

64M PARKVIEW TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
04/30/2017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>85,688.77</u>	<u>61,292.35</u>	<u>24,396.42</u>
TOTAL CASH	85,688.77	61,292.35	24,396.42
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	5,251.27	732.13	4,519.14
RESERVE FOR BAD DEBT	<u>(307.87)</u>	<u>(77.87)</u>	<u>(230.00)</u>
TOTAL ACCOUNTS RECEIVABLE	4,943.40	654.26	4,289.14
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>91,032.17</u>	<u>62,346.61</u>	<u>28,685.56</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	3,839.18	54.28	3,784.90
ACCOUNTS PAYABLE	4,019.70	0.00	4,019.70
UNEARNED ASSESSMENTS	31,161.48	0.00	31,161.48
PREPAID ASSESSMENTS	8,421.50	22,394.88	(13,973.38)
DUE TO (FROM) CROA	<u>1,740.28</u>	<u>0.00</u>	<u>1,740.28</u>
TOTAL CURRENT LIABILITIES	49,182.14	22,449.16	26,732.98
EQUITY			
OWNERS' EQUITY	33,374.17	33,374.17	0.00
CURRENT YEAR INCOME (LOSS)	<u>8,475.86</u>	<u>6,523.28</u>	<u>1,952.58</u>
TOTAL EQUITY	41,850.03	39,897.45	1,952.58
TOTAL LIABILITIES & EQUITY	<u>91,032.17</u>	<u>62,346.61</u>	<u>28,685.56</u>

64M PARKVIEW TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
04/30/2017

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Apr2017 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
				INCOME					
20,080.74	17,081	2,999.74	0401	ASSOCIATION DUES	71,322.96	68,324	2,998.96	204,972	(133,649.04)
(7,500.00)	(7,500)	0.00	0402	RESERVE FUND CONTRIBUTION	(30,000.00)	(30,000)	0.00	(90,000)	60,000.00
(230.00)	(291)	61.00	0423	LESS: BAD DEBT	780.00	(1,164)	1,944.00	(3,492)	4,272.00
0.00	0	0.00	0441	LATE CHARGES	50.00	0	50.00	0	50.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	18.75	0	18.75	0	18.75
<u>12,350.74</u>	<u>9,290</u>	<u>3,060.74</u>		TOTAL INCOME	<u>42,171.71</u>	<u>37,160</u>	<u>5,011.71</u>	<u>111,480</u>	<u>(69,308.29)</u>
				EXPENSES					
				ADMINISTRATIVE					
799.00	799	0.00	6514	ADMINISTRATIVE FEE	3,196.00	3,196	0.00	9,588	6,392.00
0.00	0	0.00		LEGAL & PROFESSIONAL	0.00	0	0.00	400	400.00
0.00	0	0.00		MISC - ADMINISTRATIVE	0.00	88	88.00	340	340.00
<u>799.00</u>	<u>799</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>3,196.00</u>	<u>3,284</u>	<u>88.00</u>	<u>10,328</u>	<u>7,132.00</u>
				OPERATIONAL EXPENSES					
960.00	0	(960.00)	6603	GENERAL MAINTENANCE	960.00	4,700	3,740.00	5,200	4,240.00
0.00	800	800.00	66030002	POWER WASHING	0.00	1,200	1,200.00	12,200	12,200.00
3,743.70	4,118	374.30	6607	LANDSCAPE MANAGEMENT	14,974.80	16,472	1,497.20	49,416	34,441.20
276.00	500	224.00	66070001	LANDSCAPE & IRRIGATION	398.32	2,000	1,601.68	6,000	5,601.68
0.00	0	0.00	6626	TERMITE BOND	5,358.00	5,170	(188.00)	5,170	(188.00)
<u>4,979.70</u>	<u>5,418</u>	<u>438.30</u>		TOTAL OPERATIONAL EXPENSE	<u>21,691.12</u>	<u>29,542</u>	<u>7,850.88</u>	<u>77,986</u>	<u>56,294.88</u>
				RECREATIONAL/FACILITY MAIN MAINTENANCE					
2,825.00	0	(2,825.00)		MAINTENANCE	2,937.27	1,000	(1,937.27)	5,000	2,062.73
<u>1,740.28</u>	<u>1,200</u>	<u>(540.28)</u>		WATER/RECLAIMED WATER	<u>5,654.66</u>	<u>4,000</u>	<u>(1,654.66)</u>	<u>17,500</u>	<u>11,845.34</u>
<u>4,565.28</u>	<u>1,200</u>	<u>(3,365.28)</u>		TOTAL RECREATIONAL EXPENS	<u>8,591.93</u>	<u>5,000</u>	<u>(3,591.93)</u>	<u>22,500</u>	<u>13,908.07</u>
				UTILITIES					
54.18	56	1.82	6663	ELECTRICITY-OTHER	216.80	224	7.20	666	449.20
<u>54.18</u>	<u>56</u>	<u>1.82</u>		TOTAL UTILITIES	<u>216.80</u>	<u>224</u>	<u>7.20</u>	<u>666</u>	<u>449.20</u>
<u>10,398.16</u>	<u>7,473</u>	<u>(2,925.16)</u>		TOTAL OPERATING EXPENSES	<u>33,695.85</u>	<u>38,050</u>	<u>4,354.15</u>	<u>111,480</u>	<u>77,784.15</u>
1,952.58	1,817	135.58		NET INCOME BEFORE DEBT&DEPRECIATION	8,475.86	(890)	9,365.86	0	8,475.86
<u>1,952.58</u>	<u>1,817</u>	<u>135.58</u>		OPERATING NET INCOME (LOSS)	<u>8,475.86</u>	<u>(890)</u>	<u>9,365.86</u>	<u>0</u>	<u>8,475.86</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH - RESERVES	<u>439,712.54</u>	<u>432,146.05</u>	<u>7,566.49</u>
TOTAL CASH	439,712.54	432,146.05	7,566.49
TOTAL ASSETS	<u>439,712.54</u>	<u>432,146.05</u>	<u>7,566.49</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	409,437.18	409,437.18	0.00
NET INCOME (LOSS)	<u>30,275.36</u>	<u>22,708.87</u>	<u>7,566.49</u>
TOTAL EQUITY	439,712.54	432,146.05	7,566.49
TOTAL LIABILITIES & EQUIT	<u>439,712.54</u>	<u>432,146.05</u>	<u>7,566.49</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
04/30/2017

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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	30,000.00	30,000	0.00	90,000	(60,000.00)
<u>66.49</u>	<u>0</u>	<u>66.49</u>	INTEREST INCOME - RESERVE	<u>275.36</u>	<u>0</u>	<u>275.36</u>	<u>0</u>	<u>275.36</u>
7,566.49	7,500	66.49	TOTAL INCOME	30,275.36	30,000	275.36	90,000	(59,724.64)
			EXPENSES					
<u>0.00</u>	<u>0</u>	<u>0.00</u>	LANDSCAPING	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>10,150</u>	<u>10,150.00</u>
0.00	0	0.00	TOTAL EXPENSE	0.00	0	0.00	10,150	10,150.00
<u>7,566.49</u>	<u>7,500</u>	<u>66.49</u>	NET INCOME (LOSS)	<u>30,275.36</u>	<u>30,000</u>	<u>275.36</u>	<u>79,850</u>	<u>(49,574.64)</u>