

EAST VILLAGE

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

September 2020

64G EV UNIT 1 DUPLEXES
BALANCE SHEET - OPERATING (UNAUDITED)
09/30/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>18,109.84</u>	<u>18,329.83</u>	<u>(219.99)</u>
TOTAL CASH	18,109.84	18,329.83	(219.99)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	655.76	330.27	325.49
RESERVE FOR BAD DEBT	(30.00)	(20.00)	(10.00)
INTERCOMPANY CROA	<u>0.00</u>	<u>336.99</u>	<u>(336.99)</u>
TOTAL ACCOUNTS RECEIVABLE	625.76	647.26	(21.50)
OTHER ASSETS			
PREPAID EXPENSE	<u>120.00</u>	<u>160.00</u>	<u>(40.00)</u>
TOTAL OTHER ASSETS	120.00	160.00	(40.00)
TOTAL ASSETS	<u><u>18,855.60</u></u>	<u><u>19,137.09</u></u>	<u><u>(281.49)</u></u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
PREPAID ASSESSMENTS	<u>1,560.95</u>	<u>2,185.33</u>	<u>(624.38)</u>
TOTAL CURRENT LIABILITIES	1,560.95	2,185.33	(624.38)
EQUITY			
OWNERS' EQUITY	15,265.10	15,265.10	0.00
CURRENT YEAR INCOME (LOSS)	<u>2,029.55</u>	<u>1,686.66</u>	<u>342.89</u>
TOTAL EQUITY	17,294.65	16,951.76	342.89
TOTAL LIABILITIES & EQUITY	<u>18,855.60</u>	<u>19,137.09</u>	<u>(281.49)</u>

64G EV UNIT 1 DUPLEXES
OPERATING STATEMENT - DETAIL (UNAUDITED)
09/30/2020

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Sep2020 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
1,873.14	1,873	0.14	0401	INCOME					
(833.00)	(833)	0.00	0402	ASSOCIATION DUES	16,858.26	16,857	1.26	22,478	(5,619.74)
(10.00)	0	(10.00)	0423	RESERVE FUND CONTRIBUTION	(7,497.00)	(7,497)	0.00	(10,000)	2,503.00
0.00	0	0.00	0441	LESS: BAD DEBT	47.49	0	47.49	0	47.49
0.00	0	0.00	0449	LATE CHARGES	25.00	0	25.00	0	25.00
				DELINQUENCY INTEREST	18.74	0	18.74	0	18.74
<u>1,030.14</u>	<u>1,040</u>	<u>(9.86)</u>		TOTAL INCOME	<u>9,452.49</u>	<u>9,360</u>	<u>92.49</u>	<u>12,478</u>	<u>(3,025.51)</u>
				EXPENSES					
				ADMINISTRATIVE					
120.00	120	0.00	6514	ADMINISTRATIVE FEE	1,080.00	1,080	0.00	1,440	360.00
0.00	0	0.00		LEGAL & PROFESSIONAL	257.69	0	(257.69)	0	(257.69)
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>1,337.69</u>	<u>1,080</u>	<u>(257.69)</u>	<u>1,460</u>	<u>122.31</u>
				OPERATIONAL EXPENSES					
0.00	50	50.00	6603	GENERAL MAINTENANCE	65.00	450	385.00	600	535.00
0.00	935	935.00	66030002	POWER WASHING	825.00	1,435	610.00	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	4,745.25	4,743	(2.25)	6,324	1,578.75
0.00	75	75.00	66070001	LANDSCAPE & IRRIGATION	90.00	675	585.00	900	810.00
40.00	57	17.00	6626	TERMITE BOND	360.00	513	153.00	684	324.00
<u>567.25</u>	<u>1,644</u>	<u>1,076.75</u>		TOTAL OPERATIONAL EXPENSE	<u>6,085.25</u>	<u>8,141</u>	<u>2,055.75</u>	<u>10,268</u>	<u>4,182.75</u>
				RECREATIONAL/FACILITY MAIN MAINTENANCE	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>
687.25	1,764	1,076.75		TOTAL OPERATING EXPENSES	7,422.94	9,971	2,548.06	12,478	5,055.06
342.89	(724)	1,066.89		NET INCOME BEFORE DEBT&DEPRECIATION	2,029.55	(611)	2,640.55	0	2,029.55
<u>342.89</u>	<u>(724)</u>	<u>1,066.89</u>		OPERATING NET INCOME (LOSS)	<u>2,029.55</u>	<u>(611)</u>	<u>2,640.55</u>	<u>0</u>	<u>2,029.55</u>

64G EV UNIT 1 DUPLEXES
BALANCE SHEET - RESERVES (UNAUDITED)
09/30/2020

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>67,038.91</u>	<u>66,179.30</u>	<u>859.61</u>
TOTAL CASH	67,038.91	66,179.30	859.61
TOTAL ASSETS	<u>67,038.91</u>	<u>66,179.30</u>	<u>859.61</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	61,643.82	61,643.82	0.00
NET INCOME (LOSS)	<u>5,395.09</u>	<u>4,535.48</u>	<u>859.61</u>
TOTAL EQUITY	67,038.91	66,179.30	859.61
TOTAL LIABILITIES & EQUIT	<u>67,038.91</u>	<u>66,179.30</u>	<u>859.61</u>

64G EV UNIT 1 DUPLEXES
RESERVE STATEMENT - DETAIL (UNAUDITED)
09/30/2020

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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	7,497.00	7,497	0.00	10,000	(2,503.00)
<u>26.61</u>	<u>0</u>	<u>26.61</u>	INTEREST INCOME - RESERVE	<u>271.34</u>	<u>0</u>	<u>271.34</u>	<u>0</u>	<u>271.34</u>
859.61	833	26.61	TOTAL INCOME	7,768.34	7,497	271.34	10,000	(2,231.66)
			EXPENSES					
0.00	0	0.00	OTHER RESERVE EXPENSES	2,373.25	0	(2,373.25)	0	(2,373.25)
<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	2,373.25	643	(1,730.25)	643	(1,730.25)
<u>859.61</u>	<u>833</u>	<u>26.61</u>	NET INCOME (LOSS)	<u>5,395.09</u>	<u>6,854</u>	<u>(1,458.91)</u>	<u>9,357</u>	<u>(3,961.91)</u>