

64M PARKVIEW TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
02/28/2017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>59,594.88</u>	<u>70,724.79</u>	<u>(11,129.91)</u>
TOTAL CASH	59,594.88	70,724.79	(11,129.91)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	1,970.76	3,230.65	(1,259.89)
RESERVE FOR BAD DEBT	<u>(577.87)</u>	<u>(667.87)</u>	<u>90.00</u>
TOTAL ACCOUNTS RECEIVABLE	1,392.89	2,562.78	(1,169.89)
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>61,387.77</u>	<u>73,687.57</u>	<u>(12,299.80)</u>

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	54.06	3,797.99	(3,743.93)
ACCOUNTS PAYABLE	0.00	690.59	(690.59)
UNEARNED ASSESSMENTS	17,080.74	34,161.48	(17,080.74)
PREPAID ASSESSMENTS	8,393.74	1,852.18	6,541.56
DUE TO (FROM) CROA	<u>948.10</u>	<u>2,468.84</u>	<u>(1,520.74)</u>
TOTAL CURRENT LIABILITIES	26,476.64	42,971.08	(16,494.44)
EQUITY			
OWNERS' EQUITY	33,374.17	33,374.17	0.00
CURRENT YEAR INCOME (LOSS)	<u>1,536.96</u>	<u>(2,657.68)</u>	<u>4,194.64</u>
TOTAL EQUITY	34,911.13	30,716.49	4,194.64
TOTAL LIABILITIES & EQUITY	<u>61,387.77</u>	<u>73,687.57</u>	<u>(12,299.80)</u>

64M PARKVIEW TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
02/28/2017

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Feb2017 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	34,161.48	34,162	(0.52)	204,972	(170,810.52)
(7,500.00)	(7,500)	0.00	0402	RESERVE FUND CONTRIBUTION	(15,000.00)	(15,000)	0.00	(90,000)	75,000.00
90.00	(291)	381.00	0423	LESS: BAD DEBT	510.00	(582)	1,092.00	(3,492)	4,002.00
50.00	0	50.00	0441	LATE CHARGES	50.00	0	50.00	0	50.00
18.75	0	18.75	0449	DELINQUENCY INTEREST	18.75	0	18.75	0	18.75
<u>9,739.49</u>	<u>9,290</u>	<u>449.49</u>		TOTAL INCOME	<u>19,740.23</u>	<u>18,580</u>	<u>1,160.23</u>	<u>111,480</u>	<u>(91,739.77)</u>
EXPENSES									
ADMINISTRATIVE									
799.00	799	0.00	6514	ADMINISTRATIVE FEE	1,598.00	1,598	0.00	9,588	7,990.00
0.00	0	0.00		LEGAL & PROFESSIONAL	0.00	0	0.00	400	400.00
0.00	0	0.00		MISC - ADMINISTRATIVE	0.00	44	44.00	340	340.00
<u>799.00</u>	<u>799</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>1,598.00</u>	<u>1,642</u>	<u>44.00</u>	<u>10,328</u>	<u>8,730.00</u>
OPERATIONAL EXPENSES									
0.00	0	0.00	6603	GENERAL MAINTENANCE	0.00	4,500	4,500.00	5,200	5,200.00
0.00	200	200.00	66030002	POWER WASHING	0.00	200	200.00	12,200	12,200.00
3,743.69	4,118	374.31	6607	LANDSCAPE MANAGEMENT	7,487.40	8,236	748.60	49,416	41,928.60
0.00	500	500.00	66070001	LANDSCAPE & IRRIGATION	122.32	1,000	877.68	6,000	5,877.68
0.00	0	0.00	6626	TERMITE BOND	5,358.00	5,170	(188.00)	5,170	(188.00)
<u>3,743.69</u>	<u>4,818</u>	<u>1,074.31</u>		TOTAL OPERATIONAL EXPENSE	<u>12,967.72</u>	<u>19,106</u>	<u>6,138.28</u>	<u>77,986</u>	<u>65,018.28</u>
RECREATIONAL/FACILITY MAIN MAINTENANCE									
0.00	0	0.00		MAINTENANCE	112.27	0	(112.27)	5,000	4,887.73
948.10	900	(48.10)		WATER/RECLAIMED WATER	3,416.94	1,700	(1,716.94)	17,500	14,083.06
<u>948.10</u>	<u>900</u>	<u>(48.10)</u>		TOTAL RECREATIONAL EXPENS	<u>3,529.21</u>	<u>1,700</u>	<u>(1,829.21)</u>	<u>22,500</u>	<u>18,970.79</u>
UTILITIES									
54.06	54	(0.06)	6663	ELECTRICITY-OTHER	108.34	110	1.66	666	557.66
<u>54.06</u>	<u>54</u>	<u>(0.06)</u>		TOTAL UTILITIES	<u>108.34</u>	<u>110</u>	<u>1.66</u>	<u>666</u>	<u>557.66</u>
<u>5,544.85</u>	<u>6,571</u>	<u>1,026.15</u>		TOTAL OPERATING EXPENSES	<u>18,203.27</u>	<u>22,558</u>	<u>4,354.73</u>	<u>111,480</u>	<u>93,276.73</u>
<u>4,194.64</u>	<u>2,719</u>	<u>1,475.64</u>		NET INCOME BEFORE DEBT&DEPRECIATION	<u>1,536.96</u>	<u>(3,978)</u>	<u>5,514.96</u>	<u>0</u>	<u>1,536.96</u>
<u>4,194.64</u>	<u>2,719</u>	<u>1,475.64</u>		OPERATING NET INCOME (LOSS)	<u>1,536.96</u>	<u>(3,978)</u>	<u>5,514.96</u>	<u>0</u>	<u>1,536.96</u>

64M PARKVIEW TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
02/28/2017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH - RESERVES	<u>424,573.33</u>	<u>417,009.02</u>	<u>7,564.31</u>
TOTAL CASH	424,573.33	417,009.02	7,564.31
TOTAL ASSETS	<u>424,573.33</u>	<u>417,009.02</u>	<u>7,564.31</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	409,437.18	409,437.18	0.00
NET INCOME (LOSS)	<u>15,136.15</u>	<u>7,571.84</u>	<u>7,564.31</u>
TOTAL EQUITY	424,573.33	417,009.02	7,564.31
TOTAL LIABILITIES & EQUIT	<u>424,573.33</u>	<u>417,009.02</u>	<u>7,564.31</u>

64M PARKVIEW TOWNHOMES
RESERVE STATEMENT - DETAIL (UNAUDITED)
02/28/2017

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

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	15,000.00	15,000	0.00	90,000	(75,000.00)
64.31	0	64.31	INTEREST INCOME - RESERVE	136.15	0	136.15	0	136.15
<u>7,564.31</u>	<u>7,500</u>	<u>64.31</u>	TOTAL INCOME	<u>15,136.15</u>	<u>15,000</u>	<u>136.15</u>	<u>90,000</u>	<u>(74,863.85)</u>
<u>7,564.31</u>	<u>7,500</u>	<u>64.31</u>	NET INCOME (LOSS)	<u>15,136.15</u>	<u>15,000</u>	<u>136.15</u>	<u>90,000</u>	<u>(74,863.85)</u>