

06/15/2017
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64M PARKVIEW TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
05/31/2017

Page: 1

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>61,365.19</u>	<u>85,688.77</u>	<u>(24,323.58)</u>
TOTAL CASH	61,365.19	85,688.77	(24,323.58)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	2,940.08	5,251.27	(2,311.19)
RESERVE FOR BAD DEBT	<u>(737.87)</u>	<u>(307.87)</u>	<u>(430.00)</u>
TOTAL ACCOUNTS RECEIVABLE	2,202.21	4,943.40	(2,741.19)
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>63,967.40</u>	<u>91,032.17</u>	<u>(27,064.77)</u>

8360 E VIA DE VENTURA
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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	54.18	3,839.18	(3,785.00)
ACCOUNTS PAYABLE	1,108.60	4,019.70	(2,911.10)
UNEARNED ASSESSMENTS	17,080.74	31,161.48	(14,080.74)
PREPAID ASSESSMENTS	8,421.50	8,421.50	0.00
DUE TO (FROM) CROA	0.00	1,740.28	(1,740.28)
TOTAL CURRENT LIABILITIES	26,665.02	49,182.14	(22,517.12)
EQUITY			
OWNERS' EQUITY	33,374.17	33,374.17	0.00
CURRENT YEAR INCOME (LOSS)	3,928.21	8,475.86	(4,547.65)
TOTAL EQUITY	37,302.38	41,850.03	(4,547.65)
TOTAL LIABILITIES & EQUITY	63,967.40	91,032.17	(27,064.77)

64M PARKVIEW TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
05/31/2017

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	May2017 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
INCOME									
14,080.74	17,081	(3,000.26)	0401	ASSOCIATION DUES	85,403.70	85,405	(1.30)	204,972	(119,568.30)
(7,500.00)	(7,500)	0.00	0402	RESERVE FUND CONTRIBUTION	(37,500.00)	(37,500)	0.00	(90,000)	52,500.00
(430.00)	(291)	(139.00)	0423	LESS: BAD DEBT	350.00	(1,455)	1,805.00	(3,492)	3,842.00
50.00	0	50.00	0441	LATE CHARGES	100.00	0	100.00	0	100.00
19.35	0	19.35	0449	DELINQUENCY INTEREST	38.10	0	38.10	0	38.10
<u>6,220.09</u>	<u>9,290</u>	<u>(3,069.91)</u>		TOTAL INCOME	<u>48,391.80</u>	<u>46,450</u>	<u>1,941.80</u>	<u>111,480</u>	<u>(63,088.20)</u>
EXPENSES									
ADMINISTRATIVE									
799.00	799	0.00	6514	ADMINISTRATIVE FEE	3,995.00	3,995	0.00	9,588	5,593.00
0.00	0	0.00		LEGAL & PROFESSIONAL	0.00	0	0.00	400	400.00
0.00	44	44.00		MISC - ADMINISTRATIVE	0.00	132	132.00	340	340.00
<u>799.00</u>	<u>843</u>	<u>44.00</u>		TOTAL ADMINISTRATIVE	<u>3,995.00</u>	<u>4,127</u>	<u>132.00</u>	<u>10,328</u>	<u>6,333.00</u>
OPERATIONAL EXPENSES									
3,540.00	200	(3,340.00)	6603	GENERAL MAINTENANCE	4,500.00	4,900	400.00	5,200	700.00
0.00	100	100.00	66030002	POWER WASHING	0.00	1,300	1,300.00	12,200	12,200.00
3,743.70	4,118	374.30	6607	LANDSCAPE MANAGEMENT	18,718.50	20,590	1,871.50	49,416	30,697.50
1,270.60	500	(770.60)	66070001	LANDSCAPE & IRRIGATION	1,668.92	2,500	831.08	6,000	4,331.08
0.00	0	0.00	6626	TERMITE BOND	5,358.00	5,170	(188.00)	5,170	(188.00)
<u>8,554.30</u>	<u>4,918</u>	<u>(3,636.30)</u>		TOTAL OPERATIONAL EXPENSE	<u>30,245.42</u>	<u>34,460</u>	<u>4,214.58</u>	<u>77,986</u>	<u>47,740.58</u>
RECREATIONAL/FACILITY MAIN									
0.00	1,000	1,000.00		MAINTENANCE	2,937.27	2,000	(937.27)	5,000	2,062.73
1,360.26	1,200	(160.26)		WATER/RECLAIMED WATER	7,014.92	5,200	(1,814.92)	17,500	10,485.08
<u>1,360.26</u>	<u>2,200</u>	<u>839.74</u>		TOTAL RECREATIONAL EXPENS	<u>9,952.19</u>	<u>7,200</u>	<u>(2,752.19)</u>	<u>22,500</u>	<u>12,547.81</u>
UTILITIES									
54.18	54	(0.18)	6663	ELECTRICITY-OTHER	270.98	278	7.02	666	395.02
<u>54.18</u>	<u>54</u>	<u>(0.18)</u>		TOTAL UTILITIES	<u>270.98</u>	<u>278</u>	<u>7.02</u>	<u>666</u>	<u>395.02</u>
10,767.74	8,015	(2,752.74)		TOTAL OPERATING EXPENSES	44,463.59	46,065	1,601.41	111,480	67,016.41
(4,547.65)	1,275	(5,822.65)		NET INCOME BEFORE DEBT&DEPRECIATION	3,928.21	385	3,543.21	0	3,928.21
<u>(4,547.65)</u>	<u>1,275</u>	<u>(5,822.65)</u>		OPERATING NET INCOME (LOSS)	<u>3,928.21</u>	<u>385</u>	<u>3,543.21</u>	<u>0</u>	<u>3,928.21</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH - RESERVES	<u>447,292.57</u>	<u>439,712.54</u>	<u>7,580.03</u>
TOTAL CASH	447,292.57	439,712.54	7,580.03
TOTAL ASSETS	<u>447,292.57</u>	<u>439,712.54</u>	<u>7,580.03</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	409,437.18	409,437.18	0.00
NET INCOME (LOSS)	<u>37,855.39</u>	<u>30,275.36</u>	<u>7,580.03</u>
TOTAL EQUITY	447,292.57	439,712.54	7,580.03
TOTAL LIABILITIES & EQUIT	<u>447,292.57</u>	<u>439,712.54</u>	<u>7,580.03</u>

64M PARKVIEW TOWNHOMES
RESERVE STATEMENT - DETAIL (UNAUDITED)
05/31/2017

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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	37,500.00	37,500	0.00	90,000	(52,500.00)
<u>80.03</u>	<u>0</u>	<u>80.03</u>	INTEREST INCOME - RESERVE	<u>355.39</u>	<u>0</u>	<u>355.39</u>	<u>0</u>	<u>355.39</u>
7,580.03	7,500	80.03	TOTAL INCOME	37,855.39	37,500	355.39	90,000	(52,144.61)
			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>7,580.03</u>	<u>7,500</u>	<u>80.03</u>	NET INCOME (LOSS)	<u>37,855.39</u>	<u>37,500</u>	<u>355.39</u>	<u>79,850</u>	<u>(41,994.61)</u>