

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>70,724.79</u>	<u>41,226.17</u>	<u>29,498.62</u>
TOTAL CASH	70,724.79	41,226.17	29,498.62
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	3,230.65	1,818.81	1,411.84
RESERVE FOR BAD DEBT	<u>(667.87)</u>	<u>(1,087.87)</u>	<u>420.00</u>
TOTAL ACCOUNTS RECEIVABLE	2,562.78	730.94	1,831.84
OTHER ASSETS			
DEPOSITS	<u>400.00</u>	<u>400.00</u>	<u>0.00</u>
TOTAL OTHER ASSETS	400.00	400.00	0.00
TOTAL ASSETS	<u><u>73,687.57</u></u>	<u><u>42,357.11</u></u>	<u><u>31,330.46</u></u>

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64M PARKVIEW TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
01/31/2017

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	3,797.99	3,091.30	706.69
ACCOUNTS PAYABLE	690.59	0.00	690.59
UNEARNED ASSESSMENTS	34,161.48	0.00	34,161.48
PREPAID ASSESSMENTS	1,852.18	5,891.64	(4,039.46)
DUE TO (FROM) CROA	<u>2,468.84</u>	<u>0.00</u>	<u>2,468.84</u>
TOTAL CURRENT LIABILITIES	42,971.08	8,982.94	33,988.14
EQUITY			
OWNERS' EQUITY	33,374.17	33,374.17	0.00
CURRENT YEAR INCOME (LOSS)	<u>(2,657.68)</u>	<u>0.00</u>	<u>(2,657.68)</u>
TOTAL EQUITY	30,716.49	33,374.17	(2,657.68)
TOTAL LIABILITIES & EQUITY	<u>73,687.57</u>	<u>42,357.11</u>	<u>31,330.46</u>

64M PARKVIEW TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
01/31/2017

8360 E VIA DE VENTURA
BLDG L SUITE 100
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MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Jan2017 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	17,080.74	17,081	(0.26)	204,972	(187,891.26)
(7,500.00)	(7,500)	0.00	0402	ASSOCIATION DUES	(7,500.00)	(7,500)	0.00	(90,000)	82,500.00
420.00	(291)	711.00	0423	RESERVE FUND CONTRIBUTION	420.00	(291)	711.00	(3,492)	3,912.00
				LESS: BAD DEBT					
10,000.74	9,290	710.74		TOTAL INCOME	10,000.74	9,290	710.74	111,480	(101,479.26)
				EXPENSES					
				ADMINISTRATIVE					
799.00	799	0.00	6514	ADMINISTRATIVE FEE	799.00	799	0.00	9,588	8,789.00
0.00	0	0.00		LEGAL & PROFESSIONAL	0.00	0	0.00	400	400.00
0.00	44	44.00		MISC - ADMINISTRATIVE	0.00	44	44.00	340	340.00
799.00	843	44.00		TOTAL ADMINISTRATIVE	799.00	843	44.00	10,328	9,529.00
				OPERATIONAL EXPENSES					
0.00	4,500	4,500.00	6603	GENERAL MAINTENANCE	0.00	4,500	4,500.00	5,200	5,200.00
0.00	0	0.00	66030002	POWER WASHING	0.00	0	0.00	12,200	12,200.00
3,743.71	4,118	374.29	6607	LANDSCAPE MANAGEMENT	3,743.71	4,118	374.29	49,416	45,672.29
122.32	500	377.68	66070001	LANDSCAPE & IRRIGATION	122.32	500	377.68	6,000	5,877.68
5,358.00	5,170	(188.00)	6626	TERMITE BOND	5,358.00	5,170	(188.00)	5,170	(188.00)
9,224.03	14,288	5,063.97		TOTAL OPERATIONAL EXPENSE	9,224.03	14,288	5,063.97	77,986	68,761.97
				RECREATIONAL/FACILITY MAIN					
				MAINTENANCE					
112.27	0	(112.27)		WATER/RECLAIMED WATER	112.27	0	(112.27)	5,000	4,887.73
2,468.84	800	(1,668.84)			2,468.84	800	(1,668.84)	17,500	15,031.16
2,581.11	800	(1,781.11)		TOTAL RECREATIONAL EXPENS	2,581.11	800	(1,781.11)	22,500	19,918.89
				UTILITIES					
				ELECTRICITY-OTHER					
54.28	56	1.72	6663		54.28	56	1.72	666	611.72
54.28	56	1.72		TOTAL UTILITIES	54.28	56	1.72	666	611.72
12,658.42	15,987	3,328.58		TOTAL OPERATING EXPENSES	12,658.42	15,987	3,328.58	111,480	98,821.58
(2,657.68)	(6,697)	4,039.32		NET INCOME BEFORE DEBT&DEPRECIATION	(2,657.68)	(6,697)	4,039.32	0	(2,657.68)
(2,657.68)	(6,697)	4,039.32		OPERATING NET INCOME (LOSS)	(2,657.68)	(6,697)	4,039.32	0	(2,657.68)

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH - RESERVES	<u>417,009.02</u>	<u>409,437.18</u>	<u>7,571.84</u>
TOTAL CASH	417,009.02	409,437.18	7,571.84
TOTAL ASSETS	<u>417,009.02</u>	<u>409,437.18</u>	<u>7,571.84</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	409,437.18	409,437.18	0.00
NET INCOME (LOSS)	<u>7,571.84</u>	<u>0.00</u>	<u>7,571.84</u>
TOTAL EQUITY	417,009.02	409,437.18	7,571.84
TOTAL LIABILITIES & EQUIT	<u>417,009.02</u>	<u>409,437.18</u>	<u>7,571.84</u>

64M PARKVIEW TOWNHOMES
RESERVE STATEMENT - DETAIL (UNAUDITED)
01/31/2017

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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					
7,500.00	7,500	0.00	RESERVE FUND CONTRIBUTION	7,500.00	7,500	0.00	90,000	(82,500.00)
<u>71.84</u>	<u>0</u>	<u>71.84</u>	INTEREST INCOME - RESERVE	<u>71.84</u>	<u>0</u>	<u>71.84</u>	<u>0</u>	<u>71.84</u>
7,571.84	7,500	71.84	TOTAL INCOME	7,571.84	7,500	71.84	90,000	(82,428.16)
<u>7,571.84</u>	<u>7,500</u>	<u>71.84</u>	NET INCOME (LOSS)	<u>7,571.84</u>	<u>7,500</u>	<u>71.84</u>	<u>90,000</u>	<u>(82,428.16)</u>