

64M PARKVIEW TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
03/31/2017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	61,292.35	59,594.88	1,697.47
TOTAL CASH	61,292.35	59,594.88	1,697.47
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	732.13	1,970.76	(1,238.63)
RESERVE FOR BAD DEBT	(77.87)	(577.87)	500.00
TOTAL ACCOUNTS RECEIVABLE	654.26	1,392.89	(738.63)
OTHER ASSETS			
DEPOSITS	400.00	400.00	0.00
TOTAL OTHER ASSETS	400.00	400.00	0.00
TOTAL ASSETS	62,346.61	61,387.77	958.84

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	54.28	54.06	0.22
UNEARNED ASSESSMENTS	0.00	17,080.74	(17,080.74)
PREPAID ASSESSMENTS	22,394.88	8,393.74	14,001.14
DUE TO (FROM) CROA	<u>0.00</u>	<u>948.10</u>	<u>(948.10)</u>
TOTAL CURRENT LIABILITIES	22,449.16	26,476.64	(4,027.48)
EQUITY			
OWNERS' EQUITY	33,374.17	33,374.17	0.00
CURRENT YEAR INCOME (LOSS)	<u>6,523.28</u>	<u>1,536.96</u>	<u>4,986.32</u>
TOTAL EQUITY	39,897.45	34,911.13	4,986.32
TOTAL LIABILITIES & EQUITY	<u>62,346.61</u>	<u>61,387.77</u>	<u>958.84</u>

64M PARKVIEW TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
03/31/2017

8360 E VIA DE VENTURA
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MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Mar2017 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	51,242.22	51,243	(0.78)	204,972	(153,729.78)
(7,500.00)	(7,500)	0.00	0402	ASSOCIATION DUES	(22,500.00)	(22,500)	0.00	(90,000)	67,500.00
500.00	(291)	791.00	0423	RESERVE FUND CONTRIBUTION	1,010.00	(873)	1,883.00	(3,492)	4,502.00
0.00	0	0.00	0441	LESS: BAD DEBT	50.00	0	50.00	0	50.00
0.00	0	0.00	0449	LATE CHARGES	18.75	0	18.75	0	18.75
				DELINQUENCY INTEREST					
10,080.74	9,290	790.74		TOTAL INCOME	29,820.97	27,870	1,950.97	111,480	(81,659.03)
				EXPENSES					
799.00	799	0.00	6514	ADMINISTRATIVE	2,397.00	2,397	0.00	9,588	7,191.00
0.00	0	0.00		ADMINISTRATIVE FEE	0.00	0	0.00	400	400.00
0.00	44	44.00		LEGAL & PROFESSIONAL	0.00	88	88.00	340	340.00
				MISC - ADMINISTRATIVE					
799.00	843	44.00		TOTAL ADMINISTRATIVE	2,397.00	2,485	88.00	10,328	7,931.00
				OPERATIONAL EXPENSES					
0.00	200	200.00	6603	GENERAL MAINTENANCE	0.00	4,700	4,700.00	5,200	5,200.00
0.00	200	200.00	66030002	POWER WASHING	0.00	400	400.00	12,200	12,200.00
3,743.70	4,118	374.30	6607	LANDSCAPE MANAGEMENT	11,231.10	12,354	1,122.90	49,416	38,184.90
0.00	500	500.00	66070001	LANDSCAPE & IRRIGATION	122.32	1,500	1,377.68	6,000	5,877.68
0.00	0	0.00	6626	TERMITE BOND	5,358.00	5,170	(188.00)	5,170	(188.00)
3,743.70	5,018	1,274.30		TOTAL OPERATIONAL EXPENSE	16,711.42	24,124	7,412.58	77,986	61,274.58
				RECREATIONAL/FACILITY MAIN					
0.00	1,000	1,000.00		MAINTENANCE	112.27	1,000	887.73	5,000	4,887.73
497.44	1,100	602.56		WATER/RECLAIMED WATER	3,914.38	2,800	(1,114.38)	17,500	13,585.62
497.44	2,100	1,602.56		TOTAL RECREATIONAL EXPENS	4,026.65	3,800	(226.65)	22,500	18,473.35
				UTILITIES					
54.28	58	3.72	6663	ELECTRICITY-OTHER	162.62	168	5.38	666	503.38
54.28	58	3.72		TOTAL UTILITIES	162.62	168	5.38	666	503.38
5,094.42	8,019	2,924.58		TOTAL OPERATING EXPENSES	23,297.69	30,577	7,279.31	111,480	88,182.31
4,986.32	1,271	3,715.32		NET INCOME BEFORE DEBT&DEPRECIATION	6,523.28	(2,707)	9,230.28	0	6,523.28
4,986.32	1,271	3,715.32		OPERATING NET INCOME (LOSS)	6,523.28	(2,707)	9,230.28	0	6,523.28

64M PARKVIEW TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
03/31/2017

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH - RESERVES	<u>432,146.05</u>	<u>424,573.33</u>	<u>7,572.72</u>
TOTAL CASH	432,146.05	424,573.33	7,572.72
TOTAL ASSETS	<u>432,146.05</u>	<u>424,573.33</u>	<u>7,572.72</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	409,437.18	409,437.18	0.00
NET INCOME (LOSS)	<u>22,708.87</u>	<u>15,136.15</u>	<u>7,572.72</u>
TOTAL EQUITY	432,146.05	424,573.33	7,572.72
TOTAL LIABILITIES & EQUIT	<u>432,146.05</u>	<u>424,573.33</u>	<u>7,572.72</u>

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03/31/2017

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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	22,500.00	22,500	0.00	90,000	(67,500.00)
<u>72.72</u>	<u>0</u>	<u>72.72</u>	INTEREST INCOME - RESERVE	<u>208.87</u>	<u>0</u>	<u>208.87</u>	<u>0</u>	<u>208.87</u>
7,572.72	7,500	72.72	TOTAL INCOME	22,708.87	22,500	208.87	90,000	(67,291.13)
<u>7,572.72</u>	<u>7,500</u>	<u>72.72</u>	NET INCOME (LOSS)	<u>22,708.87</u>	<u>22,500</u>	<u>208.87</u>	<u>90,000</u>	<u>(67,291.13)</u>