

PARKVIEW

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

SEPTEMBER 2019

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64M PARKVIEW TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
09/30/2019

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	80,322.57	84,731.10	(4,408.53)
TOTAL CASH	80,322.57	84,731.10	(4,408.53)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	3,036.07	3,331.15	(295.08)
RESERVE FOR BAD DEBT	(1,537.87)	(807.87)	(730.00)
TOTAL ACCOUNTS RECEIVABLE	1,498.20	2,523.28	(1,025.08)
OTHER ASSETS			
DEPOSITS	400.00	400.00	0.00
PREPAID EXPENSE	1,339.50	1,786.00	(446.50)
TOTAL OTHER ASSETS	1,739.50	2,186.00	(446.50)
TOTAL ASSETS	83,560.27	89,440.38	(5,880.11)

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	5,047.90	62.62	4,985.28
ACCOUNTS PAYABLE	122.82	0.00	122.82
UNEARNED ASSESSMENTS	0.00	17,080.74	(17,080.74)
PREPAID ASSESSMENTS	14,927.72	5,426.81	9,500.91
DUE TO (FROM) CROA	5,943.37	5,943.37	0.00
TOTAL CURRENT LIABILITIES	26,041.81	28,513.54	(2,471.73)
EQUITY			
OWNERS' EQUITY	78,707.09	78,707.09	0.00
CURRENT YEAR INCOME (LOSS)	(21,188.63)	(17,780.25)	(3,408.38)
TOTAL EQUITY	57,518.46	60,926.84	(3,408.38)
TOTAL LIABILITIES & EQUITY	83,560.27	89,440.38	(5,880.11)

64M PARKVIEW TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
09/30/2019

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Sep2019 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	153,726.66	153,729	(2.34)	204,969	(51,242.34)
(9,167.00)	(9,167)	0.00	0402	RESERVE FUND CONTRIBUTION	(82,503.00)	(82,503)	0.00	(110,000)	27,497.00
(730.00)	0	(730.00)	0423	LESS: BAD DEBT	(1,190.00)	0	(1,190.00)	0	(1,190.00)
0.00	0	0.00	0441	LATE CHARGES	225.00	0	225.00	0	225.00
16.35	0	16.35	0449	DELINQUENCY INTEREST	298.20	0	298.20	0	298.20
<u>7,200.09</u>	<u>7,914</u>	<u>(713.91)</u>		TOTAL INCOME	<u>70,556.86</u>	<u>71,226</u>	<u>(669.14)</u>	<u>94,969</u>	<u>(24,412.14)</u>
EXPENSES									
ADMINISTRATIVE									
799.00	799	0.00	6514	ADMINISTRATIVE FEE	7,191.00	7,191	0.00	9,588	2,397.00
66.47	0	(66.47)		MISC - ADMINISTRATIVE	116.86	0	(116.86)	105	(11.86)
<u>865.47</u>	<u>799</u>	<u>(66.47)</u>		TOTAL ADMINISTRATIVE	<u>7,307.86</u>	<u>7,191</u>	<u>(116.86)</u>	<u>9,693</u>	<u>2,385.14</u>
OPERATIONAL EXPENSES									
0.00	125	125.00	6603	GENERAL MAINTENANCE	600.00	3,626	3,026.00	4,001	3,401.00
3,000.00	6,350	3,350.00	66030002	POWER WASHING	6,625.00	9,975	3,350.00	9,975	3,350.00
4,158.16	4,158	(0.16)	6607	LANDSCAPE MANAGEMENT	37,423.44	37,422	(1.44)	49,898	12,474.56
90.00	175	85.00	66070001	LANDSCAPE & IRRIGATION	3,475.00	1,575	(1,900.00)	2,100	(1,375.00)
446.50	0	(446.50)	6626	TERMITE BOND	4,018.50	4,926	907.50	4,926	907.50
<u>7,694.66</u>	<u>10,808</u>	<u>3,113.34</u>		TOTAL OPERATIONAL EXPENSE	<u>52,141.94</u>	<u>57,524</u>	<u>5,382.06</u>	<u>70,900</u>	<u>18,758.06</u>
RECREATIONAL/FACILITY MAIN									
MAINTENANCE									
0.00	340	340.00		MAINTENANCE	13,825.00	3,060	(10,765.00)	4,080	(9,745.00)
1,984.84	800	(1,184.84)		WATER/RECLAIMED WATER	17,904.48	7,200	(10,704.48)	9,600	(8,304.48)
<u>1,984.84</u>	<u>1,140</u>	<u>(844.84)</u>		TOTAL RECREATIONAL EXPENS	<u>31,729.48</u>	<u>10,260</u>	<u>(21,469.48)</u>	<u>13,680</u>	<u>(18,049.48)</u>
UTILITIES									
63.50	58	(5.50)	6663	ELECTRICITY-OTHER	566.21	522	(44.21)	696	129.79
<u>63.50</u>	<u>58</u>	<u>(5.50)</u>		TOTAL UTILITIES	<u>566.21</u>	<u>522</u>	<u>(44.21)</u>	<u>696</u>	<u>129.79</u>
<u>10,608.47</u>	<u>12,805</u>	<u>2,196.53</u>		TOTAL OPERATING EXPENSES	<u>91,745.49</u>	<u>75,497</u>	<u>(16,248.49)</u>	<u>94,969</u>	<u>3,223.51</u>
(3,408.38)	(4,891)	1,482.62		NET INCOME BEFORE DEBT&DEPRECIATION	(21,188.63)	(4,271)	(16,917.63)	0	(21,188.63)
<u>(3,408.38)</u>	<u>(4,891)</u>	<u>1,482.62</u>		OPERATING NET INCOME (LOSS)	<u>(21,188.63)</u>	<u>(4,271)</u>	<u>(16,917.63)</u>	<u>0</u>	<u>(21,188.63)</u>

64M PARKVIEW TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
09/30/2019

8360 E VIA DE VENTURA
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SCOTTSDALE AZ 85258

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH - RESERVES	366,985.85	358,077.69	8,908.16
WELLS FARGO REPLACEMENT RESERVES	<u>249,906.27</u>	<u>250,061.27</u>	<u>(155.00)</u>
TOTAL CASH	616,892.12	608,138.96	8,753.16
TOTAL ASSETS	<u>616,892.12</u>	<u>608,138.96</u>	<u>8,753.16</u>
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSE RESERVES	<u>0.00</u>	<u>23,496.00</u>	<u>(23,496.00)</u>
TOTAL CURRENT LIABILITIES	0.00	23,496.00	(23,496.00)
EQUITY			
RESERVE FUND BALANCE	585,691.17	585,691.17	0.00
NET INCOME (LOSS)	<u>31,200.95</u>	<u>(1,048.21)</u>	<u>32,249.16</u>
TOTAL EQUITY	616,892.12	584,642.96	32,249.16
TOTAL LIABILITIES & EQUIT	<u>616,892.12</u>	<u>608,138.96</u>	<u>8,753.16</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
09/30/2019

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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	82,503.00	82,503	0.00	110,000	(27,497.00)
66.37	0	66.37	INTEREST INCOME - RESERVE	1,104.25	0	1,104.25	0	1,104.25
<u>(155.00)</u>	<u>0</u>	<u>(155.00)</u>	UNREAL GAIN/LOSS	<u>(122.50)</u>	<u>0</u>	<u>(122.50)</u>	<u>0</u>	<u>(122.50)</u>
9,078.37	9,167	(88.63)	TOTAL INCOME	83,484.75	82,503	981.75	110,000	(26,515.25)
EXPENSES								
<u>(23,170.79)</u>	<u>0</u>	<u>23,170.79</u>	PAINTING	<u>52,283.80</u>	<u>0</u>	<u>(52,283.80)</u>	<u>0</u>	<u>(52,283.80)</u>
(23,170.79)	0	23,170.79	TOTAL EXPENSE	52,283.80	0	(52,283.80)	0	(52,283.80)
<u>32,249.16</u>	<u>9,167</u>	<u>23,082.16</u>	NET INCOME (LOSS)	<u>31,200.95</u>	<u>82,503</u>	<u>(51,302.05)</u>	<u>110,000</u>	<u>(78,799.05)</u>