

PARKVIEW

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

JUNE 30, 2018

64M PARKVIEW TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
06/30/2018

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>92,808.87</u>	<u>95,633.80</u>	<u>(2,824.93)</u>
TOTAL CASH	92,808.87	95,633.80	(2,824.93)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	1,838.16	3,737.61	(1,899.45)
RESERVE FOR BAD DEBT	(807.87)	(817.87)	10.00
ACCOUNTS RECEIVABLE - DUE FRM RESVS	<u>8,333.00</u>	<u>8,333.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	9,363.29	11,252.74	(1,889.45)
OTHER ASSETS			
DEPOSITS	400.00	400.00	0.00
PREPAID EXPENSE	<u>2,463.00</u>	<u>2,873.50</u>	<u>(410.50)</u>
TOTAL OTHER ASSETS	2,863.00	3,273.50	(410.50)
TOTAL ASSETS	<u>105,035.16</u>	<u>110,160.04</u>	<u>(5,124.88)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	1,993.91	57.54	1,936.37
ACCOUNTS PAYABLE	750.00	3,625.00	(2,875.00)
UNEARNED ASSESSMENTS	0.00	17,080.74	(17,080.74)
PREPAID ASSESSMENTS	20,315.56	7,232.46	13,083.10
DUE TO (FROM) CROA	0.00	817.00	(817.00)
TOTAL CURRENT LIABILITIES	23,059.47	28,812.74	(5,753.27)
EQUITY			
OWNERS' EQUITY	67,096.22	67,096.22	0.00
CURRENT YEAR INCOME (LOSS)	14,879.47	14,251.08	628.39
TOTAL EQUITY	81,975.69	81,347.30	628.39
TOTAL LIABILITIES & EQUITY	105,035.16	110,160.04	(5,124.88)

64M PARKVIEW TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
06/30/2018

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Jun2018 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
INCOME									
17,080.74	17,081	(0.26)	0401	ASSOCIATION DUES	102,484.44	102,486	(1.56)	204,972	(102,487.56)
(8,333.00)	(8,333)	0.00	0402	RESERVE FUND CONTRIBUTION	(49,998.00)	(49,998)	0.00	(99,996)	49,998.00
10.00	(731)	741.00	0423	LESS: BAD DEBT	1,750.00	(4,386)	6,136.00	(8,772)	10,522.00
0.00	0	0.00	0441	LATE CHARGES	75.00	0	75.00	0	75.00
16.35	0	16.35	0449	DELINQUENCY INTEREST	65.40	0	65.40	0	65.40
<u>8,774.09</u>	<u>8,017</u>	<u>757.09</u>		TOTAL INCOME	<u>54,376.84</u>	<u>48,102</u>	<u>6,274.84</u>	<u>96,204</u>	<u>(41,827.16)</u>
EXPENSES									
ADMINISTRATIVE									
799.00	799	0.00	6514	ADMINISTRATIVE FEE	4,794.00	4,794	0.00	9,588	4,794.00
0.00	0	0.00		LEGAL & PROFESSIONAL	0.00	0	0.00	400	400.00
34.13	40	5.87		MISC - ADMINISTRATIVE	69.05	172	102.95	336	266.95
<u>833.13</u>	<u>839</u>	<u>5.87</u>		TOTAL ADMINISTRATIVE	<u>4,863.05</u>	<u>4,966</u>	<u>102.95</u>	<u>10,324</u>	<u>5,460.95</u>
OPERATIONAL EXPENSES									
290.00	0	(290.00)	6603	GENERAL MAINTENANCE	405.00	3,818	3,413.00	7,638	7,233.00
0.00	100	100.00	66030002	POWER WASHING	3,600.00	1,400	(2,200.00)	9,500	5,900.00
0.00	0	0.00	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	17,461.63	17,238	(223.63)	34,476	17,014.37
1,060.20	470	(590.20)	66070001	LANDSCAPE & IRRIGATION	4,879.09	2,820	(2,059.09)	5,640	760.91
410.50	447	36.50	6626	TERMITE BOND	2,895.00	2,682	(213.00)	5,358	2,463.00
<u>5,918.86</u>	<u>3,890</u>	<u>(2,028.86)</u>		TOTAL OPERATIONAL EXPENSE	<u>29,240.72</u>	<u>34,068</u>	<u>4,827.28</u>	<u>68,722</u>	<u>39,481.28</u>
RECREATIONAL/FACILITY MAIN									
750.00	1,365	615.00		MAINTENANCE	1,775.00	4,095	2,320.00	8,194	6,419.00
586.17	700	113.83		WATER/RECLAIMED WATER	3,274.95	3,900	625.05	8,300	5,025.05
<u>1,336.17</u>	<u>2,065</u>	<u>728.83</u>		TOTAL RECREATIONAL EXPENS	<u>5,049.95</u>	<u>7,995</u>	<u>2,945.05</u>	<u>16,494</u>	<u>11,444.05</u>
UTILITIES									
57.54	54	(3.54)	6663	ELECTRICITY-OTHER	343.65	336	(7.65)	664	320.35
<u>57.54</u>	<u>54</u>	<u>(3.54)</u>		TOTAL UTILITIES	<u>343.65</u>	<u>336</u>	<u>(7.65)</u>	<u>664</u>	<u>320.35</u>
<u>8,145.70</u>	<u>6,848</u>	<u>(1,297.70)</u>		TOTAL OPERATING EXPENSES	<u>39,497.37</u>	<u>47,365</u>	<u>7,867.63</u>	<u>96,204</u>	<u>56,706.63</u>
628.39	1,169	(540.61)		NET INCOME BEFORE DEBT&DEPRECIATION	14,879.47	737	14,142.47	0	14,879.47
<u>628.39</u>	<u>1,169</u>	<u>(540.61)</u>		OPERATING NET INCOME (LOSS)	<u>14,879.47</u>	<u>737</u>	<u>14,142.47</u>	<u>0</u>	<u>14,879.47</u>

64M PARKVIEW TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
06/30/2018

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH - RESERVES	543,304.67	536,444.21	6,860.46
TOTAL CASH	543,304.67	536,444.21	6,860.46
TOTAL ASSETS	<u>543,304.67</u>	<u>536,444.21</u>	<u>6,860.46</u>
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE - DUE TO OPERATING	8,333.00	8,333.00	0.00
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)	49,031.65	42,171.19	6,860.46
TOTAL EQUITY	534,971.67	528,111.21	6,860.46
TOTAL LIABILITIES & EQUIT	<u>543,304.67</u>	<u>536,444.21</u>	<u>6,860.46</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
06/30/2018

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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					
8,333.00	8,333	0.00	RESERVE FUND CONTRIBUTION	49,998.00	49,998	0.00	99,996	(49,998.00)
<u>107.46</u>	<u>0</u>	<u>107.46</u>	INTEREST INCOME - RESERVE	<u>613.65</u>	<u>0</u>	<u>613.65</u>	<u>0</u>	<u>613.65</u>
8,440.46	8,333	107.46	TOTAL INCOME	50,611.65	49,998	613.65	99,996	(49,384.35)
			EXPENSES					
<u>1,580.00</u>	<u>0</u>	<u>(1,580.00)</u>	OTHER RESERVE EXPENSES	<u>1,580.00</u>	<u>0</u>	<u>(1,580.00)</u>	<u>0</u>	<u>(1,580.00)</u>
1,580.00	0	(1,580.00)	TOTAL EXPENSE	1,580.00	0	(1,580.00)	0	(1,580.00)
<u>6,860.46</u>	<u>8,333</u>	<u>(1,472.54)</u>	NET INCOME (LOSS)	<u>49,031.65</u>	<u>49,998</u>	<u>(966.35)</u>	<u>99,996</u>	<u>(50,964.35)</u>