

**PARKVIEW**

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

DECEMBER 2020

64M PARKVIEW TOWNHOMES  
BALANCE SHEET - OPERATING (UNAUDITED)  
12/31/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>7,130.17</u>	<u>19,507.36</u>	<u>(12,377.19)</u>
TOTAL CASH	7,130.17	19,507.36	(12,377.19)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	2,870.72	2,870.72	0.00
RESERVE FOR BAD DEBT	(1,497.87)	(737.87)	(760.00)
INTERCOMPANY CROA	(3,059.38)	0.00	(3,059.38)
ACCOUNTS RECEIVABLE - DUE FRM RESER	<u>0.00</u>	<u>1,500.00</u>	<u>(1,500.00)</u>
TOTAL ACCOUNTS RECEIVABLE	(1,686.53)	3,632.85	(5,319.38)
OTHER ASSETS			
DEPOSITS	400.00	400.00	0.00
PREPAID EXPENSE	<u>5,631.00</u>	<u>6,050.37</u>	<u>(419.37)</u>
TOTAL OTHER ASSETS	6,031.00	6,450.37	(419.37)
TOTAL ASSETS	<u>11,474.64</u>	<u>29,590.58</u>	<u>(18,115.94)</u>

64M PARKVIEW TOWNHOMES  
BALANCE SHEET - OPERATING (UNAUDITED)  
12/31/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
<b>LIABILITIES &amp; EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
ACCRUED EXPENSES	69.14	3,161.81	(3,092.67)
UNEARNED ASSESSMENTS	0.00	17,080.74	(17,080.74)
PREPAID ASSESSMENTS	<u>6,403.00</u>	<u>3,132.22</u>	<u>3,270.78</u>
<b>TOTAL CURRENT LIABILITIES</b>	<b>6,472.14</b>	<b>23,374.77</b>	<b>(16,902.63)</b>
<b>EQUITY</b>			
OWNERS' EQUITY	56,342.90	56,342.90	0.00
CURRENT YEAR INCOME (LOSS)	<u>(51,340.40)</u>	<u>(50,127.09)</u>	<u>(1,213.31)</u>
<b>TOTAL EQUITY</b>	<b>5,002.50</b>	<b>6,215.81</b>	<b>(1,213.31)</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>11,474.64</u></b>	<b><u>29,590.58</u></b>	<b><u>(18,115.94)</u></b>

64M PARKVIEW TOWNHOMES  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
12/31/2020

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Dec2020 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
<b>INCOME</b>									
17,080.74	17,078	2.74	0401	ASSOCIATION DUES	204,968.88	204,969	(0.12)	204,969	(0.12)
(8,888.00)	(8,893)	5.00	0402	RESERVE FUND CONTRIBUTION	(106,656.00)	(106,661)	5.00	(106,661)	5.00
0.00	0	0.00	04020009	ADD'L RESERV CONTRIBUTION	(30,000.00)	0	(30,000.00)	0	(30,000.00)
(760.00)	0	(760.00)	0423	LESS: BAD DEBT	540.00	0	540.00	0	540.00
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>7,432.74</u>	<u>8,185</u>	<u>(752.26)</u>		<b>TOTAL INCOME</b>	<u>68,935.60</u>	<u>98,308</u>	<u>(29,372.40)</u>	<u>98,308</u>	<u>(29,372.40)</u>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
940.00	940	0.00	6514	ADMINISTRATIVE FEE	11,280.00	11,280	0.00	11,280	0.00
0.00	0	0.00		LEGAL & PROFESSIONAL	257.69	0	(257.69)	0	(257.69)
0.00	0	0.00		MISC - ADMINISTRATIVE	135.09	105	(30.09)	105	(30.09)
<u>940.00</u>	<u>940</u>	<u>0.00</u>		<b>TOTAL ADMINISTRATIVE</b>	<u>11,672.78</u>	<u>11,385</u>	<u>(287.78)</u>	<u>11,385</u>	<u>(287.78)</u>
<b>OPERATIONAL EXPENSES</b>									
0.00	103	103.00	6603	GENERAL MAINTENANCE	3,217.00	1,280	(1,937.00)	1,280	(1,937.00)
0.00	0	0.00	66030002	POWER WASHING	8,910.00	10,020	1,110.00	10,020	1,110.00
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	50,819.80	49,896	(923.80)	49,896	(923.80)
0.00	185	185.00	66070001	LANDSCAPE & IRRIGATION	1,460.00	2,198	738.00	2,198	738.00
419.37	441	21.63	6626	TERMITE BOND	5,032.00	5,358	326.00	5,358	326.00
<u>4,577.53</u>	<u>4,887</u>	<u>309.47</u>		<b>TOTAL OPERATIONAL EXPENSE</b>	<u>69,438.80</u>	<u>69,427</u>	<u>(11.80)</u>	<u>69,427</u>	<u>(11.80)</u>
<b>RECREATIONAL/FACILITY MAIN</b>									
0.00	500	500.00		MAINTENANCE	4,500.00	6,000	1,500.00	6,000	1,500.00
3,059.38	900	(2,159.38)		WATER/RECLAIMED WATER	33,845.77	10,800	(23,045.77)	10,800	(23,045.77)
<u>3,059.38</u>	<u>1,400</u>	<u>(1,659.38)</u>		<b>TOTAL RECREATIONAL EXPENS</b>	<u>38,345.77</u>	<u>16,800</u>	<u>(21,545.77)</u>	<u>16,800</u>	<u>(21,545.77)</u>
<b>UTILITIES</b>									
69.14	58	(11.14)	6663	ELECTRICITY-OTHER	818.65	696	(122.65)	696	(122.65)
<u>69.14</u>	<u>58</u>	<u>(11.14)</u>		<b>TOTAL UTILITIES</b>	<u>818.65</u>	<u>696</u>	<u>(122.65)</u>	<u>696</u>	<u>(122.65)</u>
<u>8,646.05</u>	<u>7,285</u>	<u>(1,361.05)</u>		<b>TOTAL OPERATING EXPENSES</b>	<u>120,276.00</u>	<u>98,308</u>	<u>(21,968.00)</u>	<u>98,308</u>	<u>(21,968.00)</u>
<u>(1,213.31)</u>	<u>900</u>	<u>(2,113.31)</u>		<b>NET INCOME BEFORE DEBT&amp;DEPRECIATION</b>	<u>(51,340.40)</u>	<u>0</u>	<u>(51,340.40)</u>	<u>0</u>	<u>(51,340.40)</u>
<u>(1,213.31)</u>	<u>900</u>	<u>(2,113.31)</u>		<b>OPERATING NET INCOME (LOSS)</b>	<u>(51,340.40)</u>	<u>0</u>	<u>(51,340.40)</u>	<u>0</u>	<u>(51,340.40)</u>

64M PARKVIEW TOWNHOMES  
BALANCE SHEET - RESERVES (UNAUDITED)  
12/31/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH - RESERVES	86,353.52	78,961.99	7,391.53
WELLS FARGO REPLACEMENT RESERVES	<u>605,866.99</u>	<u>605,861.86</u>	<u>5.13</u>
TOTAL CASH	692,220.51	684,823.85	7,396.66
TOTAL ASSETS	<u>692,220.51</u>	<u>684,823.85</u>	<u>7,396.66</u>
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE - DUE TO OPERATING	<u>0.00</u>	<u>1,500.00</u>	<u>(1,500.00)</u>
TOTAL CURRENT LIABILITIES	0.00	1,500.00	(1,500.00)
EQUITY			
RESERVE FUND BALANCE	645,004.25	645,004.25	0.00
NET INCOME (LOSS)	<u>47,216.26</u>	<u>38,319.60</u>	<u>8,896.66</u>
TOTAL EQUITY	692,220.51	683,323.85	8,896.66
TOTAL LIABILITIES & EQUIT	<u>692,220.51</u>	<u>684,823.85</u>	<u>7,396.66</u>

64M PARKVIEW TOWNHOMES  
RESERVE STATEMENT - DETAIL (UNAUDITED)  
12/31/2020

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

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	8,893	(5.00)	RESERVE FUND CONTRIBUTION	106,656.00	106,661	(5.00)	106,661	(5.00)
0.00	0	0.00	ADDITIONAL RESERVE CONTRIBUTION	30,000.00	0	30,000.00	0	30,000.00
8.66	0	8.66	INTEREST INCOME - RESERVE	5,760.54	0	5,760.54	0	5,760.54
<u>8,896.66</u>	<u>8,893</u>	<u>3.66</u>	TOTAL INCOME	<u>142,416.54</u>	<u>106,661</u>	<u>35,755.54</u>	<u>106,661</u>	<u>35,755.54</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>8,896.66</u>	<u>8,893</u>	<u>3.66</u>	NET INCOME (LOSS)	<u>47,216.26</u>	<u>28,203</u>	<u>19,013.26</u>	<u>28,203</u>	<u>19,013.26</u>