

EAST VILLAGE

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

DECEMBER 2020

64G EV UNIT 1 DUPLEXES
BALANCE SHEET - OPERATING (UNAUDITED)
12/31/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>16,716.98</u>	<u>17,500.36</u>	<u>(783.38)</u>
TOTAL CASH	16,716.98	17,500.36	(783.38)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	936.57	624.38	312.19
RESERVE FOR BAD DEBT	<u>(60.00)</u>	<u>0.00</u>	<u>(60.00)</u>
TOTAL ACCOUNTS RECEIVABLE	876.57	624.38	252.19
OTHER ASSETS			
PREPAID EXPENSE	<u>720.00</u>	<u>760.00</u>	<u>(40.00)</u>
TOTAL OTHER ASSETS	720.00	760.00	(40.00)
TOTAL ASSETS	<u>18,313.55</u>	<u>18,884.74</u>	<u>(571.19)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE	0.00	527.25	(527.25)
PREPAID ASSESSMENTS	<u>936.57</u>	<u>1,262.06</u>	<u>(325.49)</u>
TOTAL CURRENT LIABILITIES	936.57	1,789.31	(852.74)
EQUITY			
OWNERS' EQUITY	15,265.10	15,265.10	0.00
CURRENT YEAR INCOME (LOSS)	<u>2,111.88</u>	<u>1,830.33</u>	<u>281.55</u>
TOTAL EQUITY	17,376.98	17,095.43	281.55
TOTAL LIABILITIES & EQUITY	<u><u>18,313.55</u></u>	<u><u>18,884.74</u></u>	<u><u>(571.19)</u></u>

64G EV UNIT 1 DUPLEXES
OPERATING STATEMENT - DETAIL (UNAUDITED)
12/31/2020

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Dec2020 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
INCOME									
1,873.14	1,875	(1.86)	0401	ASSOCIATION DUES	22,477.68	22,478	(0.32)	22,478	(0.32)
(833.00)	(837)	4.00	0402	RESERVE FUND CONTRIBUTION	(9,996.00)	(10,000)	4.00	(10,000)	4.00
(60.00)	0	(60.00)	0423	LESS: BAD DEBT	17.49	0	17.49	0	17.49
0.00	0	0.00	0441	LATE CHARGES	25.00	0	25.00	0	25.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	18.74	0	18.74	0	18.74
<u>980.14</u>	<u>1,038</u>	<u>(57.86)</u>		TOTAL INCOME	<u>12,542.91</u>	<u>12,478</u>	<u>64.91</u>	<u>12,478</u>	<u>64.91</u>
EXPENSES									
ADMINISTRATIVE									
120.00	120	0.00	6514	ADMINISTRATIVE FEE	1,440.00	1,440	0.00	1,440	0.00
0.00	0	0.00		LEGAL & PROFESSIONAL	257.69	0	(257.69)	0	(257.69)
11.34	0	(11.34)		MISC - ADMINISTRATIVE	11.34	20	8.66	20	8.66
<u>131.34</u>	<u>120</u>	<u>(11.34)</u>		TOTAL ADMINISTRATIVE	<u>1,709.03</u>	<u>1,460</u>	<u>(249.03)</u>	<u>1,460</u>	<u>(249.03)</u>
OPERATIONAL EXPENSES									
0.00	50	50.00	6603	GENERAL MAINTENANCE	65.00	600	535.00	600	535.00
0.00	0	0.00	66030002	POWER WASHING	1,760.00	1,435	(325.00)	1,435	(325.00)
0.00	0	0.00	66030003	GUTTER CLEANING	0.00	325	325.00	325	325.00
527.25	527	(0.25)	6607	LANDSCAPE MANAGEMENT	6,327.00	6,324	(3.00)	6,324	(3.00)
0.00	75	75.00	66070001	LANDSCAPE & IRRIGATION	90.00	900	810.00	900	810.00
40.00	57	17.00	6626	TERMITE BOND	480.00	684	204.00	684	204.00
<u>567.25</u>	<u>709</u>	<u>141.75</u>		TOTAL OPERATIONAL EXPENSE	<u>8,722.00</u>	<u>10,268</u>	<u>1,546.00</u>	<u>10,268</u>	<u>1,546.00</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>698.59</u>	<u>829</u>	<u>130.41</u>		TOTAL OPERATING EXPENSES	<u>10,431.03</u>	<u>12,478</u>	<u>2,046.97</u>	<u>12,478</u>	<u>2,046.97</u>
281.55	209	72.55		NET INCOME BEFORE DEBT&DEPRECIATION	2,111.88	0	2,111.88	0	2,111.88
<u>281.55</u>	<u>209</u>	<u>72.55</u>		OPERATING NET INCOME (LOSS)	<u>2,111.88</u>	<u>0</u>	<u>2,111.88</u>	<u>0</u>	<u>2,111.88</u>

64G EV UNIT 1 DUPLEXES
BALANCE SHEET - RESERVES (UNAUDITED)
12/31/2020

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SCOTTSDALE AZ 85258

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>69,593.01</u>	<u>68,747.90</u>	<u>845.11</u>
TOTAL CASH	69,593.01	68,747.90	845.11
TOTAL ASSETS	<u>69,593.01</u>	<u>68,747.90</u>	<u>845.11</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	61,643.82	61,643.82	0.00
NET INCOME (LOSS)	<u>7,949.19</u>	<u>7,104.08</u>	<u>845.11</u>
TOTAL EQUITY	69,593.01	68,747.90	845.11
TOTAL LIABILITIES & EQUIT	<u>69,593.01</u>	<u>68,747.90</u>	<u>845.11</u>

64G EV UNIT 1 DUPLEXES
RESERVE STATEMENT - DETAIL (UNAUDITED)
12/31/2020

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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	837	(4.00)	RESERVE FUND CONTRIBUTION	9,996.00	10,000	(4.00)	10,000	(4.00)
<u>12.11</u>	<u>0</u>	<u>12.11</u>	INTEREST INCOME - RESERVE	<u>326.44</u>	<u>0</u>	<u>326.44</u>	<u>0</u>	<u>326.44</u>
845.11	837	8.11	TOTAL INCOME	10,322.44	10,000	322.44	10,000	322.44
			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>845.11</u>	<u>837</u>	<u>8.11</u>	NET INCOME (LOSS)	<u>7,949.19</u>	<u>9,357</u>	<u>(1,407.81)</u>	<u>9,357</u>	<u>(1,407.81)</u>