

Eastwood Association
Balance Sheet
Period Through: 7/31/2014

Assets

Operating		
102 - Mutual of Omaha-Operating	\$39,105.90	
Operating Total	<u>\$39,105.90</u>	
Other Asset		
120 - A/R Assessment	\$395.00	
Other Asset Total	<u>\$395.00</u>	
Assets Total		<u><u>\$39,500.90</u></u>

Liabilities and Equity

Liabilities		
210 - Prepaid Assessment	\$8,047.59	
Liabilities Total	<u>\$8,047.59</u>	
Operating Equity		
301 - Homeowners Equity	\$30,233.74	
Operating Current Year Surplus/Deficit	\$1,894.22	
Operating Equity Total	<u>\$32,127.96</u>	
Reserve Equity		
325 - Reserve-Major Maintenance	\$4,120.35	
Reserve Current Year Surplus/Deficit	(\$4,795.00)	
Reserve Equity Total	<u>(\$674.65)</u>	
Liabilities & Equity Total		<u><u>\$39,500.90</u></u>

Eastwood Association
Budget Comparison Report
7/1/2014 - 7/31/2014

	7/1/2014 - 7/31/2014			1/1/2014 - 7/31/2014			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$3,930.00	\$3,930.00	\$0.00	\$27,510.00	\$27,510.00	\$0.00	\$47,160.00
410 - Late Charges	\$30.00	\$0.00	\$30.00	\$200.00	\$0.00	\$200.00	\$0.00
430 - Legal/Collection Fees Charged to Owners	\$75.00	\$0.00	\$75.00	\$260.00	\$0.00	\$260.00	\$0.00
434 - Fines Charged	\$75.00	\$0.00	\$75.00	\$100.00	\$0.00	\$100.00	\$0.00
461 - Interest Operating Acct	\$5.06	\$5.00	\$0.06	\$37.65	\$35.00	\$2.65	\$60.00
<u>Total Income</u>	\$4,115.06	\$3,935.00	\$180.06	\$28,107.65	\$27,545.00	\$562.65	\$47,220.00
Total Income	\$4,115.06	\$3,935.00	\$180.06	\$28,107.65	\$27,545.00	\$562.65	\$47,220.00
Expense							
<u>Admin Expenses</u>							
502 - Management	\$1,005.00	\$1,005.00	\$0.00	\$7,035.00	\$7,035.00	\$0.00	\$12,060.00
504 - Legal/Collections	\$75.00	\$0.00	(\$75.00)	\$311.00	\$0.00	(\$311.00)	\$0.00
505 - Office Supplies	\$97.75	\$67.00	(\$30.75)	\$637.70	\$469.00	(\$168.70)	\$804.00
581 - Insurance	\$0.00	\$129.00	\$129.00	\$1,582.00	\$903.00	(\$679.00)	\$1,548.00
593 - Bad Debt	\$47.76	\$0.00	(\$47.76)	\$47.76	\$0.00	(\$47.76)	\$0.00
594 - Community Events	\$0.00	\$150.00	\$150.00	\$1,092.88	\$1,050.00	(\$42.88)	\$1,800.00
595 - Meeting Expense	\$0.00	\$7.00	\$7.00	\$47.00	\$49.00	\$2.00	\$84.00
597 - Website Admin	\$223.00	\$17.00	(\$206.00)	\$223.00	\$119.00	(\$104.00)	\$204.00
<u>Total Admin Expenses</u>	\$1,448.51	\$1,375.00	(\$73.51)	\$10,976.34	\$9,625.00	(\$1,351.34)	\$16,500.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$821.70	\$632.00	(\$189.70)	\$3,781.59	\$4,424.00	\$642.41	\$7,584.00
514 - Electricity	\$48.23	\$50.00	\$1.77	\$363.45	\$350.00	(\$13.45)	\$600.00
<u>Total Electric/Water/Other Utilities</u>	\$869.93	\$682.00	(\$187.93)	\$4,145.04	\$4,774.00	\$628.96	\$8,184.00
<u>Maintenance/Repair</u>							
531 - Yard Maint (Gardener)	\$1,098.00	\$1,098.00	\$0.00	\$7,686.00	\$7,686.00	\$0.00	\$13,176.00
532 - Extra Yard Maintenance	\$0.00	\$121.00	\$121.00	\$460.00	\$847.00	\$387.00	\$1,452.00
533 - Grass Seed/Fertilizer	\$0.00	\$53.00	\$53.00	\$0.00	\$371.00	\$371.00	\$636.00
535 - Sprinkler Repairs	\$0.00	\$100.00	\$100.00	\$244.30	\$700.00	\$455.70	\$1,200.00
536 - Tree Maintenance	\$0.00	\$266.00	\$266.00	\$0.00	\$1,862.00	\$1,862.00	\$3,192.00
538 - Pest Control	\$130.00	\$65.00	(\$65.00)	\$617.00	\$455.00	(\$162.00)	\$780.00
544 - Repairs & Maintenance	\$236.70	\$24.00	(\$212.70)	\$979.75	\$168.00	(\$811.75)	\$288.00
<u>Total Maintenance/Repair</u>	\$1,464.70	\$1,727.00	\$262.30	\$9,987.05	\$12,089.00	\$2,101.95	\$20,724.00
<u>Other Expenses</u>							
596 - Income Tax/Tax Prep	\$0.00	\$26.00	\$26.00	\$300.00	\$182.00	(\$118.00)	\$312.00
599 - Miscellaneous Expenses	\$0.00	\$10.00	\$10.00	\$0.00	\$70.00	\$70.00	\$120.00
<u>Total Other Expenses</u>	\$0.00	\$36.00	\$36.00	\$300.00	\$252.00	(\$48.00)	\$432.00
<u>Reserve Allocations</u>							
600 - Allocation to Reserve Fund	\$115.00	\$115.00	\$0.00	\$805.00	\$805.00	\$0.00	\$1,380.00
<u>Total Reserve Allocations</u>	\$115.00	\$115.00	\$0.00	\$805.00	\$805.00	\$0.00	\$1,380.00
Total Expense	\$3,898.14	\$3,935.00	\$36.86	\$26,213.43	\$27,545.00	\$1,331.57	\$47,220.00
Operating Net Income	\$216.92	\$0.00	\$216.92	\$1,894.22	\$0.00	\$1,894.22	\$0.00

**Eastwood Association
Budget Comparison Report
7/1/2014 - 7/31/2014**

	7/1/2014 - 7/31/2014			1/1/2014 - 7/31/2014			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
<u>Reserve Allocations</u>							
725 - Allocation from Operating	\$115.00	\$0.00	\$115.00	\$805.00	\$0.00	\$805.00	\$0.00
<u>Total Reserve Allocations</u>	\$115.00	\$0.00	\$115.00	\$805.00	\$0.00	\$805.00	\$0.00
Total Reserve Income	\$115.00	\$0.00	\$115.00	\$805.00	\$0.00	\$805.00	\$0.00
Reserve Expense							
<u>Reserve Disbursement</u>							
830 - Stucco/Paint Walls	\$0.00	\$0.00	\$0.00	\$5,600.00	\$0.00	(\$5,600.00)	\$0.00
<u>Total Reserve Disbursement</u>	\$0.00	\$0.00	\$0.00	\$5,600.00	\$0.00	(\$5,600.00)	\$0.00
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$5,600.00	\$0.00	(\$5,600.00)	\$0.00
Reserve Net Income	\$115.00	\$0.00	\$115.00	(\$4,795.00)	\$0.00	(\$4,795.00)	\$0.00
Net Income	\$331.92	\$0.00	\$331.92	(\$2,900.78)	\$0.00	(\$2,900.78)	\$0.00

**Eastwood Association
A/R Aging - Detailed
Period Through: 7/31/2014**

Unit	Name	Total Due	Current	30 days	60 days	90 days	Status
85	Keith M. and Marcela L. Bowler 7/20/2014 - Late Fee 7/1/2014 - July 2014 - Assessment	\$40.00	\$10.00	\$30.00			
90	Jeffry D. and Julia A. Korte 7/20/2014 - Late Fee 7/1/2014 - July 2014 - Assessment	\$40.00	\$10.00	\$30.00			
93	Wei-Jen Lo 7/20/2014 - Late Fee 7/16/2014 - Fine Charged-Yard Clean-Up 7/1/2014 - July 2014 - Assessment 6/20/2014 - Late Fee 6/5/2014 - Demand Fee 6/1/2014 - June 2014 - Assessment 5/20/2014 - Late Fee 5/1/2014 - May 2014 - Assessment 4/20/2014 - Late Fee 4/1/2014 - April 2014 - Assessment 3/20/2014 - Late Fee 3/1/2014 - March 2014 - Assessment	\$315.00	\$10.00 \$75.00	\$30.00 \$10.00 \$40.00		\$30.00 \$10.00	Demand Letter
Totals:		\$395.00	\$105.00	\$140.00	\$40.00	\$110.00	

**Eastwood Association
AP Distribution Report
7/1/2014 - 7/31/2014**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
502 - Management	7/25/2014	7/25/2014	Colby Mgt - Management		EAWO-201407-0002	0	\$1,005.00
Total 502 - Management:							\$1,005.00
504 - Legal/Collections	7/25/2014	7/25/2014	Colby Mgt - Collection Chgs	Foreclosure Lot # 71	71	0	\$75.00
Total 504 - Legal/Collections:							\$75.00
505 - Office Supplies	7/11/2014	7/11/2014	Colby Mgt - Misc Chgs	Board Meeting Notice	49163	0	\$97.75
Total 505 - Office Supplies:							\$97.75
512 - Water	7/18/2014	7/18/2014	City of Scottsdale		EAWO-201407-0001	0	\$821.70
Total 512 - Water:							\$821.70
514 - Electricity	7/25/2014	7/25/2014	Arizona Public Service		EAWO-201407-0003	0	\$48.23
Total 514 - Electricity:							\$48.23
531 - Yard Maint (Gardener)	7/11/2014	7/11/2014	Valley View Landscaping		24012	0	\$1,098.00
Total 531 - Yard Maint (Gardener):							\$1,098.00
538 - Pest Control	7/3/2014	7/3/2014	Bircher Exterminating Services, Inc		2113062414	0	\$65.00
	7/25/2014	7/25/2014	Bircher Exterminating Services, Inc		2113072214	0	\$65.00
Total 538 - Pest Control:							\$130.00
544 - Repairs & Maintenance	7/3/2014	7/3/2014	Valley View Landscaping		23991	0	\$75.00
	7/3/2014	7/3/2014	Metro Fire Equipment Inc		55126	0	\$161.70
Total 544 - Repairs & Maintenance:							\$236.70
597 - Website Admin	7/25/2014	7/25/2014	David R. Madison		49159	0	\$223.00
Total 597 - Website Admin:							\$223.00
Grand Total:							\$3,735.38