

**PARKVIEW**

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

September 2020

64M PARKVIEW TOWNHOMES  
BALANCE SHEET - OPERATING (UNAUDITED)  
09/30/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>29,047.48</u>	<u>31,400.85</u>	<u>(2,353.37)</u>
TOTAL CASH	29,047.48	31,400.85	(2,353.37)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	1,780.46	1,780.46	0.00
RESERVE FOR BAD DEBT	(1,007.87)	(627.87)	(380.00)
ACCOUNTS RECEIVABLE - DUE FRM RESER	<u>1,500.00</u>	<u>1,500.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	2,272.59	2,652.59	(380.00)
OTHER ASSETS			
DEPOSITS	400.00	400.00	0.00
PREPAID EXPENSE	<u>1,258.03</u>	<u>1,677.36</u>	<u>(419.33)</u>
TOTAL OTHER ASSETS	1,658.03	2,077.36	(419.33)
TOTAL ASSETS	<u>32,978.10</u>	<u>36,130.80</u>	<u>(3,152.70)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	3,533.83	2,507.03	1,026.80
ACCOUNTS PAYABLE	110.00	0.00	110.00
UNEARNED ASSESSMENTS	0.00	17,080.74	(17,080.74)
PREPAID ASSESSMENTS	<u>17,274.28</u>	<u>3,100.90</u>	<u>14,173.38</u>
TOTAL CURRENT LIABILITIES	20,918.11	22,688.67	(1,770.56)
EQUITY			
OWNERS' EQUITY	56,342.90	56,342.90	0.00
CURRENT YEAR INCOME (LOSS)	<u>(44,282.91)</u>	<u>(42,900.77)</u>	<u>(1,382.14)</u>
TOTAL EQUITY	12,059.99	13,442.13	(1,382.14)
TOTAL LIABILITIES & EQUITY	<u>32,978.10</u>	<u>36,130.80</u>	<u>(3,152.70)</u>

64M PARKVIEW TOWNHOMES  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
09/30/2020

8360 E VIA DE VENTURA  
BLDG L SUITE 100  
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MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Sep2020 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
<b>INCOME</b>									
17,080.74	17,081	(0.26)	0401	ASSOCIATION DUES	153,726.66	153,729	(2.34)	204,969	(51,242.34)
(8,888.00)	(8,888)	0.00	0402	RESERVE FUND CONTRIBUTION	(79,992.00)	(79,992)	0.00	(106,661)	26,669.00
0.00	0	0.00	04020009	ADD'L RESERV CONTRIBUTION	(30,000.00)	0	(30,000.00)	0	(30,000.00)
(380.00)	0	(380.00)	0423	LESS: BAD DEBT	1,030.00	0	1,030.00	0	1,030.00
0.00	0	0.00	0441	LATE CHARGES	50.00	0	50.00	0	50.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	32.72	0	32.72	0	32.72
<u>7,812.74</u>	<u>8,193</u>	<u>(380.26)</u>		<b>TOTAL INCOME</b>	<u>44,847.38</u>	<u>73,737</u>	<u>(28,889.62)</u>	<u>98,308</u>	<u>(53,460.62)</u>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
940.00	940	0.00	6514	ADMINISTRATIVE FEE	8,460.00	8,460	0.00	11,280	2,820.00
0.00	0	0.00		LEGAL & PROFESSIONAL	257.69	0	(257.69)	0	(257.69)
33.85	0	(33.85)		MISC - ADMINISTRATIVE	135.09	0	(135.09)	105	(30.09)
<u>973.85</u>	<u>940</u>	<u>(33.85)</u>		<b>TOTAL ADMINISTRATIVE</b>	<u>8,852.78</u>	<u>8,460</u>	<u>(392.78)</u>	<u>11,385</u>	<u>2,532.22</u>
<b>OPERATIONAL EXPENSES</b>									
110.00	107	(3.00)	6603	GENERAL MAINTENANCE	3,217.00	963	(2,254.00)	1,280	(1,937.00)
0.00	6,795	6,795.00	66030002	POWER WASHING	3,900.00	10,020	6,120.00	10,020	6,120.00
0.00	0	0.00	66030003	GUTTER CLEANING	0.00	675	675.00	675	675.00
4,158.16	4,158	(0.16)	6607	LANDSCAPE MANAGEMENT	38,345.32	37,422	(923.32)	49,896	11,550.68
0.00	183	183.00	66070001	LANDSCAPE & IRRIGATION	1,460.00	1,647	187.00	2,198	738.00
419.33	447	27.67	6626	TERMITE BOND	3,773.97	4,023	249.03	5,358	1,584.03
<u>4,687.49</u>	<u>11,690</u>	<u>7,002.51</u>		<b>TOTAL OPERATIONAL EXPENSE</b>	<u>50,696.29</u>	<u>54,750</u>	<u>4,053.71</u>	<u>69,427</u>	<u>18,730.71</u>
<b>RECREATIONAL/FACILITY MAIN</b>									
<b>MAINTENANCE</b>									
0.00	500	500.00		WATER/RECLAIMED WATER	4,500.00	4,500	0.00	6,000	1,500.00
3,465.12	900	(2,565.12)			24,418.81	8,100	(16,318.81)	10,800	(13,618.81)
<u>3,465.12</u>	<u>1,400</u>	<u>(2,065.12)</u>		<b>TOTAL RECREATIONAL EXPENS</b>	<u>28,918.81</u>	<u>12,600</u>	<u>(16,318.81)</u>	<u>16,800</u>	<u>(12,118.81)</u>
<b>UTILITIES</b>									
68.42	58	(10.42)	6663	ELECTRICITY-OTHER	662.41	522	(140.41)	696	33.59
<u>68.42</u>	<u>58</u>	<u>(10.42)</u>		<b>TOTAL UTILITIES</b>	<u>662.41</u>	<u>522</u>	<u>(140.41)</u>	<u>696</u>	<u>33.59</u>
<u>9,194.88</u>	<u>14,088</u>	<u>4,893.12</u>		<b>TOTAL OPERATING EXPENSES</b>	<u>89,130.29</u>	<u>76,332</u>	<u>(12,798.29)</u>	<u>98,308</u>	<u>9,177.71</u>
<u>(1,382.14)</u>	<u>(5,895)</u>	<u>4,512.86</u>		<b>NET INCOME BEFORE DEBT&amp;DEPRECIATION</b>	<u>(44,282.91)</u>	<u>(2,595)</u>	<u>(41,687.91)</u>	<u>0</u>	<u>(44,282.91)</u>
<u>(1,382.14)</u>	<u>(5,895)</u>	<u>4,512.86</u>		<b>OPERATING NET INCOME (LOSS)</b>	<u>(44,282.91)</u>	<u>(2,595)</u>	<u>(41,687.91)</u>	<u>0</u>	<u>(44,282.91)</u>

64M PARKVIEW TOWNHOMES  
BALANCE SHEET - RESERVES (UNAUDITED)  
09/30/2020

8360 E VIA DE VENTURA  
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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH - RESERVES	61,180.18	52,289.77	8,890.41
WELLS FARGO REPLACEMENT RESERVES	<u>604,701.73</u>	<u>604,700.53</u>	<u>1.20</u>
TOTAL CASH	665,881.91	656,990.30	8,891.61
TOTAL ASSETS	<u>665,881.91</u>	<u>656,990.30</u>	<u>8,891.61</u>
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE - DUE TO OPERATING	<u>1,500.00</u>	<u>1,500.00</u>	<u>0.00</u>
TOTAL CURRENT LIABILITIES	1,500.00	1,500.00	0.00
EQUITY			
RESERVE FUND BALANCE	645,004.25	645,004.25	0.00
NET INCOME (LOSS)	<u>19,377.66</u>	<u>10,486.05</u>	<u>8,891.61</u>
TOTAL EQUITY	664,381.91	655,490.30	8,891.61
TOTAL LIABILITIES & EQUIT	<u>665,881.91</u>	<u>656,990.30</u>	<u>8,891.61</u>

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			INCOME					
8,888.00	8,888	0.00	RESERVE FUND CONTRIBUTION	79,992.00	79,992	0.00	106,661	(26,669.00)
0.00	0	0.00	ADDITIONAL RESERVE CONTRIBUTION	30,000.00	0	30,000.00	0	30,000.00
3.61	0	3.61	INTEREST INCOME - RESERVE	4,585.94	0	4,585.94	0	4,585.94
<u>8,891.61</u>	<u>8,888</u>	<u>3.61</u>	TOTAL INCOME	<u>114,577.94</u>	<u>79,992</u>	<u>34,585.94</u>	<u>106,661</u>	<u>7,916.94</u>
			EXPENSES					
0.00	0	0.00	OTHER RESERVE EXPENSES	5,000.00	8,255	3,255.00	8,255	3,255.00
0.00	0	0.00	LANDSCAPING	0.00	3,573	3,573.00	3,573	3,573.00
0.00	0	0.00	PAINTING	87,950.28	66,630	(21,320.28)	66,630	(21,320.28)
0.00	0	0.00	ROOF	2,250.00	0	(2,250.00)	0	(2,250.00)
<u>0.00</u>	<u>0</u>	<u>0.00</u>	TOTAL EXPENSE	<u>95,200.28</u>	<u>78,458</u>	<u>(16,742.28)</u>	<u>78,458</u>	<u>(16,742.28)</u>
<u>8,891.61</u>	<u>8,888</u>	<u>3.61</u>	NET INCOME (LOSS)	<u>19,377.66</u>	<u>1,534</u>	<u>17,843.66</u>	<u>28,203</u>	<u>(8,825.34)</u>