

PARKVIEW

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

MARCH 2018

64M PARKVIEW TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
03/31/2018

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Mar2018 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					
(8,333.00)	(8,333)	0.00	0402	ASSOCIATION DUES	51,242.22	51,243	(0.78)	204,972	(153,729.78)
500.00	(731)	1,231.00	0423	RESERVE FUND CONTRIBUTION	(24,999.00)	(24,999)	0.00	(99,996)	74,997.00
0.00	0	0.00	0441	LESS: BAD DEBT	2,490.00	(2,193)	4,683.00	(8,772)	11,262.00
0.00	0	0.00	0449	LATE CHARGES	25.00	0	25.00	0	25.00
				DELINQUENCY INTEREST	16.35	0	16.35	0	16.35
<u>9,247.74</u>	<u>8,017</u>	<u>1,230.74</u>		TOTAL INCOME	<u>28,774.57</u>	<u>24,051</u>	<u>4,723.57</u>	<u>96,204</u>	<u>(67,429.43)</u>
				EXPENSES					
799.00	799	0.00	6514	ADMINISTRATIVE					
0.00	0	0.00		ADMINISTRATIVE FEE	2,397.00	2,397	0.00	9,588	7,191.00
34.92	44	9.08		LEGAL & PROFESSIONAL	0.00	0	0.00	400	400.00
				MISC - ADMINISTRATIVE	34.92	88	53.08	336	301.08
<u>833.92</u>	<u>843</u>	<u>9.08</u>		TOTAL ADMINISTRATIVE	<u>2,431.92</u>	<u>2,485</u>	<u>53.08</u>	<u>10,324</u>	<u>7,892.08</u>
				OPERATIONAL EXPENSES					
0.00	1,274	1,274.00	6603	GENERAL MAINTENANCE	90.00	2,546	2,456.00	7,638	7,548.00
0.00	200	200.00	66030002	POWER WASHING	0.00	400	400.00	9,500	9,500.00
0.00	6,110	6,110.00	66030003	GUTTER CLEANING	0.00	6,110	6,110.00	6,110	6,110.00
4,158.16	2,873	(1,285.16)	6607	LANDSCAPE MANAGEMENT	12,474.55	8,619	(3,855.55)	34,476	22,001.45
0.00	470	470.00	66070001	LANDSCAPE & IRRIGATION	3,818.89	1,410	(2,408.89)	5,640	1,821.11
410.50	447	36.50	6626	TERMITE BOND	1,663.50	1,341	(322.50)	5,358	3,694.50
<u>4,568.66</u>	<u>11,374</u>	<u>6,805.34</u>		TOTAL OPERATIONAL EXPENSE	<u>18,046.94</u>	<u>20,426</u>	<u>2,379.06</u>	<u>68,722</u>	<u>50,675.06</u>
				RECREATIONAL/FACILITY MAIN					
0.00	1,365	1,365.00		MAINTENANCE	1,025.00	1,365	340.00	8,194	7,169.00
379.68	650	270.32		WATER/RECLAIMED WATER	1,297.39	1,900	602.61	8,300	7,002.61
<u>379.68</u>	<u>2,015</u>	<u>1,635.32</u>		TOTAL RECREATIONAL EXPENS	<u>2,322.39</u>	<u>3,265</u>	<u>942.61</u>	<u>16,494</u>	<u>14,171.61</u>
				UTILITIES					
57.14	58	0.86	6663	ELECTRICITY-OTHER	171.42	168	(3.42)	664	492.58
<u>57.14</u>	<u>58</u>	<u>0.86</u>		TOTAL UTILITIES	<u>171.42</u>	<u>168</u>	<u>(3.42)</u>	<u>664</u>	<u>492.58</u>
<u>5,839.40</u>	<u>14,290</u>	<u>8,450.60</u>		TOTAL OPERATING EXPENSES	<u>22,972.67</u>	<u>26,344</u>	<u>3,371.33</u>	<u>96,204</u>	<u>73,231.33</u>
<u>3,408.34</u>	<u>(6,273)</u>	<u>9,681.34</u>		NET INCOME BEFORE DEBT&DEPRECIATION	<u>5,801.90</u>	<u>(2,293)</u>	<u>8,094.90</u>	<u>0</u>	<u>5,801.90</u>
<u>3,408.34</u>	<u>(6,273)</u>	<u>9,681.34</u>		OPERATING NET INCOME (LOSS)	<u>5,801.90</u>	<u>(2,293)</u>	<u>8,094.90</u>	<u>0</u>	<u>5,801.90</u>

64M PARKVIEW TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
03/31/2018

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	89,966.67	89,811.23	155.44
TOTAL CASH	89,966.67	89,811.23	155.44
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	690.20	1,780.46	(1,090.26)
RESERVE FOR BAD DEBT	(67.87)	(567.87)	500.00
ACCOUNTS RECEIVABLE - DUE FRM RESVS	8,333.00	8,333.00	0.00
TOTAL ACCOUNTS RECEIVABLE	8,955.33	9,545.59	(590.26)
OTHER ASSETS			
DEPOSITS	400.00	400.00	0.00
PREPAID EXPENSE	3,694.50	4,105.00	(410.50)
TOTAL OTHER ASSETS	4,094.50	4,505.00	(410.50)
TOTAL ASSETS	103,016.50	103,861.82	(845.32)

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	7,544.54	8,039.06	(494.52)
ACCOUNTS PAYABLE	0.00	545.00	(545.00)
UNEARNED ASSESSMENTS	0.00	17,080.74	(17,080.74)
PREPAID ASSESSMENTS	22,573.84	8,707.24	13,866.60
TOTAL CURRENT LIABILITIES	30,118.38	34,372.04	(4,253.66)
EQUITY			
OWNERS' EQUITY	67,096.22	67,096.22	0.00
CURRENT YEAR INCOME (LOSS)	5,801.90	2,393.56	3,408.34
TOTAL EQUITY	72,898.12	69,489.78	3,408.34
TOTAL LIABILITIES & EQUITY	103,016.50	103,861.82	(845.32)

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BALANCE SHEET - RESERVES (UNAUDITED)
03/31/2018

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH - RESERVES	<u>519,554.39</u>	<u>511,115.76</u>	<u>8,438.63</u>
TOTAL CASH	519,554.39	511,115.76	8,438.63
TOTAL ASSETS	<u>519,554.39</u>	<u>511,115.76</u>	<u>8,438.63</u>
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE - DUE TO OPERATING	<u>8,333.00</u>	<u>8,333.00</u>	<u>0.00</u>
TOTAL CURRENT LIABILITIES	8,333.00	8,333.00	0.00
EQUITY			
RESERVE FUND BALANCE	485,940.02	485,940.02	0.00
NET INCOME (LOSS)	<u>25,281.37</u>	<u>16,842.74</u>	<u>8,438.63</u>
TOTAL EQUITY	511,221.39	502,782.76	8,438.63
TOTAL LIABILITIES & EQUIT	<u>519,554.39</u>	<u>511,115.76</u>	<u>8,438.63</u>

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			INCOME					
8,333.00	8,333	0.00	RESERVE FUND CONTRIBUTION	24,999.00	24,999	0.00	99,996	(74,997.00)
<u>105.63</u>	<u>0</u>	<u>105.63</u>	INTEREST INCOME - RESERVE	<u>282.37</u>	<u>0</u>	<u>282.37</u>	<u>0</u>	<u>282.37</u>
8,438.63	8,333	105.63	TOTAL INCOME	25,281.37	24,999	282.37	99,996	(74,714.63)
<u>8,438.63</u>	<u>8,333</u>	<u>105.63</u>	NET INCOME (LOSS)	<u>25,281.37</u>	<u>24,999</u>	<u>282.37</u>	<u>99,996</u>	<u>(74,714.63)</u>