

EAST VILLAGE

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

JUNE 2020

07/28/2020
9:00 AM

64G EV UNIT 1 DUPLEXES
BALANCE SHEET - OPERATING (UNAUDITED)
06/30/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>21,261.44</u>	<u>20,128.11</u>	<u>1,133.33</u>
TOTAL CASH	21,261.44	20,128.11	1,133.33
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	328.47	666.41	(337.94)
RESERVE FOR BAD DEBT	0.00	(37.49)	37.49
DUE (TO) FROM SERVICE AREA	0.00	129.36	(129.36)
INTERCOMPANY CROA	<u>(2,119.34)</u>	<u>(2,119.34)</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	(1,790.87)	(1,361.06)	(429.81)
OTHER ASSETS			
PREPAID EXPENSE	<u>240.00</u>	<u>280.00</u>	<u>(40.00)</u>
TOTAL OTHER ASSETS	240.00	280.00	(40.00)
TOTAL ASSETS	<u>19,710.57</u>	<u>19,047.05</u>	<u>663.52</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
PREPAID ASSESSMENTS	<u>3,082.85</u>	<u>2,809.71</u>	<u>273.14</u>
TOTAL CURRENT LIABILITIES	3,082.85	2,809.71	273.14
EQUITY			
OWNERS' EQUITY	15,265.10	15,265.10	0.00
CURRENT YEAR INCOME (LOSS)	<u>1,362.62</u>	<u>972.24</u>	<u>390.38</u>
TOTAL EQUITY	16,627.72	16,237.34	390.38
TOTAL LIABILITIES & EQUITY	<u><u>19,710.57</u></u>	<u><u>19,047.05</u></u>	<u><u>663.52</u></u>

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64G EV UNIT 1 DUPLEXES
OPERATING STATEMENT - DETAIL (UNAUDITED)
06/30/2020

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Jun2020 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
				INCOME					
1,873.14	1,873	0.14	0401	ASSOCIATION DUES	11,238.84	11,238	0.84	22,478	(11,239.16)
(833.00)	(833)	0.00	0402	RESERVE FUND CONTRIBUTION	(4,998.00)	(4,998)	0.00	(10,000)	5,002.00
37.49	0	37.49	0423	LESS: BAD DEBT	77.49	0	77.49	0	77.49
0.00	0	0.00	0441	LATE CHARGES	50.00	0	50.00	0	50.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	32.79	0	32.79	0	32.79
<u>1,077.63</u>	<u>1,040</u>	<u>37.63</u>		TOTAL INCOME	<u>6,401.12</u>	<u>6,240</u>	<u>161.12</u>	<u>12,478</u>	<u>(6,076.88)</u>
				EXPENSES					
				ADMINISTRATIVE					
120.00	120	0.00	6514	ADMINISTRATIVE FEE	720.00	720	0.00	1,440	720.00
0.00	0	0.00		MISC - ADMINISTRATIVE	0.00	0	0.00	20	20.00
<u>120.00</u>	<u>120</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>720.00</u>	<u>720</u>	<u>0.00</u>	<u>1,460</u>	<u>740.00</u>
				OPERATIONAL EXPENSES					
0.00	50	50.00	6603	GENERAL MAINTENANCE	0.00	300	300.00	600	600.00
0.00	0	0.00	66030002	POWER WASHING	825.00	500	(325.00)	1,435	610.00
0.00	0	0.00	66030003	GUTTER CLEANING	0.00	325	325.00	325	325.00
527.25	527	(0.25)	6607	LANDSCAPE MANAGEMENT	3,163.50	3,162	(1.50)	6,324	3,160.50
0.00	75	75.00	66070001	LANDSCAPE & IRRIGATION	90.00	450	360.00	900	810.00
40.00	57	17.00	6626	TERMITE BOND	240.00	342	102.00	684	444.00
<u>567.25</u>	<u>709</u>	<u>141.75</u>		TOTAL OPERATIONAL EXPENSE	<u>4,318.50</u>	<u>5,079</u>	<u>760.50</u>	<u>10,268</u>	<u>5,949.50</u>
<u>0.00</u>	<u>750</u>	<u>750.00</u>		RECREATIONAL/FACILITY MAIN MAINTENANCE	<u>0.00</u>	<u>750</u>	<u>750.00</u>	<u>750</u>	<u>750.00</u>
<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>687.25</u>	<u>1,579</u>	<u>891.75</u>		TOTAL OPERATING EXPENSES	<u>5,038.50</u>	<u>6,549</u>	<u>1,510.50</u>	<u>12,478</u>	<u>7,439.50</u>
<u>390.38</u>	<u>(539)</u>	<u>929.38</u>		NET INCOME BEFORE DEBT&DEPRECIATION	<u>1,362.62</u>	<u>(309)</u>	<u>1,671.62</u>	<u>0</u>	<u>1,362.62</u>
<u>390.38</u>	<u>(539)</u>	<u>929.38</u>		OPERATING NET INCOME (LOSS)	<u>1,362.62</u>	<u>(309)</u>	<u>1,671.62</u>	<u>0</u>	<u>1,362.62</u>

64G EV UNIT 1 DUPLEXES
BALANCE SHEET - RESERVES (UNAUDITED)
06/30/2020

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BLDG L SUITE 100
SCOTTSDALE AZ 85258

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>66,841.84</u>	<u>63,033.99</u>	<u>3,807.85</u>
TOTAL CASH	66,841.84	63,033.99	3,807.85
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPER	<u>0.00</u>	<u>2,950.00</u>	<u>(2,950.00)</u>
TOTAL ACCOUNTS RECEIVABLE	0.00	2,950.00	(2,950.00)
TOTAL ASSETS	<u>66,841.84</u>	<u>65,983.99</u>	<u>857.85</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	61,643.82	61,643.82	0.00
NET INCOME (LOSS)	<u>5,198.02</u>	<u>4,340.17</u>	<u>857.85</u>
TOTAL EQUITY	66,841.84	65,983.99	857.85
TOTAL LIABILITIES & EQUIT	<u>66,841.84</u>	<u>65,983.99</u>	<u>857.85</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
06/30/2020

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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					
833.00	833	0.00	RESERVE FUND CONTRIBUTION	4,998.00	4,998	0.00	10,000	(5,002.00)
<u>24.85</u>	<u>0</u>	<u>24.85</u>	INTEREST INCOME - RESERVE	<u>200.02</u>	<u>0</u>	<u>200.02</u>	<u>0</u>	<u>200.02</u>
857.85	833	24.85	TOTAL INCOME	5,198.02	4,998	200.02	10,000	(4,801.98)
			EXPENSES					
<u>0.00</u>	<u>0</u>	<u>0.00</u>	LANDSCAPING	<u>0.00</u>	<u>643</u>	<u>643.00</u>	<u>643</u>	<u>643.00</u>
0.00	0	0.00	TOTAL EXPENSE	0.00	643	643.00	643	643.00
<u>857.85</u>	<u>833</u>	<u>24.85</u>	NET INCOME (LOSS)	<u>5,198.02</u>	<u>4,355</u>	<u>843.02</u>	<u>9,357</u>	<u>(4,158.98)</u>