

64K GREENLAWN TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
09/30/2017

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

Sep 2017 GL#		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
	CASH			
	OPERATING CASH	63,525.74	61,637.19	1,888.55
	TOTAL CASH	63,525.74	61,637.19	1,888.55
	ACCOUNTS RECEIVABLE			
0111	ACCOUNTS RECEIVABLE	578.33	278.33	300.00
0119	RESERVE FOR BAD DEBT	(267.00)	(27.00)	(240.00)
01120004	DUE (TO) FROM SERVICE AREA	2,495.97	2,495.97	0.00
	TOTAL ACCOUNTS RECEIVABLE	2,807.30	2,747.30	60.00
	TOTAL ASSETS	66,333.04	64,384.49	1,948.55

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Sep 2017 GL#		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
	LIABILITIES & EQUITY			
	CURRENT LIABILITIES			
0210	ACCRUED EXPENSES	8,085.11	4,002.83	4,082.28
0215	PREPAID ASSESSMENTS	8,603.45	8,827.93	(224.48)
01120610	DUE TO (FROM) CROA	<u>(2,179.19)</u>	<u>(2,283.16)</u>	<u>103.97</u>
	TOTAL CURRENT LIABILITIES	14,509.37	10,547.60	3,961.77
	EQUITY			
0309	OWNERS' EQUITY	54,589.42	54,589.42	0.00
	CURRENT YEAR INCOME (LOSS)	<u>(2,765.75)</u>	<u>(752.53)</u>	<u>(2,013.22)</u>
	TOTAL EQUITY	51,823.67	53,836.89	(2,013.22)
	TOTAL LIABILITIES & EQUITY	<u>66,333.04</u>	<u>64,384.49</u>	<u>1,948.55</u>

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OPERATING STATEMENT - DETAIL (UNAUDITED)
09/30/2017

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MONTHLY ACTUAL	MONTHLY BUDGET	VARIANCE FAV/ (UNFAV)	Sep 2017 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	VARIANCE FAV/ (UNFAV)	ANNUAL BUDGET	BUDGET REMAINING
INCOME									
5,418.80	5,419	(0.20)	0401	ASSOCIATION DUES	48,769.20	48,771	(1.80)	65,026	(16,256.80)
(2,667.00)	(2,667)	0.00	0402	RESERVE FUND CONTRIBUTION	(24,003.00)	(24,003)	0.00	(32,000)	7,997.00
(240.00)	(167)	(73.00)	0423	LESS: BAD DEBT	(230.00)	(1,503)	1,273.00	(2,000)	1,770.00
25.00	0	25.00	0441	LATE CHARGES	250.00	0	250.00	0	250.00
4.06	0	4.06	0449	DELINQUENCY INTEREST	81.39	0	81.39	0	81.39
<u>2,540.86</u>	<u>2,585</u>	<u>(44.14)</u>		TOTAL INCOME	<u>24,867.59</u>	<u>23,265</u>	<u>1,602.59</u>	<u>31,026</u>	<u>(6,158.41)</u>
EXPENSES									
ADMINISTRATIVE									
340.00	340	0.00	6514	ADMINISTRATIVE FEE	3,060.00	3,060	0.00	4,080	1,020.00
0.00	0	0.00		LEGAL & PROFESSIONAL	0.00	120	120.00	240	240.00
0.00	9	9.00		MISC - ADMINISTRATIVE	(358.30)	20	378.30	72	430.30
<u>340.00</u>	<u>349</u>	<u>9.00</u>		TOTAL ADMINISTRATIVE	<u>2,701.70</u>	<u>3,200</u>	<u>498.30</u>	<u>4,392</u>	<u>1,690.30</u>
OPERATIONAL EXPENSES									
0.00	100	100.00	6603	GENERAL MAINTENANCE	1,150.00	600	(550.00)	750	(400.00)
0.00	0	0.00	66030002	POWER WASHING	2,400.00	500	(1,900.00)	1,000	(1,400.00)
0.00	0	0.00	66030003	GUTTER CLEANING	1,575.00	1,000	(575.00)	1,000	(575.00)
4,082.00	1,227	(2,855.00)	6607	LANDSCAPE MANAGEMENT	13,893.92	11,038	(2,855.92)	14,718	824.08
0.00	100	100.00	66070001	LANDSCAPE & IRRIGATION	508.15	1,500	991.85	1,800	1,291.85
0.00	0	0.00	6626	TERMITE BOND	2,508.00	2,200	(308.00)	2,200	(308.00)
<u>4,082.00</u>	<u>1,427</u>	<u>(2,655.00)</u>		TOTAL OPERATIONAL EX	<u>22,035.07</u>	<u>16,838</u>	<u>(5,197.07)</u>	<u>21,468</u>	<u>(567.07)</u>
RECREATIONAL/FACILITY MAIN									
0.00	500	500.00		MAINTENANCE	1,725.00	1,500	(225.00)	2,000	275.00
103.97	157	53.03		WATER/RECLAIMED WATER	919.53	2,311	1,391.47	2,828	1,908.47
<u>103.97</u>	<u>657</u>	<u>553.03</u>		TOTAL RECREATIONAL E	<u>2,644.53</u>	<u>3,811</u>	<u>1,166.47</u>	<u>4,828</u>	<u>2,183.47</u>
UTILITIES									
28.11	28	(0.11)	6663	ELECTRICITY-OTHER	252.04	262	9.96	338	85.96
<u>28.11</u>	<u>28</u>	<u>(0.11)</u>		TOTAL UTILITIES	<u>252.04</u>	<u>262</u>	<u>9.96</u>	<u>338</u>	<u>85.96</u>
4,554.08	2,461	(2,093.08)		TOTAL OPERATING EXPE	27,633.34	24,111	(3,522.34)	31,026	3,392.66
(2,013.22)	124	(2,137.22)		NET INCOME BEFORE DEBT&DEPRECI	(2,765.75)	(846)	(1,919.75)	0	(2,765.75)
<u>(2,013.22)</u>	<u>124</u>	<u>(2,137.22)</u>		OPERATING NET INCOME (LOSS)	<u>(2,765.75)</u>	<u>(846)</u>	<u>(1,919.75)</u>	<u>0</u>	<u>(2,765.75)</u>

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Sep 2017		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS				
01109999	CASH RESERVES CASH	<u>291,655.53</u>	<u>288,874.39</u>	<u>2,781.14</u>
	TOTAL CASH	291,655.53	288,874.39	2,781.14
	TOTAL ASSETS	<u>291,655.53</u>	<u>288,874.39</u>	<u>2,781.14</u>
LIABILITIES & EQUITY				
02100001	CURRENT LIABILITIES ACCRUED EXPENSE RESERVES	<u>4,568.00</u>	<u>0.00</u>	<u>4,568.00</u>
	TOTAL CURRENT LIABILITIES	4,568.00	0.00	4,568.00
0315	EQUITY RESERVE FUND BALANCE	267,363.59	267,363.59	0.00
	NET INCOME (LOSS)	<u>19,723.94</u>	<u>21,510.80</u>	<u>(1,786.86)</u>
	TOTAL EQUITY	287,087.53	288,874.39	(1,786.86)
	TOTAL LIABILITIES & EQUITY	<u>291,655.53</u>	<u>288,874.39</u>	<u>2,781.14</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
09/30/2017

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MONTHLY ACTUAL	MONTHLY BUDGET	VARIANCE FAV / (UNFAV)	Sep 2017 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	VARIANCE FAV / (UNFAV)	ANNUAL BUDGET	BUDGET REMAINING
				INCOME					
2,667.00	2,667	0.00	0492	RESERVE FUND CONTRIBUTION	24,003.00	24,003	0.00	32,000	(7,997.00)
<u>114.14</u>	<u>0</u>	<u>114.14</u>	0451	INTEREST INCOME - RESERVE	<u>1,288.94</u>	<u>0</u>	<u>1,288.94</u>	<u>0</u>	<u>1,288.94</u>
2,781.14	2,667	114.14		TOTAL INCOME	25,291.94	24,003	1,288.94	32,000	(6,708.06)
				EXPENSES					
0.00	0	0.00	6913	OTHER RESERVE EXPENSES	0.00	1,926	1,926.00	1,926	1,926.00
4,568.00	0	(4,568.00)	6937	LANDSCAPING	5,568.00	4,568	(1,000.00)	4,568	(1,000.00)
<u>0.00</u>	<u>0</u>	<u>0.00</u>	6951	PAINTING	<u>0.00</u>	<u>48,720</u>	<u>48,720.00</u>	<u>48,720</u>	<u>48,720.00</u>
4,568.00	0	(4,568.00)		TOTAL EXPENSE	5,568.00	55,214	49,646.00	55,214	49,646.00
<u>(1,786.86)</u>	<u>2,667</u>	<u>(4,453.86)</u>		NET INCOME (LOSS)	<u>19,723.94</u>	<u>(31,211)</u>	<u>50,934.94</u>	<u>(23,214)</u>	<u>42,937.94</u>