

PARKVIEW

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

March 2020

64M PARKVIEW TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
03/31/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>76,639.52</u>	<u>74,240.68</u>	<u>2,398.84</u>
TOTAL CASH	76,639.52	74,240.68	2,398.84
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	1,780.48	5,151.18	(3,370.70)
RESERVE FOR BAD DEBT	<u>(1,557.87)</u>	<u>(1,557.87)</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	222.61	3,593.31	(3,370.70)
OTHER ASSETS			
DEPOSITS	400.00	400.00	0.00
PREPAID EXPENSE	<u>3,774.01</u>	<u>4,193.34</u>	<u>(419.33)</u>
TOTAL OTHER ASSETS	4,174.01	4,593.34	(419.33)
TOTAL ASSETS	<u>81,036.14</u>	<u>82,427.33</u>	<u>(1,391.19)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	81.18	80.61	0.57
ACCOUNTS PAYABLE	0.00	795.00	(795.00)
UNEARNED ASSESSMENTS	0.00	17,080.74	(17,080.74)
PREPAID ASSESSMENTS	16,121.30	2,996.83	13,124.47
DUE TO (FROM) CROA	4,635.19	4,635.19	0.00
TOTAL CURRENT LIABILITIES	20,837.67	25,588.37	(4,750.70)
EQUITY			
OWNERS' EQUITY	56,342.90	56,342.90	0.00
CURRENT YEAR INCOME (LOSS)	3,067.55	496.06	2,571.49
TOTAL EQUITY	59,410.45	56,838.96	2,571.49
TOTAL LIABILITIES & EQUITY	80,248.12	82,427.33	(2,179.21)

64M PARKVIEW TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
03/31/2020

8360 E VIA DE VENTURA
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MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Mar2020 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	INCOME					
(8,888.00)	(8,888)	0.00	0402	ASSOCIATION DUES	51,242.22	51,243	(0.78)	204,969	(153,726.78)
0.00	0	0.00	0423	RESERVE FUND CONTRIBUTION	(26,664.00)	(26,664)	0.00	(106,661)	79,997.00
				LESS: BAD DEBT	480.00	0	480.00	0	480.00
8,192.74	8,193	(0.26)		TOTAL INCOME	25,058.22	24,579	479.22	98,308	(73,249.78)
				EXPENSES					
940.00	940	0.00	6514	ADMINISTRATIVE					
34.62	0	(34.62)		ADMINISTRATIVE FEE	2,820.00	2,820	0.00	11,280	8,460.00
				MISC - ADMINISTRATIVE	68.27	0	(68.27)	105	36.73
974.62	940	(34.62)		TOTAL ADMINISTRATIVE	2,888.27	2,820	(68.27)	11,385	8,496.73
				OPERATIONAL EXPENSES					
0.00	107	107.00	6603	GENERAL MAINTENANCE	1,722.00	321	(1,401.00)	1,280	(442.00)
0.00	0	0.00	66030002	POWER WASHING	0.00	0	0.00	10,020	10,020.00
0.00	0	0.00	66030003	GUTTER CLEANING	0.00	0	0.00	675	675.00
4,158.16	4,158	(0.16)	6607	LANDSCAPE MANAGEMENT	8,316.62	12,474	4,157.38	49,896	41,579.38
0.00	183	183.00	66070001	LANDSCAPE & IRRIGATION	1,460.00	549	(911.00)	2,198	738.00
419.33	447	27.67	6626	TERMITE BOND	1,257.99	1,341	83.01	5,358	4,100.01
4,577.49	4,895	317.51		TOTAL OPERATIONAL EXPENSE	12,756.61	14,685	1,928.39	69,427	56,670.39
				RECREATIONAL/FACILITY MAIN					
0.00	500	500.00		MAINTENANCE	1,500.00	1,500	0.00	6,000	4,500.00
0.00	900	900.00		WATER/RECLAIMED WATER	4,635.19	2,700	(1,935.19)	10,800	6,164.81
0.00	1,400	1,400.00		TOTAL RECREATIONAL EXPENS	6,135.19	4,200	(1,935.19)	16,800	10,664.81
				UTILITIES					
69.14	58	(11.14)	6663	ELECTRICITY-OTHER	210.60	174	(36.60)	696	485.40
69.14	58	(11.14)		TOTAL UTILITIES	210.60	174	(36.60)	696	485.40
5,621.25	7,293	1,671.75		TOTAL OPERATING EXPENSES	21,990.67	21,879	(111.67)	98,308	76,317.33
2,571.49	900	1,671.49		NET INCOME BEFORE DEBT&DEPRECIATION	3,067.55	2,700	367.55	0	3,067.55
2,571.49	900	1,671.49		OPERATING NET INCOME (LOSS)	3,067.55	2,700	367.55	0	3,067.55

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH - RESERVES	407,056.58	412,586.88	(5,530.30)
WELLS FARGO REPLACEMENT RESERVES	<u>250,323.83</u>	<u>250,323.83</u>	<u>0.00</u>
TOTAL CASH	657,380.41	662,910.71	(5,530.30)
TOTAL ASSETS	<u>657,380.41</u>	<u>662,910.71</u>	<u>(5,530.30)</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	645,004.25	645,004.25	0.00
NET INCOME (LOSS)	<u>13,164.18</u>	<u>17,906.46</u>	<u>(4,742.28)</u>
TOTAL EQUITY	658,168.43	662,910.71	(4,742.28)
TOTAL LIABILITIES & EQUIT	<u>658,168.43</u>	<u>662,910.71</u>	<u>(4,742.28)</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
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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					
8,888.00	8,888	0.00	RESERVE FUND CONTRIBUTION	26,664.00	26,664	0.00	106,661	(79,997.00)
<u>0.00</u>	<u>0</u>	<u>0.00</u>	INTEREST INCOME - RESERVE	<u>130.46</u>	<u>0</u>	<u>130.46</u>	<u>0</u>	<u>130.46</u>
8,888.00	8,888	0.00	TOTAL INCOME	26,794.46	26,664	130.46	106,661	(79,866.54)
			EXPENSES					
0.00	0	0.00	OTHER RESERVE EXPENSES	0.00	8,255	8,255.00	8,255	8,255.00
0.00	0	0.00	LANDSCAPING	0.00	3,573	3,573.00	3,573	3,573.00
<u>13,630.28</u>	<u>0</u>	<u>(13,630.28)</u>	PAINTING	<u>13,630.28</u>	<u>66,630</u>	<u>52,999.72</u>	<u>66,630</u>	<u>52,999.72</u>
13,630.28	0	(13,630.28)	TOTAL EXPENSE	13,630.28	78,458	64,827.72	78,458	64,827.72
<u>(4,742.28)</u>	<u>8,888</u>	<u>(13,630.28)</u>	NET INCOME (LOSS)	<u>13,164.18</u>	<u>(51,794)</u>	<u>64,958.18</u>	<u>28,203</u>	<u>(15,038.82)</u>