

64K GREENLAWN TOWNHOMES  
BALANCE SHEET - OPERATING (UNAUDITED)  
01/12/0017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	57,374.49	54,627.45	2,747.04
TOTAL CASH	57,374.49	54,627.45	2,747.04
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	1,170.81	588.63	582.18
RESERVE FOR BAD DEBT	(177.00)	(37.00)	(140.00)
TOTAL ACCOUNTS RECEIVABLE	993.81	551.63	442.18
TOTAL ASSETS	58,368.30	55,179.08	3,189.22

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	1,254.45	628.65	625.80
ACCOUNTS PAYABLE	228.00	0.00	228.00
PREPAID ASSESSMENTS	8,134.41	4,341.25	3,793.16
DUE TO (FROM) CROA	239.91	0.00	239.91
TOTAL CURRENT LIABILITIES	9,856.77	4,969.90	4,886.87
EQUITY			
OWNERS' EQUITY	50,209.18	50,209.18	0.00
CURRENT YEAR INCOME (LOSS)	(1,697.65)	0.00	(1,697.65)
TOTAL EQUITY	48,511.53	50,209.18	(1,697.65)
TOTAL LIABILITIES & EQUITY	58,368.30	55,179.08	3,189.22

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OPERATING STATEMENT - DETAIL (UNAUDITED)  
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MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Jan2017 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
<b>INCOME</b>									
5,418.80	5,419	(0.20)	0401	ASSOCIATION DUES	5,418.80	5,419	(0.20)	65,026	(59,607.20)
(2,667.00)	(2,667)	0.00	0402	RESERVE FUND CONTRIBUTION	(2,667.00)	(2,667)	0.00	(32,000)	29,333.00
(140.00)	(167)	27.00	0423	LESS: BAD DEBT	(140.00)	(167)	27.00	(2,000)	1,860.00
25.00	0	25.00	0441	LATE CHARGES	25.00	0	25.00	0	25.00
7.91	0	7.91	0449	DELINQUENCY INTEREST	7.91	0	7.91	0	7.91
<u>2,644.71</u>	<u>2,585</u>	<u>59.71</u>		<b>TOTAL INCOME</b>	<u>2,644.71</u>	<u>2,585</u>	<u>59.71</u>	<u>31,026</u>	<u>(28,381.29)</u>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
340.00	340	0.00	6514	ADMINISTRATIVE FEE	340.00	340	0.00	4,080	3,740.00
0.00	0	0.00		LEGAL & PROFESSIONAL	0.00	0	0.00	240	240.00
(360.00)	11	371.00		MISC - ADMINISTRATIVE	(360.00)	11	371.00	72	432.00
<u>(20.00)</u>	<u>351</u>	<u>371.00</u>		<b>TOTAL ADMINISTRATIVE</b>	<u>(20.00)</u>	<u>351</u>	<u>371.00</u>	<u>4,392</u>	<u>4,412.00</u>
<b>OPERATIONAL EXPENSES</b>									
360.00	0	(360.00)	6603	GENERAL MAINTENANCE	360.00	0	(360.00)	750	390.00
0.00	0	0.00	66030002	POWER WASHING	0.00	0	0.00	1,000	1,000.00
0.00	0	0.00	66030003	GUTTER CLEANING	0.00	0	0.00	1,000	1,000.00
1,226.47	1,226	(0.47)	6607	LANDSCAPE MANAGEMENT	1,226.47	1,226	(0.47)	14,718	13,491.53
0.00	0	0.00	66070001	LANDSCAPE & IRRIGATION	0.00	0	0.00	1,800	1,800.00
2,508.00	2,200	(308.00)	6626	TERMITE BOND	2,508.00	2,200	(308.00)	2,200	(308.00)
<u>4,094.47</u>	<u>3,426</u>	<u>(668.47)</u>		<b>TOTAL OPERATIONAL EXPENSE</b>	<u>4,094.47</u>	<u>3,426</u>	<u>(668.47)</u>	<u>21,468</u>	<u>17,373.53</u>
<b>RECREATIONAL/FACILITY MAIN</b>									
<b>MAINTENANCE</b>									
0.00	0	0.00		MAINTENANCE	0.00	0	0.00	2,000	2,000.00
239.91	167	(72.91)		WATER/RECLAIMED WATER	239.91	167	(72.91)	2,828	2,588.09
<u>239.91</u>	<u>167</u>	<u>(72.91)</u>		<b>TOTAL RECREATIONAL EXPENS</b>	<u>239.91</u>	<u>167</u>	<u>(72.91)</u>	<u>4,828</u>	<u>4,588.09</u>
<b>UTILITIES</b>									
27.98	28	0.02	6663	ELECTRICITY-OTHER	27.98	28	0.02	338	310.02
<u>27.98</u>	<u>28</u>	<u>0.02</u>		<b>TOTAL UTILITIES</b>	<u>27.98</u>	<u>28</u>	<u>0.02</u>	<u>338</u>	<u>310.02</u>
<u>4,342.36</u>	<u>3,972</u>	<u>(370.36)</u>		<b>TOTAL OPERATING EXPENSES</b>	<u>4,342.36</u>	<u>3,972</u>	<u>(370.36)</u>	<u>31,026</u>	<u>26,683.64</u>
<u>(1,697.65)</u>	<u>(1,387)</u>	<u>(310.65)</u>		<b>NET INCOME BEFORE DEBT&amp;DEPRECIATION</b>	<u>(1,697.65)</u>	<u>(1,387)</u>	<u>(310.65)</u>	<u>0</u>	<u>(1,697.65)</u>
<u>(1,697.65)</u>	<u>(1,387)</u>	<u>(310.65)</u>		<b>OPERATING NET INCOME (LOSS)</b>	<u>(1,697.65)</u>	<u>(1,387)</u>	<u>(310.65)</u>	<u>0</u>	<u>(1,697.65)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>270,133.47</u>	<u>267,363.59</u>	<u>2,769.88</u>
TOTAL CASH	270,133.47	267,363.59	2,769.88
TOTAL ASSETS	<u>270,133.47</u>	<u>267,363.59</u>	<u>2,769.88</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	267,363.59	267,363.59	0.00
NET INCOME (LOSS)	<u>2,769.88</u>	<u>0.00</u>	<u>2,769.88</u>
TOTAL EQUITY	270,133.47	267,363.59	2,769.88
TOTAL LIABILITIES & EQUIT	<u>270,133.47</u>	<u>267,363.59</u>	<u>2,769.88</u>

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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					
2,667.00	2,667	0.00	RESERVE FUND CONTRIBUTION	2,667.00	2,667	0.00	32,000	(29,333.00)
<u>102.88</u>	<u>0</u>	<u>102.88</u>	INTEREST INCOME - RESERVE	<u>102.88</u>	<u>0</u>	<u>102.88</u>	<u>0</u>	<u>102.88</u>
2,769.88	2,667	102.88	TOTAL INCOME	2,769.88	2,667	102.88	32,000	(29,230.12)
<u>2,769.88</u>	<u>2,667</u>	<u>102.88</u>	NET INCOME (LOSS)	<u>2,769.88</u>	<u>2,667</u>	<u>102.88</u>	<u>32,000</u>	<u>(29,230.12)</u>