

PARKVIEW

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

June 2019

64M PARKVIEW TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
06/30/2019

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>80,298.11</u>	<u>92,291.89</u>	<u>(11,993.78)</u>
TOTAL CASH	80,298.11	92,291.89	(11,993.78)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	3,111.01	5,317.15	(2,206.14)
RESERVE FOR BAD DEBT	(1,677.87)	(1,697.87)	20.00
ACCOUNTS RECEIVABLE - OTHER	<u>1,090.26</u>	<u>1,090.26</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	2,523.40	4,709.54	(2,186.14)
OTHER ASSETS			
DEPOSITS	400.00	400.00	0.00
PREPAID EXPENSE	<u>2,679.00</u>	<u>3,125.50</u>	<u>(446.50)</u>
TOTAL OTHER ASSETS	3,079.00	3,525.50	(446.50)
TOTAL ASSETS	<u>85,900.51</u>	<u>100,526.93</u>	<u>(14,626.42)</u>

8360 E VIA DE VENTURA
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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	2,006.90	470.54	1,536.36
UNEARNED ASSESSMENTS	0.00	17,080.74	(17,080.74)
PREPAID ASSESSMENTS	12,715.85	5,084.03	7,631.82
DUE TO (FROM) CROA	407.48	6,943.70	(6,536.22)
TOTAL CURRENT LIABILITIES	15,130.23	29,579.01	(14,448.78)
EQUITY			
OWNERS' EQUITY	78,707.09	78,707.09	0.00
CURRENT YEAR INCOME (LOSS)	(7,936.81)	(7,759.17)	(177.64)
TOTAL EQUITY	70,770.28	70,947.92	(177.64)
TOTAL LIABILITIES & EQUITY	85,900.51	100,526.93	(14,626.42)

64M PARKVIEW TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
06/30/2019

8360 E VIA DE VENTURA
BLDG L SUITE 100
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MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Jun2019 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	102,484.44	102,486	(1.56)	204,969	(102,484.56)
(9,167.00)	(9,167)	0.00	0402	RESERVE FUND CONTRIBUTION	(55,002.00)	(55,002)	0.00	(110,000)	54,998.00
20.00	0	20.00	0423	LESS: BAD DEBT	(1,330.00)	0	(1,330.00)	0	(1,330.00)
0.00	0	0.00	0441	LATE CHARGES	175.00	0	175.00	0	175.00
49.18	0	49.18	0449	DELINQUENCY INTEREST	215.69	0	215.69	0	215.69
<u>7,982.92</u>	<u>7,914</u>	<u>68.92</u>		TOTAL INCOME	<u>46,543.13</u>	<u>47,484</u>	<u>(940.87)</u>	<u>94,969</u>	<u>(48,425.87)</u>
				EXPENSES					
				ADMINISTRATIVE					
799.00	799	0.00	6514	ADMINISTRATIVE FEE	4,794.00	4,794	0.00	9,588	4,794.00
0.00	0	0.00		MISC - ADMINISTRATIVE	50.39	0	(50.39)	105	54.61
<u>799.00</u>	<u>799</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>4,844.39</u>	<u>4,794</u>	<u>(50.39)</u>	<u>9,693</u>	<u>4,848.61</u>
				OPERATIONAL EXPENSES					
0.00	2,626	2,626.00	6603	GENERAL MAINTENANCE	300.00	3,251	2,951.00	4,001	3,701.00
0.00	0	0.00	66030002	POWER WASHING	3,625.00	3,625	0.00	9,975	6,350.00
4,158.16	4,158	(0.16)	6607	LANDSCAPE MANAGEMENT	24,948.96	24,948	(0.96)	49,898	24,949.04
0.00	175	175.00	66070001	LANDSCAPE & IRRIGATION	1,750.00	1,050	(700.00)	2,100	350.00
446.50	0	(446.50)	6626	TERMITE BOND	2,679.00	4,926	2,247.00	4,926	2,247.00
<u>4,604.66</u>	<u>6,959</u>	<u>2,354.34</u>		TOTAL OPERATIONAL EXPENSE	<u>33,302.96</u>	<u>37,800</u>	<u>4,497.04</u>	<u>70,900</u>	<u>37,597.04</u>
				RECREATIONAL/FACILITY MAIN MAINTENANCE					
750.00	340	(410.00)		MAINTENANCE	6,325.00	2,040	(4,285.00)	4,080	(2,245.00)
1,943.84	800	(1,143.84)		WATER/RECLAIMED WATER	9,629.97	4,800	(4,829.97)	9,600	(29.97)
<u>2,693.84</u>	<u>1,140</u>	<u>(1,553.84)</u>		TOTAL RECREATIONAL EXPENS	<u>15,954.97</u>	<u>6,840</u>	<u>(9,114.97)</u>	<u>13,680</u>	<u>(2,274.97)</u>
				UTILITIES					
63.06	58	(5.06)	6663	ELECTRICITY-OTHER	377.62	348	(29.62)	696	318.38
63.06	58	(5.06)		TOTAL UTILITIES	<u>377.62</u>	<u>348</u>	<u>(29.62)</u>	<u>696</u>	<u>318.38</u>
<u>8,160.56</u>	<u>8,956</u>	<u>795.44</u>		TOTAL OPERATING EXPENSES	<u>54,479.94</u>	<u>49,782</u>	<u>(4,697.94)</u>	<u>94,969</u>	<u>40,489.06</u>
<u>(177.64)</u>	<u>(1,042)</u>	<u>864.36</u>		NET INCOME BEFORE DEBT&DEPRECIATION	<u>(7,936.81)</u>	<u>(2,298)</u>	<u>(5,638.81)</u>	<u>0</u>	<u>(7,936.81)</u>
<u>(177.64)</u>	<u>(1,042)</u>	<u>864.36</u>		OPERATING NET INCOME (LOSS)	<u>(7,936.81)</u>	<u>(2,298)</u>	<u>(5,638.81)</u>	<u>0</u>	<u>(7,936.81)</u>

64M PARKVIEW TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
06/30/2019

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>641,452.94</u>	<u>632,164.10</u>	<u>9,288.84</u>
TOTAL CASH	641,452.94	632,164.10	9,288.84
TOTAL ASSETS	<u>641,452.94</u>	<u>632,164.10</u>	<u>9,288.84</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	585,691.17	585,691.17	0.00
NET INCOME (LOSS)	<u>55,761.77</u>	<u>46,472.93</u>	<u>9,288.84</u>
TOTAL EQUITY	641,452.94	632,164.10	9,288.84
TOTAL LIABILITIES & EQUIT	<u>641,452.94</u>	<u>632,164.10</u>	<u>9,288.84</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
06/30/2019

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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	55,002.00	55,002	0.00	110,000	(54,998.00)
<u>121.84</u>	<u>0</u>	<u>121.84</u>	INTEREST INCOME - RESERVE	<u>759.77</u>	<u>0</u>	<u>759.77</u>	<u>0</u>	<u>759.77</u>
9,288.84	9,167	121.84	TOTAL INCOME	55,761.77	55,002	759.77	110,000	(54,238.23)
<u>9,288.84</u>	<u>9,167</u>	<u>121.84</u>	NET INCOME (LOSS)	<u>55,761.77</u>	<u>55,002</u>	<u>759.77</u>	<u>110,000</u>	<u>(54,238.23)</u>