

**PARKVIEW**

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

September 2018

64M PARKVIEW TOWNHOMES  
BALANCE SHEET - OPERATING (UNAUDITED)  
09/30/2018

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>79,984.46</u>	<u>94,128.18</u>	<u>(14,143.72)</u>
TOTAL CASH	79,984.46	94,128.18	(14,143.72)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	4,093.23	4,060.30	32.93
RESERVE FOR BAD DEBT	(2,007.87)	(857.87)	(1,150.00)
ACCOUNTS RECEIVABLE - DUE FRM RESVS	<u>8,333.00</u>	<u>8,333.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	10,418.36	11,535.43	(1,117.07)
OTHER ASSETS			
DEPOSITS	400.00	400.00	0.00
PREPAID EXPENSE	<u>1,231.50</u>	<u>1,642.00</u>	<u>(410.50)</u>
TOTAL OTHER ASSETS	1,631.50	2,042.00	(410.50)
TOTAL ASSETS	<u>92,034.32</u>	<u>107,705.61</u>	<u>(15,671.29)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	57.41	10,035.41	(9,978.00)
ACCOUNTS PAYABLE	750.00	4,138.96	(3,388.96)
UNEARNED ASSESSMENTS	0.00	17,080.74	(17,080.74)
PREPAID ASSESSMENTS	18,135.06	3,961.68	14,173.38
TOTAL CURRENT LIABILITIES	18,942.47	35,216.79	(16,274.32)
EQUITY			
OWNERS' EQUITY	51,874.80	51,874.80	0.00
CURRENT YEAR INCOME (LOSS)	21,217.05	20,614.02	603.03
TOTAL EQUITY	73,091.85	72,488.82	603.03
TOTAL LIABILITIES & EQUITY	92,034.32	107,705.61	(15,671.29)

64M PARKVIEW TOWNHOMES  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
09/30/2018

8360 E VIA DE VENTURA  
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MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Sep2018 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
<b>INCOME</b>									
17,080.74	17,081	(0.26)	0401	ASSOCIATION DUES	153,726.66	153,729	(2.34)	204,972	(51,245.34)
(8,333.00)	(8,333)	0.00	0402	RESERVE FUND CONTRIBUTION	(74,997.00)	(74,997)	0.00	(99,996)	24,999.00
(1,150.00)	(731)	(419.00)	0423	LESS: BAD DEBT	550.00	(6,579)	7,129.00	(8,772)	9,322.00
0.00	0	0.00	0441	LATE CHARGES	125.00	0	125.00	0	125.00
32.95	0	32.95	0449	DELINQUENCY INTEREST	147.65	0	147.65	0	147.65
<b>7,630.69</b>	<b>8,017</b>	<b>(386.31)</b>		<b>TOTAL INCOME</b>	<b>79,552.31</b>	<b>72,153</b>	<b>7,399.31</b>	<b>96,204</b>	<b>(16,651.69)</b>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
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
34.01	44	9.99		MISC - ADMINISTRATIVE	103.06	216	112.94	336	232.94
<b>833.01</b>	<b>843</b>	<b>9.99</b>		<b>TOTAL ADMINISTRATIVE</b>	<b>7,294.06</b>	<b>7,507</b>	<b>212.94</b>	<b>10,324</b>	<b>3,029.94</b>
<b>OPERATIONAL EXPENSES</b>									
0.00	1,272	1,272.00	6603	GENERAL MAINTENANCE	2,375.00	6,364	3,989.00	7,638	5,263.00
0.00	7,300	7,300.00	66030002	POWER WASHING	3,600.00	8,800	5,200.00	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	29,936.11	25,857	(4,079.11)	34,476	4,539.89
0.00	470	470.00	66070001	LANDSCAPE & IRRIGATION	1,804.63	4,230	2,425.37	5,640	3,835.37
410.50	447	36.50	6626	TERMITE BOND	4,126.50	4,023	(103.50)	5,358	1,231.50
<b>4,568.66</b>	<b>12,362</b>	<b>7,793.34</b>		<b>TOTAL OPERATIONAL EXPENSE</b>	<b>41,842.24</b>	<b>55,384</b>	<b>13,541.76</b>	<b>68,722</b>	<b>26,879.76</b>
<b>RECREATIONAL/FACILITY MAIN</b>									
750.00	1,365	615.00		MAINTENANCE	3,175.00	6,825	3,650.00	8,194	5,019.00
818.58	850	31.42		WATER/RECLAIMED WATER	5,508.34	6,400	891.66	8,300	2,791.66
<b>1,568.58</b>	<b>2,215</b>	<b>646.42</b>		<b>TOTAL RECREATIONAL EXPENS</b>	<b>8,683.34</b>	<b>13,225</b>	<b>4,541.66</b>	<b>16,494</b>	<b>7,810.66</b>
<b>UTILITIES</b>									
57.41	54	(3.41)	6663	ELECTRICITY-OTHER	515.62	498	(17.62)	664	148.38
<b>57.41</b>	<b>54</b>	<b>(3.41)</b>		<b>TOTAL UTILITIES</b>	<b>515.62</b>	<b>498</b>	<b>(17.62)</b>	<b>664</b>	<b>148.38</b>
<b>7,027.66</b>	<b>15,474</b>	<b>8,446.34</b>		<b>TOTAL OPERATING EXPENSES</b>	<b>58,335.26</b>	<b>76,614</b>	<b>18,278.74</b>	<b>96,204</b>	<b>37,868.74</b>
<b>603.03</b>	<b>(7,457)</b>	<b>8,060.03</b>		<b>NET INCOME BEFORE DEBT&amp;DEPRECIATION</b>	<b>21,217.05</b>	<b>(4,461)</b>	<b>25,678.05</b>	<b>0</b>	<b>21,217.05</b>
<b>603.03</b>	<b>(7,457)</b>	<b>8,060.03</b>		<b>OPERATING NET INCOME (LOSS)</b>	<b>21,217.05</b>	<b>(4,461)</b>	<b>25,678.05</b>	<b>0</b>	<b>21,217.05</b>

64M PARKVIEW TOWNHOMES  
BALANCE SHEET - RESERVES (UNAUDITED)  
09/30/2018

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
<b>ASSETS</b>			
CASH			
CASH - RESERVES	<u>568,649.98</u>	<u>560,208.86</u>	<u>8,441.12</u>
TOTAL CASH	568,649.98	560,208.86	8,441.12
TOTAL ASSETS	<u>568,649.98</u>	<u>560,208.86</u>	<u>8,441.12</u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
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
<b>EQUITY</b>			
RESERVE FUND BALANCE	485,940.02	485,940.02	0.00
NET INCOME (LOSS)	<u>74,376.96</u>	<u>65,935.84</u>	<u>8,441.12</u>
TOTAL EQUITY	560,316.98	551,875.86	8,441.12
TOTAL LIABILITIES & EQUIT	<u>568,649.98</u>	<u>560,208.86</u>	<u>8,441.12</u>

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			INCOME					
8,333.00	8,333	0.00	RESERVE FUND CONTRIBUTION	74,997.00	74,997	0.00	99,996	(24,999.00)
<u>108.12</u>	<u>0</u>	<u>108.12</u>	INTEREST INCOME - RESERVE	<u>959.96</u>	<u>0</u>	<u>959.96</u>	<u>0</u>	<u>959.96</u>
8,441.12	8,333	108.12	TOTAL INCOME	75,956.96	74,997	959.96	99,996	(24,039.04)
			EXPENSES					
<u>0.00</u>	<u>0</u>	<u>0.00</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>
0.00	0	0.00	TOTAL EXPENSE	1,580.00	0	(1,580.00)	0	(1,580.00)
<u>8,441.12</u>	<u>8,333</u>	<u>108.12</u>	NET INCOME (LOSS)	<u>74,376.96</u>	<u>74,997</u>	<u>(620.04)</u>	<u>99,996</u>	<u>(25,619.04)</u>