

64M PARKVIEW TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
09/30/2017

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

Sep 2017 GL#		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
	CASH			
	OPERATING CASH	79,871.16	73,559.52	6,311.64
	TOTAL CASH	79,871.16	73,559.52	6,311.64
	ACCOUNTS RECEIVABLE			
0111	ACCOUNTS RECEIVABLE	3,320.07	4,547.50	(1,227.43)
0119	RESERVE FOR BAD DEBT	(1,777.87)	(1,627.87)	(150.00)
01120004	DUE (TO) FROM SERVICE AREA	(2,495.97)	(2,495.97)	0.00
	TOTAL ACCOUNTS RECEIVABLE	(953.77)	423.66	(1,377.43)
	OTHER ASSETS			
0131	DEPOSITS	400.00	400.00	0.00
	TOTAL OTHER ASSETS	400.00	400.00	0.00
	TOTAL ASSETS	<u>79,317.39</u>	<u>74,383.18</u>	<u>4,934.21</u>

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Sep 2017 GL#		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
	LIABILITIES & EQUITY			
	CURRENT LIABILITIES			
0210	ACCRUED EXPENSES	1,292.65	7,781.68	(6,489.03)
0211	ACCOUNTS PAYABLE	15,014.40	0.00	15,014.40
0213	UNEARNED ASSESSMENTS	0.00	17,080.74	(17,080.74)
0215	PREPAID ASSESSMENTS	20,396.34	7,312.50	13,083.84
0225	ACCOUNTS PAYABLE - DUE TO RESERVES	0.00	7,500.00	(7,500.00)
01120610	DUE TO (FROM) CROA	<u>(14,171.29)</u>	<u>(14,733.86)</u>	<u>562.57</u>
	TOTAL CURRENT LIABILITIES	22,532.10	24,941.06	(2,408.96)
	EQUITY			
0309	OWNERS' EQUITY	43,125.54	43,125.54	0.00
	CURRENT YEAR INCOME (LOSS)	<u>13,659.75</u>	<u>6,316.58</u>	<u>7,343.17</u>
	TOTAL EQUITY	56,785.29	49,442.12	7,343.17
	TOTAL LIABILITIES & EQUITY	<u>79,317.39</u>	<u>74,383.18</u>	<u>4,934.21</u>

64M PARKVIEW TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
09/30/2017

8360 E VIA DE VENTURA
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MONTHLY ACTUAL	MONTHLY BUDGET	VARIANCE FAV/ (UNFAV)	Sep 2017 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	VARIANCE FAV/ (UNFAV)	ANNUAL BUDGET	BUDGET REMAINING
INCOME									
17,080.74	17,081	(0.26)	0401	ASSOCIATION DUES	153,726.66	153,729	(2.34)	204,972	(51,245.34)
(7,500.00)	(7,500)	0.00	0402	RESERVE FUND CONTRIBUTION	(67,500.00)	(67,500)	0.00	(90,000)	22,500.00
(150.00)	(291)	141.00	0423	LESS: BAD DEBT	(690.00)	(2,619)	1,929.00	(3,492)	2,802.00
0.00	0	0.00	0441	LATE CHARGES	200.00	0	200.00	0	200.00
36.13	0	36.13	0449	DELINQUENCY INTEREST	145.25	0	145.25	0	145.25
9,466.87	9,290	176.87		TOTAL INCOME	85,881.91	83,610	2,271.91	111,480	(25,598.09)
EXPENSES									
ADMINISTRATIVE									
799.00	799	0.00	6514	ADMINISTRATIVE FEE	7,191.00	7,191	0.00	9,588	2,397.00
0.00	0	0.00		LEGAL & PROFESSIONAL	0.00	100	100.00	400	400.00
45.48	44	(1.48)		MISC - ADMINISTRATIVE	106.92	216	109.08	340	233.08
844.48	843	(1.48)		TOTAL ADMINISTRATIVE	7,297.92	7,507	209.08	10,328	3,030.08
OPERATIONAL EXPENSES									
0.00	100	100.00	6603	GENERAL MAINTENANCE	5,646.04	5,200	(446.04)	5,200	(446.04)
0.00	10,000	10,000.00	66030002	POWER WASHING	8,870.00	11,500	2,630.00	12,200	3,330.00
486.00	4,118	3,632.00	6607	LANDSCAPE MANAGEMENT	30,435.60	37,062	6,626.40	49,416	18,980.40
0.00	500	500.00	66070001	LANDSCAPE & IRRIGATION	2,480.92	4,500	2,019.08	6,000	3,519.08
0.00	0	0.00	6626	TERMITE BOND	5,358.00	5,170	(188.00)	5,170	(188.00)
486.00	14,718	14,232.00		TOTAL OPERATIONAL EX	52,790.56	63,432	10,641.44	77,986	25,195.44
RECREATIONAL/FACILITY MAIN									
0.00	1,000	1,000.00		MAINTENANCE	5,587.27	4,000	(1,587.27)	5,000	(587.27)
736.57	1,600	863.43		WATER/RECLAIMED WATER	6,051.01	14,100	8,048.99	17,500	11,448.99
736.57	2,600	1,863.43		TOTAL RECREATIONAL E	11,638.28	18,100	6,461.72	22,500	10,861.72
UTILITIES									
56.65	56	(0.65)	6663	ELECTRICITY-OTHER	495.40	500	4.60	666	170.60
56.65	56	(0.65)		TOTAL UTILITIES	495.40	500	4.60	666	170.60
2,123.70	18,217	16,093.30		TOTAL OPERATING EXPE	72,222.16	89,539	17,316.84	111,480	39,257.84
7,343.17	(8,927)	16,270.17		NET INCOME BEFORE DEBT&DEPRECI	13,659.75	(5,929)	19,588.75	0	13,659.75
7,343.17	(8,927)	16,270.17		OPERATING NET INCOME (LOSS)	13,659.75	(5,929)	19,588.75	0	13,659.75

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Sep 2017		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
	ASSETS			
	CASH			
0109	CASH - RESERVES	462,595.71	462,522.22	73.49
	TOTAL CASH	462,595.71	462,522.22	73.49
	ACCOUNTS RECEIVABLE			
0114	ACCOUNTS RECEIVABLE - DUE FROM OPERATING	15,000.00	7,500.00	7,500.00
	TOTAL ACCOUNTS RECEIVABLE	15,000.00	7,500.00	7,500.00
	TOTAL ASSETS	<u>477,595.71</u>	<u>470,022.22</u>	<u>7,573.49</u>
	LIABILITIES & EQUITY			
	EQUITY			
0315	RESERVE FUND BALANCE	409,437.18	409,437.18	0.00
	NET INCOME (LOSS)	68,158.53	60,585.04	7,573.49
	TOTAL EQUITY	477,595.71	470,022.22	7,573.49
	TOTAL LIABILITIES & EQUITY	<u>477,595.71</u>	<u>470,022.22</u>	<u>7,573.49</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
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				INCOME					
7,500.00	7,500	0.00	0492	RESERVE FUND CONTRIBUTION	67,500.00	67,500	0.00	90,000	(22,500.00)
<u>73.49</u>	<u>0</u>	<u>73.49</u>	0451	INTEREST INCOME - RESERVE	<u>658.53</u>	<u>0</u>	<u>658.53</u>	<u>0</u>	<u>658.53</u>
7,573.49	7,500	73.49		TOTAL INCOME	68,158.53	67,500	658.53	90,000	(21,841.47)
				EXPENSES					
<u>0.00</u>	<u>5,150</u>	<u>5,150.00</u>	6937	LANDSCAPING	<u>0.00</u>	<u>10,150</u>	<u>10,150.00</u>	<u>10,150</u>	<u>10,150.00</u>
0.00	5,150	5,150.00		TOTAL EXPENSE	0.00	10,150	10,150.00	10,150	10,150.00
<u>7,573.49</u>	<u>2,350</u>	<u>5,223.49</u>		NET INCOME (LOSS)	<u>68,158.53</u>	<u>57,350</u>	<u>10,808.53</u>	<u>79,850</u>	<u>(11,691.47)</u>