

GARDEN PARK VILLAGE ASSOCIATION**MONTHLY FINANCIAL REPORTS**

PREPARED FOR MONTH OF

JANUARY 2017

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GARDEN PARK VILLAGE ASSOCIATION
BALANCE SHEET OPERATING (UNAUDITED)
01/31/2017

| | CURRENT MONTH BALANCE | PREVIOUS MONTH BALANCE | NET CHANGE |
|---------------------------|--------------------------|---------------------------|------------|
| ASSETS | | | |
| CASH | | | |
| CASH-OPERATING ACCT | 46,140.43 | 20,299.68 | 25,840.75 |
| CASH-FACILITY DEPOSITS | 8,710.00 | 7,710.00 | 1,000.00 |
| PETTY CASH | 100.00 | 100.00 | 0.00 |
| DEBIT CARD ACCOUNT | 569.61 | 879.13 | (309.52) |
| TOTAL CASH | 55,520.04 | 28,988.81 | 26,531.23 |
| ACCTS RECEIVABLE | | | |
| ACCOUNTS RECEIVABLE | 13,573.28 | 3,008.43 | 10,564.85 |
| I/C DAYBREAK RESIDENTIAL | 2,350.00 | 10,398.52 | (8,048.52) |
| TOTAL ACCOUNTS RECEIVABLE | 15,923.28 | 13,406.95 | 2,516.33 |
| FIXED ASSETS | | | |
| COMPUTER EQUIPMENT | 1,435.89 | 1,435.89 | 0.00 |
| ACCUM DEPRECIATION | (1,435.93) | (1,435.93) | 0.00 |
| TOTAL FIXED ASSETS | (0.04) | (0.04) | 0.00 |
| OTHER ASSETS | | | |
| PREPAID INSURANCE | 5,465.99 | 5,809.47 | (343.48) |
| PREPAID EXPENSE | 51.50 | 0.00 | 51.50 |
| TOTAL OTHER ASSETS | 5,517.49 | 5,809.47 | (291.98) |
| TOTAL ASSETS | 76,960.77 | 48,205.19 | 28,755.58 |

| | CURRENT MONTH BALANCE | PREVIOUS MONTH BALANCE | NET CHANGE |
|----------------------------------|--------------------------|---------------------------|-------------|
| LIABILITIES & FUND BALANCE | | | |
| CURRENT LIABILITIES | | | |
| ACCRUED EXPENSE | 33,083.27 | 29,699.77 | 3,383.50 |
| ACCOUNTS PAYABLE | 3,131.01 | 29,226.77 | (26,095.76) |
| FACILITY DEPOSIT | 4,500.00 | 3,250.00 | 1,250.00 |
| A/P DAYBREAK COMMUNITY ASSN | 151.97 | 0.00 | 151.97 |
| UNEARNED ASSESSMENTS | 68,340.00 | 0.00 | 68,340.00 |
| PREPAID ASSESSMENTS | 2,039.75 | 31,131.87 | (29,092.12) |
| DUE TO RESERVES | 4,444.00 | 3,230.00 | 1,214.00 |
| INITIAL LATE LETTERS | 46.53 | 70.03 | (23.50) |
| TOTAL CURRENT LIABILITIES | 115,736.53 | 96,608.44 | 19,128.09 |
| OTHER LIABILITIES | | | |
| LIABILITY FOR UNCLAIMED PROPERTY | 393.00 | 393.00 | 0.00 |
| TOTAL OTHER LIABILITIES | 393.00 | 393.00 | 0.00 |
| TOTAL LIABILITIES | 116,129.53 | 97,001.44 | 19,128.09 |
| FUND BALANCE | | | |
| OWNERS EQUITY | (48,796.25) | (48,796.25) | 0.00 |
| CURRENT YEAR INCOME (LOSS) | 9,627.49 | 0.00 | 9,627.49 |
| TOTAL FUND BALANCE | (39,168.76) | (48,796.25) | 9,627.49 |
| TOTAL LIABILITIES & FUND BALANCE | 76,960.77 | 48,205.19 | 28,755.58 |

GARDEN PARK VILLAGE ASSOCIATION
OPERATING STATEMENT - DETAIL (UNAUDITED)
01/31/2017

| MONTHLY ACTUAL | MONTHLY BUDGET | MONTHLY VARIANCE | YEAR TO DATE ACTUAL | YEAR TO DATE BUDGET | YEAR TO DATE VARIANCE | ANNUAL BUDGET | BUDGET REMAINING |
|--------------------------|----------------|------------------|---------------------|---------------------|-----------------------|---------------|------------------|
| SUBMASTER | | | | | | | |
| REVENUE | | | | | | | |
| 2,373.47 | 2,280 | 93.47 | 2,373.47 | 2,280 | 93.47 | 30,315 | 27,941.53 |
| 0.00 | 4,646 | (4,646.42) | 0.00 | 4,646 | (4,646.42) | 55,757 | 55,757.04 |
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | (400) | (400.00) |
| 2,373.47 | 6,926 | (4,552.95) | 2,373.47 | 6,926 | (4,552.95) | 85,672 | 83,298.57 |
| EXPENSES | | | | | | | |
| GENERAL & ADMINISTRATIVE | | | | | | | |
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 1,115 | 1,115.00 |
| 2,432.00 | 2,400 | (32.00) | 2,432.00 | 2,400 | (32.00) | 28,800 | 26,368.00 |
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 100 | 100.00 |
| 2,432.00 | 2,400 | (32.00) | 2,432.00 | 2,400 | (32.00) | 30,015 | 27,583.00 |
| 2,432.00 | 2,400 | (32.00) | 2,432.00 | 2,400 | (32.00) | 30,015 | 27,583.00 |
| (58.53) | 4,526 | (4,584.95) | (58.53) | 4,526 | (4,584.95) | 55,657 | 55,715.57 |

GARDEN PARK VILLAGE ASSOCIATION
OPERATING STATEMENT - DETAIL (UNAUDITED)
01/31/2017

| MONTHLY ACTUAL | MONTHLY BUDGET | MONTHLY VARIANCE | YEAR TO DATE ACTUAL | YEAR TO DATE BUDGET | YEAR TO DATE VARIANCE | ANNUAL BUDGET | BUDGET REMAINING |
|--------------------------|----------------|-------------------|---------------------|---------------------|-----------------------|-----------------|--------------------|
| CLUBHOUSE | | | | | | | |
| REVENUE | | | | | | | |
| 8,377.06 | 8,056 | 321.06 | 8,377.06 | 8,056 | 321.06 | 107,113 | 98,735.94 |
| 730.00 | 1,000 | (270.00) | 730.00 | 1,000 | (270.00) | 21,250 | 20,520.00 |
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 693 | 693.00 |
| 40.00 | 0 | 40.00 | 40.00 | 0 | 40.00 | 1,375 | 1,335.00 |
| <u>(3,080.00)</u> | <u>(3,040)</u> | <u>(40.00)</u> | <u>(3,080.00)</u> | <u>(3,040)</u> | <u>(40.00)</u> | <u>(40,420)</u> | <u>(37,340.00)</u> |
| 6,067.06 | 6,016 | 51.06 | 6,067.06 | 6,016 | 51.06 | 90,011 | 83,943.94 |
| EXPENSES | | | | | | | |
| GENERAL & ADMINISTRATIVE | | | | | | | |
| 394.68 | 1,250 | 855.32 | 394.68 | 1,250 | 855.32 | 20,782 | 20,387.32 |
| 1,134.08 | 1,472 | 337.81 | 1,134.08 | 1,472 | 337.81 | 17,339 | 16,205.28 |
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 693 | 693.00 |
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 550 | 550.00 |
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 576 | 576.00 |
| 12.00 | 0 | (12.00) | 12.00 | 0 | (12.00) | 230 | 218.00 |
| 2.88 | 65 | 62.12 | 2.88 | 65 | 62.12 | 1,220 | 1,217.12 |
| 0.00 | 141 | 140.60 | 0.00 | 141 | 140.60 | 1,003 | 1,002.73 |
| 81.30 | 90 | 8.70 | 81.30 | 90 | 8.70 | 1,080 | 998.70 |
| 98.61 | 35 | (63.61) | 98.61 | 35 | (63.61) | 780 | 681.39 |
| <u>0.00</u> | <u>0</u> | <u>0.00</u> | <u>0.00</u> | <u>0</u> | <u>0.00</u> | <u>1,650</u> | <u>1,650.00</u> |
| 1,723.55 | 3,052 | 1,328.94 | 1,723.55 | 3,052 | 1,328.94 | 45,903 | 44,179.54 |
| CONTRACT SERVICES | | | | | | | |
| 0.00 | 250 | 250.00 | 0.00 | 250 | 250.00 | 1,000 | 1,000.00 |
| 3.00 | 0 | (3.00) | 3.00 | 0 | (3.00) | 27,025 | 27,021.93 |
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 5,150 | 5,150.04 |
| <u>2,300.00</u> | <u>2,300</u> | <u>0.00</u> | <u>2,300.00</u> | <u>2,300</u> | <u>0.00</u> | <u>6,800</u> | <u>4,500.00</u> |
| 2,303.00 | 2,550 | 247.00 | 2,303.00 | 2,550 | 247.00 | 39,975 | 37,671.97 |
| REPAIRS & MAINTENANCE | | | | | | | |
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 900 | 900.00 |
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 5,400 | 5,400.00 |
| 25.75 | 25 | (0.75) | 25.75 | 25 | (0.75) | 350 | 324.25 |
| 0.00 | 20 | 20.00 | 0.00 | 20 | 20.00 | 240 | 240.00 |
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 800 | 800.00 |
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 55 | 55.00 |
| <u>1,317.25</u> | <u>250</u> | <u>(1,067.25)</u> | <u>1,317.25</u> | <u>250</u> | <u>(1,067.25)</u> | <u>6,665</u> | <u>5,347.75</u> |
| 1,343.00 | 295 | (1,048.00) | 1,343.00 | 295 | (1,048.00) | 14,410 | 13,067.00 |
| PARTS & SUPPLIES | | | | | | | |
| 32.03 | 150 | 117.97 | 32.03 | 150 | 117.97 | 1,800 | 1,767.97 |

GARDEN PARK VILLAGE ASSOCIATION
OPERATING STATEMENT - DETAIL (UNAUDITED)
01/31/2017

| MONTHLY ACTUAL | MONTHLY BUDGET | MONTHLY VARIANCE | YEAR TO DATE ACTUAL | YEAR TO DATE BUDGET | YEAR TO DATE VARIANCE | ANNUAL BUDGET | BUDGET REMAINING |
|----------------|----------------|------------------|---------------------|---------------------|-----------------------|---------------|------------------|
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 2,550 | 2,550.00 |
| 0.00 | 15 | 15.00 | 0.00 | 15 | 15.00 | 180 | 180.00 |
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 150 | 150.00 |
| 605.29 | 75 | (530.29) | 605.29 | 75 | (530.29) | 2,300 | 1,694.71 |
| 0.00 | 50 | 50.00 | 0.00 | 50 | 50.00 | 200 | 200.00 |
| 637.32 | 290 | (347.32) | 637.32 | 290 | (347.32) | 7,180 | 6,542.68 |
| | | | | | | | |
| 787.40 | 823 | 35.60 | 787.40 | 823 | 35.60 | 13,098 | 12,310.60 |
| 451.66 | 900 | 448.34 | 451.66 | 900 | 448.34 | 10,765 | 10,313.34 |
| 47.64 | 0 | (47.64) | 47.64 | 0 | (47.64) | 0 | (47.64) |
| 152.50 | 208 | 55.83 | 152.50 | 208 | 55.83 | 6,700 | 6,547.46 |
| 25.00 | 32 | 7.00 | 25.00 | 32 | 7.00 | 384 | 359.00 |
| 1,464.20 | 1,963 | 499.13 | 1,464.20 | 1,963 | 499.13 | 30,947 | 29,482.76 |
| | | | | | | | |
| 117.83 | 118 | 0.00 | 117.83 | 118 | 0.00 | 1,485 | 1,366.85 |
| 244.28 | 195 | (49.28) | 244.28 | 195 | (49.28) | 3,326 | 3,081.63 |
| 32.08 | 35 | 2.92 | 32.08 | 35 | 2.92 | 446 | 414.17 |
| 0.00 | 48 | 47.50 | 0.00 | 48 | 47.50 | 606 | 605.65 |
| 119.00 | 110 | (8.62) | 119.00 | 110 | (8.62) | 1,391 | 1,271.80 |
| 513.19 | 506 | (7.48) | 513.19 | 506 | (7.48) | 7,253 | 6,740.10 |
| | | | | | | | |
| 7,984.26 | 8,657 | 672.27 | 7,984.26 | 8,657 | 672.27 | 145,668 | 137,684.05 |
| (1,917.20) | (2,641) | 723.33 | (1,917.20) | (2,641) | 723.33 | (55,657) | (53,740.11) |
| (1,917.20) | (2,641) | 723.33 | (1,917.20) | (2,641) | 723.33 | (55,657) | (53,740.11) |

GARDEN PARK VILLAGE ASSOCIATION
OPERATING STATEMENT - DETAIL (UNAUDITED)
01/31/2017

| MONTHLY ACTUAL | MONTHLY BUDGET | MONTHLY VARIANCE | YEAR TO DATE ACTUAL | YEAR TO DATE BUDGET | YEAR TO DATE VARIANCE | ANNUAL BUDGET | BUDGET REMAINING |
|-----------------------|----------------|------------------|---------------------|---------------------|-----------------------|---------------|------------------|
| SINGLE FAMILY HOMES | | | | | | | |
| 18,554.13 | 17,595 | 959.13 | 18,554.13 | 17,595 | 959.13 | 231,115 | 212,560.87 |
| REVENUE | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| 18,554.13 | 17,595 | 959.13 | 18,554.13 | 17,595 | 959.13 | 231,115 | 212,560.87 |
| EXPENSES | | | | | | | |
| CONTRACT SERVICES | | | | | | | |
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 191,394 | 191,394.00 |
| 8,200.00 | 8,200 | 0.00 | 8,200.00 | 8,200 | 0.00 | 25,902 | 17,702.00 |
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 12,619 | 12,618.51 |
| 8,200.00 | 8,200 | 0.00 | 8,200.00 | 8,200 | 0.00 | 229,915 | 221,714.51 |
| REPAIRS & MAINTENANCE | | | | | | | |
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 1,200 | 1,200.00 |
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 1,200 | 1,200.00 |
| 8,200.00 | 8,200 | 0.00 | 8,200.00 | 8,200 | 0.00 | 231,115 | 222,914.51 |
| 10,354.13 | 9,395 | 959.13 | 10,354.13 | 9,395 | 959.13 | 0 | (10,353.64) |

GARDEN PARK VILLAGE ASSOCIATION
OPERATING STATEMENT - DETAIL (UNAUDITED)
01/31/2017

| MONTHLY ACTUAL | MONTHLY BUDGET | MONTHLY VARIANCE | YEAR TO DATE ACTUAL | YEAR TO DATE BUDGET | YEAR TO DATE VARIANCE | ANNUAL BUDGET | BUDGET REMAINING |
|-----------------------------|-------------------|---------------------|------------------------|------------------------|--------------------------|------------------|---------------------|
| TOWNHOMES | | | | | | | |
| REVENUE | | | | | | | |
| 6,324.00 | 6,120 | 204.00 | 6,324.00 | 6,120 | 204.00 | 85,374 | 79,050.00 |
| <u>(1,364.00)</u> | <u>(1,320)</u> | <u>(44.00)</u> | <u>(1,364.00)</u> | <u>(1,320)</u> | <u>(44.00)</u> | <u>(18,414)</u> | <u>(17,050.00)</u> |
| 4,960.00 | 4,800 | 160.00 | 4,960.00 | 4,800 | 160.00 | 66,960 | 62,000.00 |
| TOTAL TOWNHOME REVENUE | | | | | | | |
| EXPENSES | | | | | | | |
| GENERAL & ADMINISTRATIVE | | | | | | | |
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 1,050 | 1,050.00 |
| <u>0.00</u> | <u>0</u> | <u>0.00</u> | <u>0.00</u> | <u>0</u> | <u>0.00</u> | <u>1,050</u> | <u>1,050.00</u> |
| TOTAL GENERAL & ADMIN | | | | | | | |
| CONTRACT SERVICES | | | | | | | |
| 400.00 | 0 | (400.00) | 400.00 | 0 | (400.00) | 7,280 | 6,880.00 |
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 21,640 | 21,640.32 |
| <u>2,070.00</u> | <u>2,080</u> | <u>10.00</u> | <u>2,070.00</u> | <u>2,080</u> | <u>10.00</u> | <u>8,840</u> | <u>6,770.00</u> |
| 2,470.00 | 2,080 | (390.00) | 2,470.00 | 2,080 | (390.00) | 37,760 | 35,290.32 |
| <u>0.00</u> | <u>0</u> | <u>0.00</u> | <u>0.00</u> | <u>0</u> | <u>0.00</u> | <u>720</u> | <u>720.00</u> |
| <u>0.00</u> | <u>0</u> | <u>0.00</u> | <u>0.00</u> | <u>0</u> | <u>0.00</u> | <u>162</u> | <u>162.00</u> |
| TOTAL CONTRACT SERVICES | | | | | | | |
| REPAIRS & MAINTENANCE | | | | | | | |
| 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 882 | 882.00 |
| <u>0.00</u> | <u>0</u> | <u>0.00</u> | <u>0.00</u> | <u>0</u> | <u>0.00</u> | <u>882</u> | <u>882.00</u> |
| TOTAL REPAIRS & MAINTENANCE | | | | | | | |
| UTILITIES | | | | | | | |
| 34.23 | 104 | 69.77 | 34.23 | 104 | 69.77 | 2,045 | 2,010.77 |
| <u>126.89</u> | <u>412</u> | <u>285.56</u> | <u>126.89</u> | <u>412</u> | <u>285.56</u> | <u>11,043</u> | <u>10,916.45</u> |
| 161.12 | 516 | 355.33 | 161.12 | 516 | 355.33 | 13,088 | 12,927.22 |
| <u>732.84</u> | <u>799</u> | <u>66.54</u> | <u>732.84</u> | <u>799</u> | <u>66.54</u> | <u>10,072</u> | <u>9,339.32</u> |
| <u>25.21</u> | <u>28</u> | <u>2.29</u> | <u>25.21</u> | <u>28</u> | <u>2.29</u> | <u>347</u> | <u>321.31</u> |
| <u>321.74</u> | <u>298</u> | <u>(23.31)</u> | <u>321.74</u> | <u>298</u> | <u>(23.31)</u> | <u>3,760</u> | <u>3,438.50</u> |
| 1,079.79 | 1,125 | 45.52 | 1,079.79 | 1,125 | 45.52 | 14,179 | 13,099.13 |
| <u>3,710.91</u> | <u>3,722</u> | <u>10.85</u> | <u>3,710.91</u> | <u>3,722</u> | <u>10.85</u> | <u>66,960</u> | <u>63,248.67</u> |
| 1,249.09 | 1,078 | 170.85 | 1,249.09 | 1,078 | 170.85 | 0 | (1,248.67) |
| <u>9,627.49</u> | <u>12,359</u> | <u>(2,731.64)</u> | <u>9,627.49</u> | <u>12,359</u> | <u>(2,731.64)</u> | <u>1</u> | <u>(9,626.85)</u> |
| NET PROFIT (LOSS) | | | | | | | |

| | CURRENT MONTH BALANCE | PREVIOUS MONTH BALANCE | NET CHANGE |
|---------------------------|--------------------------|---------------------------|------------------------|
| ASSETS | | | |
| CASH - RESERVE FUND | | | |
| GP TOWNHOMES RESERVE | 23,170.92 | 25,454.90 | (2,283.98) |
| GP CLUBHOUSE RESERVE | <u>115,275.59</u> | <u>113,141.66</u> | <u>2,133.93</u> |
| TOTAL CASH - RESERVE FUND | 138,446.51 | 138,596.56 | (150.05) |
| ACCOUNTS RECEIVABLE | | | |
| A/R RESERVES | <u>4,444.00</u> | <u>3,230.00</u> | <u>1,214.00</u> |
| TOTAL ACCOUNTS RECEIVABLE | 4,444.00 | 3,230.00 | 1,214.00 |
| TOTAL ASSETS | <u><u>142,890.51</u></u> | <u><u>141,826.56</u></u> | <u><u>1,063.95</u></u> |

| | CURRENT MONTH BALANCE | PREVIOUS MONTH BALANCE | NET CHANGE |
|----------------------------------|--------------------------|---------------------------|-----------------|
| LIABILITIES & FUND BALANCE | | | |
| TOTAL LIABILITIES | 0.00 | 0.00 | 0.00 |
| FUND BALANCE | | | |
| RESERVE FUND EQUITY | 141,826.56 | 141,826.56 | 0.00 |
| NET INCOME (LOSS) | <u>1,063.95</u> | <u>0.00</u> | <u>1,063.95</u> |
| TOTAL FUND BALANCE | 142,890.51 | 141,826.56 | 1,063.95 |
| TOTAL LIABILITIES & FUND BALANCE | <u>142,890.51</u> | <u>141,826.56</u> | <u>1,063.95</u> |

