

**EAST VILLAGE**

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

December 2019

64G EV UNIT 1 DUPLEXES  
BALANCE SHEET - OPERATING (UNAUDITED)  
02/20/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>14,160.47</u>	<u>14,541.17</u>	<u>(380.70)</u>
TOTAL CASH	14,160.47	14,541.17	(380.70)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	1,258.06	660.28	597.78
RESERVE FOR BAD DEBT	<u>(77.49)</u>	<u>(7.49)</u>	<u>(70.00)</u>
TOTAL ACCOUNTS RECEIVABLE	1,180.57	652.79	527.78
OTHER ASSETS			
PREPAID EXPENSE	<u>480.00</u>	<u>57.00</u>	<u>423.00</u>
TOTAL OTHER ASSETS	480.00	57.00	423.00
TOTAL ASSETS	<u>15,821.04</u>	<u>15,250.96</u>	<u>570.08</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	0.00	70.00	(70.00)
PREPAID ASSESSMENTS	<u>555.94</u>	<u>298.89</u>	<u>257.05</u>
TOTAL CURRENT LIABILITIES	555.94	368.89	187.05
EQUITY			
OWNERS' EQUITY	11,318.69	11,318.69	0.00
CURRENT YEAR INCOME (LOSS)	<u>3,946.41</u>	<u>3,563.38</u>	<u>383.03</u>
TOTAL EQUITY	15,265.10	14,882.07	383.03
TOTAL LIABILITIES & EQUITY	<u>15,821.04</u>	<u>15,250.96</u>	<u>570.08</u>

64G EV UNIT 1 DUPLEXES  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
02/20/2020

8360 E VIA DE VENTURA  
BLDG L SUITE 100  
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MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Dec2019 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	21,520.08	21,516	4.08	21,516	4.08
(642.00)	(642)	0.00	0402	RESERVE FUND CONTRIBUTION	(7,704.00)	(7,704)	0.00	(7,704)	0.00
(70.00)	0	(70.00)	0423	LESS: BAD DEBT	(30.00)	0	(30.00)	0	(30.00)
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>1,081.34</u>	<u>1,151</u>	<u>(69.66)</u>		TOTAL INCOME	<u>13,908.47</u>	<u>13,812</u>	<u>96.47</u>	<u>13,812</u>	<u>96.47</u>
EXPENSES									
ADMINISTRATIVE									
102.00	102	0.00	6514	ADMINISTRATIVE FEE	1,224.00	1,224	0.00	1,224	0.00
12.06	0	(12.06)		MISC - ADMINISTRATIVE	12.06	14	1.94	14	1.94
<u>114.06</u>	<u>102</u>	<u>(12.06)</u>		TOTAL ADMINISTRATIVE	<u>1,236.06</u>	<u>1,238</u>	<u>1.94</u>	<u>1,238</u>	<u>1.94</u>
OPERATIONAL EXPENSES									
0.00	75	75.00	6603	GENERAL MAINTENANCE	70.00	900	830.00	900	830.00
0.00	0	0.00	66030002	POWER WASHING	1,645.00	1,945	300.00	1,945	300.00
527.25	527	(0.25)	6607	LANDSCAPE MANAGEMENT	6,327.00	6,324	(3.00)	6,324	(3.00)
0.00	155	155.00	66070001	LANDSCAPE & IRRIGATION	0.00	1,860	1,860.00	1,860	1,860.00
0.00	25	25.00	66070002	SOD REPLACEMENT	0.00	300	300.00	300	300.00
57.00	41	(16.00)	6626	TERMITE BOND	684.00	495	(189.00)	495	(189.00)
<u>584.25</u>	<u>823</u>	<u>238.75</u>		TOTAL OPERATIONAL EXPENSE	<u>8,726.00</u>	<u>11,824</u>	<u>3,098.00</u>	<u>11,824</u>	<u>3,098.00</u>
RECREATIONAL/FACILITY MAIN MAINTENANCE									
0.00	0	0.00			0.00	750	750.00	750	750.00
<u>0.00</u>	<u>0</u>	<u>0.00</u>		TOTAL RECREATIONAL EXPENS	<u>0.00</u>	<u>750</u>	<u>750.00</u>	<u>750</u>	<u>750.00</u>
<u>698.31</u>	<u>925</u>	<u>226.69</u>		TOTAL OPERATING EXPENSES	<u>9,962.06</u>	<u>13,812</u>	<u>3,849.94</u>	<u>13,812</u>	<u>3,849.94</u>
383.03	226	157.03		NET INCOME BEFORE DEBT&DEPRECIATION	3,946.41	0	3,946.41	0	3,946.41
<u>383.03</u>	<u>226</u>	<u>157.03</u>		OPERATING NET INCOME (LOSS)	<u>3,946.41</u>	<u>0</u>	<u>3,946.41</u>	<u>0</u>	<u>3,946.41</u>

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BALANCE SHEET - RESERVES (UNAUDITED)  
02/20/2020

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>60,359.82</u>	<u>59,666.25</u>	<u>693.57</u>
TOTAL CASH	60,359.82	59,666.25	693.57
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPER	<u>1,284.00</u>	<u>1,284.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	1,284.00	1,284.00	0.00
TOTAL ASSETS	<u>61,643.82</u>	<u>60,950.25</u>	<u>693.57</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	53,264.42	53,264.42	0.00
NET INCOME (LOSS)	<u>8,379.40</u>	<u>7,685.83</u>	<u>693.57</u>
TOTAL EQUITY	61,643.82	60,950.25	693.57
TOTAL LIABILITIES & EQUIT	<u>61,643.82</u>	<u>60,950.25</u>	<u>693.57</u>

64G EV UNIT 1 DUPLEXES  
RESERVE STATEMENT - DETAIL (UNAUDITED)  
02/20/2020

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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	7,704.00	7,704	0.00	7,704	0.00
<u>51.57</u>	<u>0</u>	<u>51.57</u>	INTEREST INCOME - RESERVE	<u>675.40</u>	<u>0</u>	<u>675.40</u>	<u>0</u>	<u>675.40</u>
693.57	642	51.57	TOTAL INCOME	8,379.40	7,704	675.40	7,704	675.40
			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>693.57</u>	<u>642</u>	<u>51.57</u>	NET INCOME (LOSS)	<u>8,379.40</u>	<u>2,476</u>	<u>5,903.40</u>	<u>2,476</u>	<u>5,903.40</u>