

PARKVIEW

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

December 2019

64M PARKVIEW TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
02/20/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	54,345.54	74,989.28	(20,643.74)
TOTAL CASH	54,345.54	74,989.28	(20,643.74)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	4,102.25	5,233.86	(1,131.61)
RESERVE FOR BAD DEBT	(2,037.87)	(997.87)	(1,040.00)
TOTAL ACCOUNTS RECEIVABLE	2,064.38	4,235.99	(2,171.61)
OTHER ASSETS			
DEPOSITS	400.00	400.00	0.00
PREPAID EXPENSE	5,032.00	446.50	4,585.50
TOTAL OTHER ASSETS	5,432.00	846.50	4,585.50
TOTAL ASSETS	61,841.92	80,071.77	(18,229.85)

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	74.79	2,324.20	(2,249.41)
ACCOUNTS PAYABLE	0.00	2.70	(2.70)
UNEARNED ASSESSMENTS	0.00	34,161.48	(34,161.48)
PREPAID ASSESSMENTS	<u>5,424.23</u>	<u>3,243.71</u>	<u>2,180.52</u>
TOTAL CURRENT LIABILITIES	5,499.02	39,732.09	(34,233.07)
EQUITY			
OWNERS' EQUITY	78,707.09	78,707.09	0.00
CURRENT YEAR INCOME (LOSS)	<u>(22,364.19)</u>	<u>(38,367.41)</u>	<u>16,003.22</u>
TOTAL EQUITY	56,342.90	40,339.68	16,003.22
TOTAL LIABILITIES & EQUITY	<u>61,841.92</u>	<u>80,071.77</u>	<u>(18,229.85)</u>

64M PARKVIEW TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
02/20/2020

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Dec2019 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
INCOME									
34,161.48	17,078	17,083.48	0401	ASSOCIATION DUES	204,968.88	204,969	(0.12)	204,969	(0.12)
(9,167.00)	(9,163)	(4.00)	0402	RESERVE FUND CONTRIBUTION	(110,004.00)	(110,000)	(4.00)	(110,000)	(4.00)
(1,040.00)	0	(1,040.00)	0423	LESS: BAD DEBT	(1,690.00)	0	(1,690.00)	0	(1,690.00)
0.00	0	0.00	0441	LATE CHARGES	300.00	0	300.00	0	300.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	282.46	0	282.46	0	282.46
<u>23,954.48</u>	<u>7,915</u>	<u>16,039.48</u>		TOTAL INCOME	<u>93,857.34</u>	<u>94,969</u>	<u>(1,111.66)</u>	<u>94,969</u>	<u>(1,111.66)</u>
EXPENSES									
ADMINISTRATIVE									
799.00	799	0.00	6514	ADMINISTRATIVE FEE	9,588.00	9,588	0.00	9,588	0.00
0.00	0	0.00		MISC - ADMINISTRATIVE	119.56	105	(14.56)	105	(14.56)
<u>799.00</u>	<u>799</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>9,707.56</u>	<u>9,693</u>	<u>(14.56)</u>	<u>9,693</u>	<u>(14.56)</u>
OPERATIONAL EXPENSES									
53.73	125	71.27	6603	GENERAL MAINTENANCE	653.73	4,001	3,347.27	4,001	3,347.27
0.00	0	0.00	66030002	POWER WASHING	6,625.00	9,975	3,350.00	9,975	3,350.00
4,158.16	4,160	1.84	6607	LANDSCAPE MANAGEMENT	49,897.92	49,898	0.08	49,898	0.08
0.00	175	175.00	66070001	LANDSCAPE & IRRIGATION	3,475.00	2,100	(1,375.00)	2,100	(1,375.00)
446.50	0	(446.50)	6626	TERMITE BOND	5,358.00	4,926	(432.00)	4,926	(432.00)
<u>4,658.39</u>	<u>4,460</u>	<u>(198.39)</u>		TOTAL OPERATIONAL EXPENSE	<u>66,009.65</u>	<u>70,900</u>	<u>4,890.35</u>	<u>70,900</u>	<u>4,890.35</u>
RECREATIONAL/FACILITY MAIN									
MAINTENANCE									
0.00	340	340.00		MAINTENANCE	16,075.00	4,080	(11,995.00)	4,080	(11,995.00)
2,430.07	800	(1,630.07)		WATER/RECLAIMED WATER	23,662.64	9,600	(14,062.64)	9,600	(14,062.64)
<u>2,430.07</u>	<u>1,140</u>	<u>(1,290.07)</u>		TOTAL RECREATIONAL EXPENS	<u>39,737.64</u>	<u>13,680</u>	<u>(26,057.64)</u>	<u>13,680</u>	<u>(26,057.64)</u>
UTILITIES									
63.80	58	(5.80)	6663	ELECTRICITY-OTHER	766.68	696	(70.68)	696	(70.68)
<u>63.80</u>	<u>58</u>	<u>(5.80)</u>		TOTAL UTILITIES	<u>766.68</u>	<u>696</u>	<u>(70.68)</u>	<u>696</u>	<u>(70.68)</u>
<u>7,951.26</u>	<u>6,457</u>	<u>(1,494.26)</u>		TOTAL OPERATING EXPENSES	<u>116,221.53</u>	<u>94,969</u>	<u>(21,252.53)</u>	<u>94,969</u>	<u>(21,252.53)</u>
16,003.22	1,458	14,545.22		NET INCOME BEFORE DEBT&DEPRECIATION	(22,364.19)	0	(22,364.19)	0	(22,364.19)
<u>16,003.22</u>	<u>1,458</u>	<u>14,545.22</u>		OPERATING NET INCOME (LOSS)	<u>(22,364.19)</u>	<u>0</u>	<u>(22,364.19)</u>	<u>0</u>	<u>(22,364.19)</u>

64M PARKVIEW TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
02/20/2020

8360 E VIA DE VENTURA
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SCOTTSDALE AZ 85258

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH - RESERVES	394,680.44	385,444.56	9,235.88
WELLS FARGO REPLACEMENT RESERVES	<u>250,323.81</u>	<u>250,323.80</u>	<u>0.01</u>
TOTAL CASH	645,004.25	635,768.36	9,235.89
TOTAL ASSETS	<u>645,004.25</u>	<u>635,768.36</u>	<u>9,235.89</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	585,691.17	585,691.17	0.00
NET INCOME (LOSS)	<u>59,313.08</u>	<u>50,077.19</u>	<u>9,235.89</u>
TOTAL EQUITY	645,004.25	635,768.36	9,235.89
TOTAL LIABILITIES & EQUIT	<u>645,004.25</u>	<u>635,768.36</u>	<u>9,235.89</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
02/20/2020

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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	9,163	4.00	RESERVE FUND CONTRIBUTION	110,004.00	110,000	4.00	110,000	4.00
68.89	0	68.89	INTEREST INCOME - RESERVE	1,297.88	0	1,297.88	0	1,297.88
0.00	0	0.00	UNREAL GAIN/LOSS	295.00	0	295.00	0	295.00
9,235.89	9,163	72.89	TOTAL INCOME	111,596.88	110,000	1,596.88	110,000	1,596.88
EXPENSES								
0.00	0	0.00	PAINTING	52,283.80	0	(52,283.80)	0	(52,283.80)
0.00	0	0.00	TOTAL EXPENSE	52,283.80	0	(52,283.80)	0	(52,283.80)
9,235.89	9,163	72.89	NET INCOME (LOSS)	59,313.08	110,000	(50,686.92)	110,000	(50,686.92)