

64K GREENLAWN TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
02/28/2017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>58,606.40</u>	<u>57,374.49</u>	<u>1,231.91</u>
TOTAL CASH	58,606.40	57,374.49	1,231.91
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	936.84	1,170.81	(233.97)
RESERVE FOR BAD DEBT	<u>(77.00)</u>	<u>(177.00)</u>	<u>100.00</u>
TOTAL ACCOUNTS RECEIVABLE	859.84	993.81	(133.97)
TOTAL ASSETS	<u>59,466.24</u>	<u>58,368.30</u>	<u>1,097.94</u>

64K GREENLAWN TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
02/28/2017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	27.83	1,254.45	(1,226.62)
ACCOUNTS PAYABLE	0.00	228.00	(228.00)
PREPAID ASSESSMENTS	10,052.45	8,134.41	1,918.04
DUE TO (FROM) GROA	120.35	239.91	(119.56)
TOTAL CURRENT LIABILITIES	10,200.63	9,856.77	343.86
EQUITY			
OWNERS' EQUITY	50,209.18	50,209.18	0.00
CURRENT YEAR INCOME (LOSS)	(943.57)	(1,697.65)	754.08
TOTAL EQUITY	49,265.61	48,511.53	754.08
TOTAL LIABILITIES & EQUITY	59,466.24	58,368.30	1,097.94

64K GREENLAWN TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
02/28/2017

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Feb2017 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
				INCOME					
5,418.80	5,419	(0.20)	0401	ASSOCIATION DUES	10,837.60	10,838	(0.40)	65,026	(54,188.40)
(2,667.00)	(2,667)	0.00	0402	RESERVE FUND CONTRIBUTION	(5,334.00)	(5,334)	0.00	(32,000)	26,666.00
100.00	(167)	267.00	0423	LESS: BAD DEBT	(40.00)	(334)	294.00	(2,000)	1,960.00
25.00	0	25.00	0441	LATE CHARGES	50.00	0	50.00	0	50.00
11.97	0	11.97	0449	DELINQUENCY INTEREST	19.88	0	19.88	0	19.88
<u>2,888.77</u>	<u>2,585</u>	<u>303.77</u>		TOTAL INCOME	<u>5,533.48</u>	<u>5,170</u>	<u>363.48</u>	<u>31,026</u>	<u>(25,492.52)</u>
				EXPENSES					
				ADMINISTRATIVE					
340.00	340	0.00	6514	ADMINISTRATIVE FEE	680.00	680	0.00	4,080	3,400.00
0.00	60	60.00		LEGAL & PROFESSIONAL	0.00	60	60.00	240	240.00
0.00	0	0.00		MISC - ADMINISTRATIVE	(360.00)	11	371.00	72	432.00
<u>340.00</u>	<u>400</u>	<u>60.00</u>		TOTAL ADMINISTRATIVE	<u>320.00</u>	<u>751</u>	<u>431.00</u>	<u>4,392</u>	<u>4,072.00</u>
				OPERATIONAL EXPENSES					
420.00	100	(320.00)	6603	GENERAL MAINTENANCE	780.00	100	(680.00)	750	(30.00)
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
1,226.51	1,226	(0.51)	6607	LANDSCAPE MANAGEMENT	2,452.98	2,452	(0.98)	14,718	12,265.02
0.00	600	600.00	66070001	LANDSCAPE & IRRIGATION	0.00	600	600.00	1,800	1,800.00
0.00	0	0.00	6626	TERMITE BOND	2,508.00	2,200	(308.00)	2,200	(308.00)
<u>1,646.51</u>	<u>1,926</u>	<u>279.49</u>		TOTAL OPERATIONAL EXPENSE	<u>5,740.98</u>	<u>5,352</u>	<u>(388.98)</u>	<u>21,468</u>	<u>15,727.02</u>
				RECREATIONAL/FACILITY MAIN					
0.00	0	0.00		MAINTENANCE	0.00	0	0.00	2,000	2,000.00
120.35	102	(18.35)		WATER/RECLAIMED WATER	360.26	269	(91.26)	2,828	2,467.74
<u>120.35</u>	<u>102</u>	<u>(18.35)</u>		TOTAL RECREATIONAL EXPENS	<u>360.26</u>	<u>269</u>	<u>(91.26)</u>	<u>4,828</u>	<u>4,467.74</u>
				UTILITIES					
27.83	28	0.17	6663	ELECTRICITY-OTHER	55.81	56	0.19	338	282.19
<u>27.83</u>	<u>28</u>	<u>0.17</u>		TOTAL UTILITIES	<u>55.81</u>	<u>56</u>	<u>0.19</u>	<u>338</u>	<u>282.19</u>
<u>2,134.69</u>	<u>2,456</u>	<u>321.31</u>		TOTAL OPERATING EXPENSES	<u>6,477.05</u>	<u>6,428</u>	<u>(49.05)</u>	<u>31,026</u>	<u>24,548.95</u>
754.08	129	625.08		NET INCOME BEFORE DEBT&DEPRECIATION	(943.57)	(1,258)	314.43	0	(943.57)
<u>754.08</u>	<u>129</u>	<u>625.08</u>		OPERATING NET INCOME (LOSS)	<u>(943.57)</u>	<u>(1,258)</u>	<u>314.43</u>	<u>0</u>	<u>(943.57)</u>

64K GREENLAWN TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
02/28/2017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>272,901.05</u>	<u>270,133.47</u>	<u>2,767.58</u>
TOTAL CASH	272,901.05	270,133.47	2,767.58
TOTAL ASSETS	<u>272,901.05</u>	<u>270,133.47</u>	<u>2,767.58</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	267,363.59	267,363.59	0.00
NET INCOME (LOSS)	<u>5,537.46</u>	<u>2,769.88</u>	<u>2,767.58</u>
TOTAL EQUITY	272,901.05	270,133.47	2,767.58
TOTAL LIABILITIES & EQUIT	<u>272,901.05</u>	<u>270,133.47</u>	<u>2,767.58</u>

64K GREENLAWN TOWNHOMES
RESERVE STATEMENT - DETAIL (UNAUDITED)
02/28/2017

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					
2,667.00	2,667	0.00	RESERVE FUND CONTRIBUTION	5,334.00	5,334	0.00	32,000	(26,666.00)
<u>100.58</u>	<u>0</u>	<u>100.58</u>	INTEREST INCOME - RESERVE	<u>203.46</u>	<u>0</u>	<u>203.46</u>	<u>0</u>	<u>203.46</u>
2,767.58	2,667	100.58	TOTAL INCOME	5,537.46	5,334	203.46	32,000	(26,462.54)
			EXPENSES					
0.00	0	0.00	OTHER RESERVE EXPENSES	0.00	0	0.00	1,926	1,926.00
0.00	0	0.00	LANDSCAPING	0.00	0	0.00	4,568	4,568.00
<u>0.00</u>	<u>0</u>	<u>0.00</u>	PAINTING	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>48,720</u>	<u>48,720.00</u>
0.00	0	0.00	TOTAL EXPENSE	0.00	0	0.00	55,214	55,214.00
<u>2,767.58</u>	<u>2,667</u>	<u>100.58</u>	NET INCOME (LOSS)	<u>5,537.46</u>	<u>5,334</u>	<u>203.46</u>	<u>(23,214)</u>	<u>28,751.46</u>