u>703.10</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	53,264.42	53,264.42	0.00
NET INCOME (LOSS)	<u>4,174.47</u>	<u>3,471.37</u>	<u>703.10</u>
TOTAL EQUITY	57,438.89	56,735.79	703.10
TOTAL LIABILITIES & EQUIT	<u>57,438.89</u>	<u>56,735.79</u>	<u>703.10</u>

64G EV UNIT 1 DUPLEXES
RESERVE STATEMENT - DETAIL (UNAUDITED)
06/30/2019

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

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	3,852.00	3,852	0.00	7,704	(3,852.00)
<u>61.10</u>	<u>0</u>	<u>61.10</u>	INTEREST INCOME - RESERVE	<u>322.47</u>	<u>0</u>	<u>322.47</u>	<u>0</u>	<u>322.47</u>
703.10	642	61.10	TOTAL INCOME	4,174.47	3,852	322.47	7,704	(3,529.53)
			EXPENSES					
<u>0.00</u>	<u>5,228</u>	<u>5,228.00</u>	OTHER RESERVE EXPENSES	<u>0.00</u>	<u>5,228</u>	<u>5,228.00</u>	<u>5,228</u>	<u>5,228.00</u>
0.00	5,228	5,228.00	TOTAL EXPENSE	0.00	5,228	5,228.00	5,228	5,228.00
<u>703.10</u>	<u>(4,586)</u>	<u>5,289.10</u>	NET INCOME (LOSS)	<u>4,174.47</u>	<u>(1,376)</u>	<u>5,550.47</u>	<u>2,476</u>	<u>1,698.47</u>