

**PARKVIEW**

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

MARCH 2019

64M PARKVIEW TOWNHOMES  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
03/31/2019

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Mar2019 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	<b>INCOME</b>					
(9,167.00)	(9,167)	0.00	0402	ASSOCIATION DUES	51,242.22	51,243	(0.78)	204,969	(153,726.78)
520.00	0	520.00	0423	RESERVE FUND CONTRIBUTION	(27,501.00)	(27,501)	0.00	(110,000)	82,499.00
0.00	0	0.00	0441	LESS: BAD DEBT	150.00	0	150.00	0	150.00
33.32	0	33.32	0449	LATE CHARGES	75.00	0	75.00	0	75.00
				DELINQUENCY INTEREST	83.61	0	83.61	0	83.61
<u>8,467.06</u>	<u>7,914</u>	<u>553.06</u>		<b>TOTAL INCOME</b>	<u>24,049.83</u>	<u>23,742</u>	<u>307.83</u>	<u>94,969</u>	<u>(70,919.17)</u>
				<b>EXPENSES</b>					
799.00	799	0.00	6514	ADMINISTRATIVE					
35.23	0	(35.23)		ADMINISTRATIVE FEE	2,397.00	2,397	0.00	9,588	7,191.00
				MISC - ADMINISTRATIVE	35.23	0	(35.23)	105	69.77
<u>834.23</u>	<u>799</u>	<u>(35.23)</u>		<b>TOTAL ADMINISTRATIVE</b>	<u>2,432.23</u>	<u>2,397</u>	<u>(35.23)</u>	<u>9,693</u>	<u>7,260.77</u>
				<b>OPERATIONAL EXPENSES</b>					
0.00	125	125.00	6603	GENERAL MAINTENANCE	300.00	375	75.00	4,001	3,701.00
0.00	0	0.00	66030002	POWER WASHING	0.00	0	0.00	9,975	9,975.00
4,158.16	4,158	(0.16)	6607	LANDSCAPE MANAGEMENT	12,474.48	12,474	(0.48)	49,898	37,423.52
472.96	175	(297.96)	66070001	LANDSCAPE & IRRIGATION	1,617.96	525	(1,092.96)	2,100	482.04
446.50	0	(446.50)	6626	TERMITE BOND	1,339.50	4,926	3,586.50	4,926	3,586.50
<u>5,077.62</u>	<u>4,458</u>	<u>(619.62)</u>		<b>TOTAL OPERATIONAL EXPENSE</b>	<u>15,731.94</u>	<u>18,300</u>	<u>2,568.06</u>	<u>70,900</u>	<u>55,168.06</u>
				<b>RECREATIONAL/FACILITY MAIN</b>					
0.00	340	340.00		MAINTENANCE	3,000.00	1,020	(1,980.00)	4,080	1,080.00
1,021.96	800	(221.96)		WATER/RECLAIMED WATER	3,575.12	2,400	(1,175.12)	9,600	6,024.88
<u>1,021.96</u>	<u>1,140</u>	<u>118.04</u>		<b>TOTAL RECREATIONAL EXPENS</b>	<u>6,575.12</u>	<u>3,420</u>	<u>(3,155.12)</u>	<u>13,680</u>	<u>7,104.88</u>
				<b>UTILITIES</b>					
62.92	58	(4.92)	6663	ELECTRICITY-OTHER	188.74	174	(14.74)	696	507.26
<u>62.92</u>	<u>58</u>	<u>(4.92)</u>		<b>TOTAL UTILITIES</b>	<u>188.74</u>	<u>174</u>	<u>(14.74)</u>	<u>696</u>	<u>507.26</u>
<u>6,996.73</u>	<u>6,455</u>	<u>(541.73)</u>		<b>TOTAL OPERATING EXPENSES</b>	<u>24,928.03</u>	<u>24,291</u>	<u>(637.03)</u>	<u>94,969</u>	<u>70,040.97</u>
1,470.33	1,459	11.33		<b>NET INCOME BEFORE DEBT&amp;DEPRECIATION</b>	(878.20)	(549)	(329.20)	0	(878.20)
<u>1,470.33</u>	<u>1,459</u>	<u>11.33</u>		<b>OPERATING NET INCOME (LOSS)</b>	<u>(878.20)</u>	<u>(549)</u>	<u>(329.20)</u>	<u>0</u>	<u>(878.20)</u>

64M PARKVIEW TOWNHOMES  
BALANCE SHEET - OPERATING (UNAUDITED)  
03/31/2019

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>88,546.18</u>	<u>85,725.03</u>	<u>2,821.15</u>
TOTAL CASH	88,546.18	85,725.03	2,821.15
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	1,946.79	4,168.54	(2,221.75)
RESERVE FOR BAD DEBT	(197.87)	(717.87)	520.00
ACCOUNTS RECEIVABLE - DUE FRM RESVS	<u>8,333.00</u>	<u>8,333.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	10,081.92	11,783.67	(1,701.75)
OTHER ASSETS			
DEPOSITS	400.00	400.00	0.00
PREPAID EXPENSE	<u>4,018.50</u>	<u>4,465.00</u>	<u>(446.50)</u>
TOTAL OTHER ASSETS	4,418.50	4,865.00	(446.50)
TOTAL ASSETS	<u><u>103,046.60</u></u>	<u><u>102,373.70</u></u>	<u><u>672.90</u></u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
<b>LIABILITIES &amp; EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
ACCRUED EXPENSES	2,782.89	3,882.46	(1,099.57)
ACCOUNTS PAYABLE	495.23	0.00	495.23
UNEARNED ASSESSMENTS	0.00	17,080.74	(17,080.74)
PREPAID ASSESSMENTS	21,406.58	5,051.94	16,354.64
DUE TO (FROM) CROA	533.01	0.00	533.01
<b>TOTAL CURRENT LIABILITIES</b>	<b>25,217.71</b>	<b>26,015.14</b>	<b>(797.43)</b>
<b>EQUITY</b>			
OWNERS' EQUITY	78,707.09	78,707.09	0.00
CURRENT YEAR INCOME (LOSS)	(878.20)	(2,348.53)	1,470.33
<b>TOTAL EQUITY</b>	<b>77,828.89</b>	<b>76,358.56</b>	<b>1,470.33</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>103,046.60</b>	<b>102,373.70</b>	<b>672.90</b>

<b>64M PARKVIEW TOWNHOMES</b> <b>BALANCE SHEET - RESERVES (UNAUDITED)</b> <b>03/31/2019</b>
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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
<b>ASSETS</b>			
CASH			
CASH - RESERVES	<u>621,892.03</u>	<u>612,602.18</u>	<u>9,289.85</u>
TOTAL CASH	621,892.03	612,602.18	9,289.85
TOTAL ASSETS	<u>621,892.03</u>	<u>612,602.18</u>	<u>9,289.85</u>
<b>LIABILITIES &amp; EQUITY</b>			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE - DUE TO OPERATING	<u>8,333.00</u>	<u>8,333.00</u>	<u>0.00</u>
TOTAL CURRENT LIABILITIES	8,333.00	8,333.00	0.00
EQUITY			
RESERVE FUND BALANCE	585,691.17	585,691.17	0.00
NET INCOME (LOSS)	<u>27,867.86</u>	<u>18,578.01</u>	<u>9,289.85</u>
TOTAL EQUITY	613,559.03	604,269.18	9,289.85
TOTAL LIABILITIES & EQUIT	<u>621,892.03</u>	<u>612,602.18</u>	<u>9,289.85</u>

64M PARKVIEW TOWNHOMES RESERVE STATEMENT - DETAIL (UNAUDITED) 03/31/2019
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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					
9,167.00	9,167	0.00	RESERVE FUND CONTRIBUTION	27,501.00	27,501	0.00	110,000	(82,499.00)
<u>122.85</u>	<u>0</u>	<u>122.85</u>	INTEREST INCOME - RESERVE	<u>366.86</u>	<u>0</u>	<u>366.86</u>	<u>0</u>	<u>366.86</u>
9,289.85	9,167	122.85	TOTAL INCOME	27,867.86	27,501	366.86	110,000	(82,132.14)
<u>9,289.85</u>	<u>9,167</u>	<u>122.85</u>	NET INCOME (LOSS)	<u>27,867.86</u>	<u>27,501</u>	<u>366.86</u>	<u>110,000</u>	<u>(82,132.14)</u>