

PARKVIEW

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

DECEMBER 2017

64M PARKVIEW TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
12/31/2017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	74,436.71	84,220.80	(9,784.09)
TOTAL CASH	74,436.71	84,220.80	(9,784.09)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	4,273.58	6,446.39	(2,172.81)
RESERVE FOR BAD DEBT	(2,557.87)	(2,577.87)	20.00
ACCOUNTS RECEIVABLE - DUE FRM RESVS	4,500.00	0.00	4,500.00
TOTAL ACCOUNTS RECEIVABLE	6,215.71	3,868.52	2,347.19
OTHER ASSETS			
DEPOSITS	400.00	400.00	0.00
PREPAID EXPENSE	4,926.00	0.00	4,926.00
TOTAL OTHER ASSETS	5,326.00	400.00	4,926.00
TOTAL ASSETS	<u>85,978.42</u>	<u>88,489.32</u>	<u>(2,510.90)</u>

64M PARKVIEW TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
12/31/2017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	16,233.44	5,900.48	10,332.96
ACCOUNTS PAYABLE	(4,463.26)	(4,802.50)	339.24
UNEARNED ASSESSMENTS	0.00	17,080.74	(17,080.74)
PREPAID ASSESSMENTS	7,304.20	2,943.16	4,361.04
DUE TO (FROM) CROA	(192.18)	985.22	(1,177.40)
TOTAL CURRENT LIABILITIES	18,882.20	22,107.10	(3,224.90)
EQUITY			
OWNERS' EQUITY	43,125.54	43,125.54	0.00
CURRENT YEAR INCOME (LOSS)	23,970.68	23,256.68	714.00
TOTAL EQUITY	67,096.22	66,382.22	714.00
TOTAL LIABILITIES & EQUITY	85,978.42	88,489.32	(2,510.90)

64M PARKVIEW TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
12/31/2017

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Dec2017 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
17,080.74	17,081	(0.26)	0401	INCOME					
(7,500.00)	(7,500)	0.00	0402	ASSOCIATION DUES	204,968.88	204,972	(3.12)	204,972	(3.12)
20.00	(291)	311.00	0423	RESERVE FUND CONTRIBUTION	(90,000.00)	(90,000)	0.00	(90,000)	0.00
0.00	0	0.00	0441	LESS: BAD DEBT	(1,470.00)	(3,492)	2,022.00	(3,492)	2,022.00
49.06	0	49.06	0449	LATE CHARGES	275.00	0	275.00	0	275.00
				DELINQUENCY INTEREST	276.07	0	276.07	0	276.07
<u>9,649.80</u>	<u>9,290</u>	<u>359.80</u>		TOTAL INCOME	<u>114,049.95</u>	<u>111,480</u>	<u>2,569.95</u>	<u>111,480</u>	<u>2,569.95</u>
				EXPENSES					
799.00	799	0.00	6514	ADMINISTRATIVE					
0.00	300	300.00		ADMINISTRATIVE FEE	9,588.00	9,588	0.00	9,588	0.00
0.00	84	84.00		LEGAL & PROFESSIONAL	0.00	400	400.00	400	400.00
				MISC - ADMINISTRATIVE	106.92	340	233.08	340	233.08
<u>799.00</u>	<u>1,183</u>	<u>384.00</u>		TOTAL ADMINISTRATIVE	<u>9,694.92</u>	<u>10,328</u>	<u>633.08</u>	<u>10,328</u>	<u>633.08</u>
				OPERATIONAL EXPENSES					
(4,205.00)	0	4,205.00	6603	GENERAL MAINTENANCE	2,491.04	5,200	2,708.96	5,200	2,708.96
0.00	300	300.00	66030002	POWER WASHING	8,870.00	12,200	3,330.00	12,200	3,330.00
13,011.94	4,118	(8,893.94)	6607	LANDSCAPE MANAGEMENT	41,902.78	49,416	7,513.22	49,416	7,513.22
(3,339.59)	500	3,839.59	66070001	LANDSCAPE & IRRIGATION	3,508.90	6,000	2,491.10	6,000	2,491.10
0.00	0	0.00	6626	TERMITE BOND	5,358.00	5,170	(188.00)	5,170	(188.00)
<u>5,467.35</u>	<u>4,918</u>	<u>(549.35)</u>		TOTAL OPERATIONAL EXPENSE	<u>62,130.72</u>	<u>77,986</u>	<u>15,855.28</u>	<u>77,986</u>	<u>15,855.28</u>
				RECREATIONAL/FACILITY MAIN					
2,145.00	0	(2,145.00)		MAINTENANCE	9,662.27	5,000	(4,662.27)	5,000	(4,662.27)
467.31	1,000	532.69		WATER/RECLAIMED WATER	7,925.46	17,500	9,574.54	17,500	9,574.54
<u>2,612.31</u>	<u>1,000</u>	<u>(1,612.31)</u>		TOTAL RECREATIONAL EXPENS	<u>17,587.73</u>	<u>22,500</u>	<u>4,912.27</u>	<u>22,500</u>	<u>4,912.27</u>
				UTILITIES					
57.14	56	(1.14)	6663	ELECTRICITY-OTHER	665.90	666	0.10	666	0.10
57.14	56	(1.14)		TOTAL UTILITIES	665.90	666	0.10	666	0.10
8,935.80	7,157	(1,778.80)		TOTAL OPERATING EXPENSES	90,079.27	111,480	21,400.73	111,480	21,400.73
714.00	2,133	(1,419.00)		NET INCOME BEFORE DEBT&DEPRECIATION	23,970.68	0	23,970.68	0	23,970.68
<u>714.00</u>	<u>2,133</u>	<u>(1,419.00)</u>		OPERATING NET INCOME (LOSS)	<u>23,970.68</u>	<u>0</u>	<u>23,970.68</u>	<u>0</u>	<u>23,970.68</u>

64M PARKVIEW TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
12/31/2017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH - RESERVES	490,440.02	483,837.53	6,602.49
TOTAL CASH	490,440.02	483,837.53	6,602.49
TOTAL ASSETS	<u>490,440.02</u>	<u>483,837.53</u>	<u>6,602.49</u>
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
RESERVE ACCT PAYABLE	0.00	975.00	(975.00)
ACCOUNTS PAYABLE - DUE TO OPERATING	4,500.00	0.00	4,500.00
TOTAL CURRENT LIABILITIES	4,500.00	975.00	3,525.00
EQUITY			
RESERVE FUND BALANCE	409,437.18	409,437.18	0.00
NET INCOME (LOSS)	76,502.84	73,425.35	3,077.49
TOTAL EQUITY	485,940.02	482,862.53	3,077.49
TOTAL LIABILITIES & EQUIT	<u>490,440.02</u>	<u>483,837.53</u>	<u>6,602.49</u>

64M PARKVIEW TOWNHOMES
RESERVE STATEMENT - DETAIL (UNAUDITED)
12/31/2017

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
			INCOME					
7,500.00	7,500	0.00	RESERVE FUND CONTRIBUTION	90,000.00	90,000	0.00	90,000	0.00
<u>77.49</u>	<u>0</u>	<u>77.49</u>	INTEREST INCOME - RESERVE	<u>897.84</u>	<u>0</u>	<u>897.84</u>	<u>0</u>	<u>897.84</u>
7,577.49	7,500	77.49	TOTAL INCOME	90,897.84	90,000	897.84	90,000	897.84
			EXPENSES					
4,500.00	0	(4,500.00)	OTHER RESERVE EXPENSES	4,500.00	0	(4,500.00)	0	(4,500.00)
<u>0.00</u>	<u>0</u>	<u>0.00</u>	LANDSCAPING	<u>9,895.00</u>	<u>10,150</u>	<u>255.00</u>	<u>10,150</u>	<u>255.00</u>
4,500.00	0	(4,500.00)	TOTAL EXPENSE	14,395.00	10,150	(4,245.00)	10,150	(4,245.00)
<u>3,077.49</u>	<u>7,500</u>	<u>(4,422.51)</u>	NET INCOME (LOSS)	<u>76,502.84</u>	<u>79,850</u>	<u>(3,347.16)</u>	<u>79,850</u>	<u>(3,347.16)</u>