

**EAST VILLAGE**

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

SEPTEMBER 2019

64G EV UNIT 1 DUPLEXES  
BALANCE SHEET - OPERATING (UNAUDITED)  
09/30/2019

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>15,797.66</u>	<u>15,574.46</u>	<u>223.20</u>
TOTAL CASH	15,797.66	15,574.46	223.20
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	1,029.80	1,014.98	14.82
RESERVE FOR BAD DEBT	(7.49)	(27.49)	20.00
DUE (TO) FROM SERVICE AREA	<u>(582.96)</u>	<u>(582.96)</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	439.35	404.53	34.82
OTHER ASSETS			
PREPAID EXPENSE	<u>171.00</u>	<u>228.00</u>	<u>(57.00)</u>
TOTAL OTHER ASSETS	171.00	228.00	(57.00)
TOTAL ASSETS	<u><u>16,408.01</u></u>	<u><u>16,206.99</u></u>	<u><u>201.02</u></u>

12/04/2019  
1:54 PM

64G EV UNIT 1 DUPLEXES  
BALANCE SHEET - OPERATING (UNAUDITED)  
09/30/2019

Page: 2

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	875.00	0.00	875.00
PREPAID ASSESSMENTS	<u>1,511.12</u>	<u>1,795.19</u>	<u>(284.07)</u>
TOTAL CURRENT LIABILITIES	2,386.12	1,795.19	590.93
EQUITY			
OWNERS' EQUITY	11,318.69	11,318.69	0.00
CURRENT YEAR INCOME (LOSS)	<u>2,703.20</u>	<u>3,093.11</u>	<u>(389.91)</u>
TOTAL EQUITY	14,021.89	14,411.80	(389.91)
TOTAL LIABILITIES & EQUITY	<u>16,408.01</u>	<u>16,206.99</u>	<u>201.02</u>

64G EV UNIT 1 DUPLEXES  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
09/30/2019

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Sep2019 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
<b>INCOME</b>									
1,793.34	1,793	0.34	0401	ASSOCIATION DUES	16,140.06	16,137	3.06	21,516	(5,375.94)
(642.00)	(642)	0.00	0402	RESERVE FUND CONTRIBUTION	(5,778.00)	(5,778)	0.00	(7,704)	1,926.00
20.00	0	20.00	0423	LESS: BAD DEBT	40.00	0	40.00	0	40.00
0.00	0	0.00	0441	LATE CHARGES	100.00	0	100.00	0	100.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	22.39	0	22.39	0	22.39
<u>1,171.34</u>	<u>1,151</u>	<u>20.34</u>		<b>TOTAL INCOME</b>	<u>10,524.45</u>	<u>10,359</u>	<u>165.45</u>	<u>13,812</u>	<u>(3,287.55)</u>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
102.00	102	0.00	6514	ADMINISTRATIVE FEE	918.00	918	0.00	1,224	306.00
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>		<b>TOTAL ADMINISTRATIVE</b>	<u>918.00</u>	<u>918</u>	<u>0.00</u>	<u>1,238</u>	<u>320.00</u>
<b>OPERATIONAL EXPENSES</b>									
0.00	75	75.00	6603	GENERAL MAINTENANCE	0.00	675	675.00	900	900.00
875.00	1,175	300.00	66030002	POWER WASHING	1,645.00	1,945	300.00	1,945	300.00
527.25	527	(0.25)	6607	LANDSCAPE MANAGEMENT	4,745.25	4,743	(2.25)	6,324	1,578.75
0.00	155	155.00	66070001	LANDSCAPE & IRRIGATION	0.00	1,395	1,395.00	1,860	1,860.00
0.00	25	25.00	66070002	SOD REPLACEMENT	0.00	225	225.00	300	300.00
57.00	41	(16.00)	6626	TERMITE BOND	513.00	372	(141.00)	495	(18.00)
<u>1,459.25</u>	<u>1,998</u>	<u>538.75</u>		<b>TOTAL OPERATIONAL EXPENSE</b>	<u>6,903.25</u>	<u>9,355</u>	<u>2,451.75</u>	<u>11,824</u>	<u>4,920.75</u>
<b>RECREATIONAL/FACILITY MAIN MAINTENANCE</b>									
0.00	0	0.00			0.00	750	750.00	750	750.00
<u>0.00</u>	<u>0</u>	<u>0.00</u>		<b>TOTAL RECREATIONAL EXPENS</b>	<u>0.00</u>	<u>750</u>	<u>750.00</u>	<u>750</u>	<u>750.00</u>
<u>1,561.25</u>	<u>2,100</u>	<u>538.75</u>		<b>TOTAL OPERATING EXPENSES</b>	<u>7,821.25</u>	<u>11,023</u>	<u>3,201.75</u>	<u>13,812</u>	<u>5,990.75</u>
(389.91)	(949)	559.09		NET INCOME BEFORE DEBT&DEPRECIATION	2,703.20	(664)	3,367.20	0	2,703.20
<u>(389.91)</u>	<u>(949)</u>	<u>559.09</u>		<b>OPERATING NET INCOME (LOSS)</b>	<u>2,703.20</u>	<u>(664)</u>	<u>3,367.20</u>	<u>0</u>	<u>2,703.20</u>

64G EV UNIT 1 DUPLEXES  
BALANCE SHEET - RESERVES (UNAUDITED)  
09/30/2019

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>58,914.26</u>	<u>58,212.84</u>	<u>701.42</u>
TOTAL CASH	58,914.26	58,212.84	701.42
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPER	<u>642.00</u>	<u>642.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	642.00	642.00	0.00
TOTAL ASSETS	<u>59,556.26</u>	<u>58,854.84</u>	<u>701.42</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	53,264.42	53,264.42	0.00
NET INCOME (LOSS)	<u>6,291.84</u>	<u>5,590.42</u>	<u>701.42</u>
TOTAL EQUITY	59,556.26	58,854.84	701.42
TOTAL LIABILITIES & EQUIT	<u>59,556.26</u>	<u>58,854.84</u>	<u>701.42</u>

64G EV UNIT 1 DUPLEXES  
RESERVE STATEMENT - DETAIL (UNAUDITED)  
09/30/2019

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	5,778.00	5,778	0.00	7,704	(1,926.00)
<u>59.42</u>	<u>0</u>	<u>59.42</u>	INTEREST INCOME - RESERVE	<u>513.84</u>	<u>0</u>	<u>513.84</u>	<u>0</u>	<u>513.84</u>
701.42	642	59.42	TOTAL INCOME	6,291.84	5,778	513.84	7,704	(1,412.16)
			EXPENSES					
<u>0.00</u>	<u>0</u>	<u>0.00</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	0	0.00	TOTAL EXPENSE	0.00	5,228	5,228.00	5,228	5,228.00
<u>701.42</u>	<u>642</u>	<u>59.42</u>	NET INCOME (LOSS)	<u>6,291.84</u>	<u>550</u>	<u>5,741.84</u>	<u>2,476</u>	<u>3,815.84</u>