



BROWN
Community Management, Inc.

**Greenway Parc at Surprise II
Homeowners Association**

2023 Annual Meeting Packet

Micalah Williams

Micalah.williams@brownmanagement.com

Community Manager

**GREENWAY PARC AT SURPRISE TWO HOMEOWNERS' ASSOCIATION
2023 ANNUAL MEETING OF THE MEMBERSHIP**

RAMADA - EVANS AND 157th

June 12, 2023

5:45pm SIGN IN & 6:00pm - MEETING

AGENDA

- I. Sign In**
- II. Establish Quorum**
- III. Proof of Notice of Meeting**
- IV. Call Meeting to Order**
- V. Board & Management Introduction**
- VI. Approval of Annual Meeting Minutes from 2022 annual meeting**
- VII. President's Report**
 - a. Ratify email voting**
 - b. Community updates**
- VIII. Financial Overview**
- IX. Election**
 - A. Explanation of Election Process**
 - B. Nominations for the Board of Directors**
 - C. Appoint Inspectors of the Election**
 - D. Cast Ballots for Election**
- X. Open Forum**
- XI. Results from Election**
- XII. Adjournment**



**Greenway Parc at Surprise Two Community Association
2021 Annual Meeting Minutes
Community Park on 157th & Evans Drive
Surprise AZ, 85349
Saturday, April 9, 2022
@ 9:00AM**

Board members present: Jason Etzel – Board President, Wayne Talbott – VP & Treasurer & Anthony Winkler- Board Member at Large

Management Company: Maui Uhatafe, Community Manager with Brown Community Management.

Others in Attendance: David Gillies – Board Consultant and 2 homeowners.

Call to Order: Maui Uhatafe called the meeting to order at 9:05 a.m.

Proof of Notice of Meeting Maui Uhatafe presented proof of notice of meeting to the homeowners.

Presidents Report Jason Etzel updated the community of the progress that was made in the community with new landscaping company, new shed/bulletin board and upcoming projects in the future.

ELECTION

- **Explanation of Election** – Maui Uhatafe gave a brief explanation on election process and requested two volunteers to count the ballots.

Election Results: Quorum was not met. Ballots fell 10 votes short. The board scheduled for a second attempt May 12th, 2022. Jason reminded Maui to please update homeowners weekly regarding the 2nd attempt of the annual election.

Open Forum –

- Homeowner asked the watering of the grass. Jason explained that to save water costs the Board decided against watering the lawn during the winter.

Next Meeting: May 12th, 2022

Adjournment of Meeting - Meeting adjourned at 9:52am.

Greenway Parc at Surprise Two Community Association
Balance Sheet
4/30/2023

	Operating	Reserve	Total
Assets			
<u>Operating Cash</u>			
1010 - CIT Operating 7054	\$57,283.12		\$57,283.12
1012 - Operating ICS 7273	\$80,021.37		\$80,021.37
1080 - Debit Card 6032	\$2,500.10		\$2,500.10
<u>Total Operating Cash</u>	\$139,804.59		\$139,804.59
 <u>Reserve Cash</u>			
1270 - CIT Reserve 3575		\$129,016.02	\$129,016.02
<u>Total Reserve Cash</u>		\$129,016.02	\$129,016.02
 <i>Assets Total</i>	 \$139,804.59	\$129,016.02	\$268,820.61
 Liabilities & Equity			
<u>Liabilities</u>			
3310 - Prepaid Assessments (Unearned Income)	\$22,722.04		\$22,722.04
<u>Total Liabilities</u>	\$22,722.04		\$22,722.04
 <u>Retained Earnings</u>	 \$99,130.35	\$118,917.56	\$218,047.91
 <u>Net Income</u>	 \$17,952.20	\$10,098.46	\$28,050.66
 <i>Liabilities and Equity Total</i>	 \$139,804.59	\$129,016.02	\$268,820.61

Greenway Parc at Surprise Two Community Association
Income Statement - Operating
4/1/2023 - 4/30/2023

4/1/2023 - 4/30/2023

1/1/2023 - 4/30/2023

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Operating Income</u>							
6310 - Assessment Income	\$19,123.29	\$18,358.00	\$765.29	\$73,447.76	\$73,432.00	\$15.76	\$220,296.00
6315 - Working Capital	\$0.00	\$0.00	\$0.00	\$134.00	\$0.00	\$134.00	\$0.00
6340 - Late Fee Income	\$508.13	\$0.00	\$508.13	\$2,281.57	\$0.00	\$2,281.57	\$0.00
6351 - ARS Collection Fees	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00
6357 - NSF Check Fee	\$18.00	\$0.00	\$18.00	\$62.00	\$0.00	\$62.00	\$0.00
6370 - Owner Collection Costs	\$398.00	\$0.00	\$398.00	\$1,779.60	\$0.00	\$1,779.60	\$0.00
6375 - Violation/Fine Income	\$0.00	\$0.00	\$0.00	\$864.78	\$0.00	\$864.78	\$0.00
6510 - Transfer Fees	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00
6910 - Interest Income	\$19.03	\$0.00	\$19.03	\$39.62	\$0.00	\$39.62	\$0.00
6990 - Reserve Income Allocation	(\$2,500.00)	(\$2,500.00)	\$0.00	(\$10,000.00)	(\$10,000.00)	\$0.00	(\$30,000.00)
Total Operating Income	\$17,566.45	\$15,858.00	\$1,708.45	\$68,959.33	\$63,432.00	\$5,527.33	\$190,296.00
Total Income	\$17,566.45	\$15,858.00	\$1,708.45	\$68,959.33	\$63,432.00	\$5,527.33	\$190,296.00
Expense							
<u>General & Administrative</u>							
7015 - Web Hosting	\$0.00	\$100.00	\$100.00	\$0.00	\$400.00	\$400.00	\$1,450.00
7020 - Accounting Fees/Tax Prep	\$0.00	\$350.00	\$350.00	\$275.00	\$350.00	\$75.00	\$350.00
7140 - Audit/Compilation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$565.00
7160 - Legal Fees	\$0.00	\$265.00	\$265.00	\$0.00	\$1,060.00	\$1,060.00	\$3,200.00
7161 - ARS Collection Fees	\$100.00	\$0.00	(\$100.00)	\$100.00	\$0.00	(\$100.00)	\$0.00
7165 - Collection Fees	\$1,800.00	\$500.00	(\$1,300.00)	\$2,385.00	\$2,000.00	(\$385.00)	\$6,000.00
7260 - Postage & Mail	\$527.30	\$265.00	(\$262.30)	\$843.22	\$1,060.00	\$216.78	\$3,315.00
7280 - Insurance	\$2,485.00	\$0.00	(\$2,485.00)	\$4,637.00	\$4,500.00	(\$137.00)	\$4,500.00
7296 - Enhanced Compliance	\$0.00	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$600.00
7357 - NSF Fee	\$25.00	\$0.00	(\$25.00)	\$75.00	\$0.00	(\$75.00)	\$0.00
7400 - Copies & Envelopes	\$9.00	\$160.00	\$151.00	\$9.00	\$620.00	\$611.00	\$1,900.00
7420 - Property Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$395.00
7430 - Income Tax	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00
7450 - Other Taxes, Permits & Fees	\$7.85	\$0.00	(\$7.85)	\$7.85	\$0.00	(\$7.85)	\$215.00
7455 - Mass Mailing	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00	\$300.00
7460 - Meeting Expense	\$0.00	\$20.00	\$20.00	\$0.00	\$80.00	\$80.00	\$240.00
7470 - Social Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00
7890 - Misc. General Administrative	\$100.28	\$250.00	\$149.72	\$642.28	\$1,000.00	\$357.72	\$3,000.00
7895 - Billing Statements	\$1,528.60	\$520.00	(\$1,008.60)	\$2,042.20	\$2,080.00	\$37.80	\$6,240.00
Total General & Administrative	\$6,633.03	\$2,530.00	(\$4,103.03)	\$11,066.55	\$13,700.00	\$2,633.45	\$32,620.00
<u>Utilities</u>							
8910 - Electricity	\$135.70	\$140.00	\$4.30	\$526.04	\$560.00	\$33.96	\$1,644.00
8920 - Water & Sewer	\$690.93	\$675.00	(\$15.93)	\$1,923.74	\$3,150.00	\$1,226.26	\$14,850.00
Total Utilities	\$826.63	\$815.00	(\$11.63)	\$2,449.78	\$3,710.00	\$1,260.22	\$16,494.00
<u>Maintenance</u>							
9005 - Plants/Shrubs/Flowers	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$1,000.00
9010 - Tree Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,430.00
9015 - Sprinkler/Irrigation Repair	\$0.00	\$300.00	\$300.00	\$0.00	\$1,200.00	\$1,200.00	\$3,600.00

Greenway Parc at Surprise Two Community Association
Income Statement - Operating
4/1/2023 - 4/30/2023

4/1/2023 - 4/30/2023

1/1/2023 - 4/30/2023

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
9020 - Grounds Maintenance	\$0.00	\$300.00	\$300.00	\$0.00	\$1,200.00	\$1,200.00	\$3,500.00
9026 - Overseeding	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00
9037 - Landscape - Other	\$0.00	\$0.00	\$0.00	\$1,405.00	\$0.00	(\$1,405.00)	\$0.00
9040 - Storm Damage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.00
9044 - Tree Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.00
9110 - Gen. Maint. & Repair	\$0.00	\$0.00	\$0.00	\$214.81	\$0.00	(\$214.81)	\$0.00
9115 - Painting	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
9116 - Backflow Test	\$0.00	\$0.00	\$0.00	\$0.00	\$80.00	\$80.00	\$80.00
9145 - Fence/Wall Repairs	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
9235 - Playground Repair/Maint.	\$0.00	\$700.00	\$700.00	\$500.00	\$2,800.00	\$2,300.00	\$9,100.00
<u>Total Maintenance</u>	\$0.00	\$2,800.00	\$2,800.00	\$2,119.81	\$8,280.00	\$6,160.19	\$31,610.00
<u>Contract Service Expense</u>							
7010 - Management Fees	\$1,487.00	\$1,487.00	\$0.00	\$5,948.00	\$5,948.00	\$0.00	\$17,844.00
9610 - Lawn Maint. & Landscaping	\$7,103.33	\$7,350.00	\$246.67	\$28,632.99	\$29,400.00	\$767.01	\$88,200.00
9750 - Pest Control/Extermination	\$0.00	\$490.00	\$490.00	\$790.00	\$1,060.00	\$270.00	\$2,880.00
9770 - Playground Maintenance	\$0.00	\$162.00	\$162.00	\$0.00	\$324.00	\$324.00	\$648.00
<u>Total Contract Service Expense</u>	\$8,590.33	\$9,489.00	\$898.67	\$35,370.99	\$36,732.00	\$1,361.01	\$109,572.00
Total Expense	\$16,049.99	\$15,634.00	(\$415.99)	\$51,007.13	\$62,422.00	\$11,414.87	\$190,296.00
Operating Net Income	\$1,516.46	\$224.00	\$1,292.46	\$17,952.20	\$1,010.00	\$16,942.20	\$0.00

Greenway Parc at Surprise Two Community Association
Income Statement - Reserve
4/1/2023 - 4/30/2023

4/1/2023 - 4/30/2023

1/1/2023 - 4/30/2023

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Reserve Income</u>							
6911 - Reserve Interest	\$5.22	\$0.00	\$5.22	\$98.46	\$0.00	\$98.46	\$0.00
6925 - Reserve Contribution	\$2,500.00	\$0.00	\$2,500.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00
<u>Total Reserve Income</u>	\$2,505.22	\$0.00	\$2,505.22	\$10,098.46	\$0.00	\$10,098.46	\$0.00
Total Income	\$2,505.22	\$0.00	\$2,505.22	\$10,098.46	\$0.00	\$10,098.46	\$0.00
Expense							
Total Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Net Income	\$2,505.22	\$0.00	\$2,505.22	\$10,098.46	\$0.00	\$10,098.46	\$0.00

Greenway Parc at Surprise Two Community Association
Income Statement - Operating
1/1/2023 - 4/30/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	YTD
Income					
<u>Operating Income</u>					
6310 - Assessment Income	\$17,230.39	\$19,030.96	\$18,063.12	\$19,123.29	\$73,447.76
6315 - Working Capital	\$134.00	\$0.00	\$0.00	\$0.00	\$134.00
6340 - Late Fee Income	\$809.33	\$567.00	\$397.11	\$508.13	\$2,281.57
6351 - ARS Collection Fees	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00
6357 - NSF Check Fee	\$0.00	\$0.00	\$44.00	\$18.00	\$62.00
6370 - Owner Collection Costs	\$389.93	\$608.66	\$383.01	\$398.00	\$1,779.60
6375 - Violation/Fine Income	\$592.00	\$189.78	\$83.00	\$0.00	\$864.78
6510 - Transfer Fees	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00
6910 - Interest Income	\$5.51	\$5.25	\$9.83	\$19.03	\$39.62
6990 - Reserve Income Allocation	(\$2,500.00)	(\$2,500.00)	(\$2,500.00)	(\$2,500.00)	(\$10,000.00)
<u>Total Operating Income</u>	\$16,911.16	\$18,001.65	\$16,480.07	\$17,566.45	\$68,959.33
<i>Total Income</i>	\$16,911.16	\$18,001.65	\$16,480.07	\$17,566.45	\$68,959.33
Expense					
<u>General & Administrative</u>					
7020 - Accounting Fees/Tax Prep	\$0.00	\$0.00	\$275.00	\$0.00	\$275.00
7161 - ARS Collection Fees	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
7165 - Collection Fees	\$585.00	\$0.00	\$0.00	\$1,800.00	\$2,385.00
7260 - Postage & Mail	\$315.92	\$0.00	\$0.00	\$527.30	\$843.22
7280 - Insurance	\$0.00	\$0.00	\$2,152.00	\$2,485.00	\$4,637.00
7357 - NSF Fee	\$20.00	\$10.00	\$20.00	\$25.00	\$75.00
7400 - Copies & Envelopes	\$0.00	\$0.00	\$0.00	\$9.00	\$9.00
7430 - Income Tax	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
7450 - Other Taxes, Permits & Fees	\$0.00	\$0.00	\$0.00	\$7.85	\$7.85
7890 - Misc. General Administrative	\$542.00	\$0.00	\$0.00	\$100.28	\$642.28
7895 - Billing Statements	\$513.60	\$0.00	\$0.00	\$1,528.60	\$2,042.20
<u>Total General & Administrative</u>	\$1,976.52	\$10.00	\$2,447.00	\$6,633.03	\$11,066.55
<u>Utilities</u>					
8910 - Electricity	\$130.34	\$130.00	\$130.00	\$135.70	\$526.04
8920 - Water & Sewer	\$710.21	\$0.00	\$522.60	\$690.93	\$1,923.74
<u>Total Utilities</u>	\$840.55	\$130.00	\$652.60	\$826.63	\$2,449.78

Greenway Parc at Surprise Two Community Association
Income Statement - Operating
1/1/2023 - 4/30/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	YTD
<u>Maintenance</u>					
9029 - Pest Control	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9037 - Landscape - Other	\$0.00	\$0.00	\$1,405.00	\$0.00	\$1,405.00
9110 - Gen. Maint. & Repair	\$0.00	\$214.81	\$0.00	\$0.00	\$214.81
9235 - Playground Repair/Maint.	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00
<u>Total Maintenance</u>	\$0.00	\$214.81	\$1,905.00	\$0.00	\$2,119.81
<u>Contract Service Expense</u>					
7010 - Management Fees	\$1,487.00	\$1,487.00	\$1,487.00	\$1,487.00	\$5,948.00
9610 - Lawn Maint. & Landscaping	\$0.00	\$13,956.33	\$7,573.33	\$7,103.33	\$28,632.99
9750 - Pest Control/Extermination	\$390.00	\$0.00	\$400.00	\$0.00	\$790.00
<u>Total Contract Service Expense</u>	\$1,877.00	\$15,443.33	\$9,460.33	\$8,590.33	\$35,370.99
<i>Total Expense</i>	\$4,694.07	\$15,798.14	\$14,464.93	\$16,049.99	\$51,007.13
 Operating Net Income	 \$12,217.09	 \$2,203.51	 \$2,015.14	 \$1,516.46	 \$17,952.20

Greenway Parc at Surprise Two Community Association
Income Statement - Reserve
1/1/2023 - 4/30/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	YTD
Income					
<u>Reserve Income</u>					
6911 - Reserve Interest	\$35.52	\$32.66	\$25.06	\$5.22	\$98.46
6925 - Reserve Contribution	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$10,000.00
<u>Total Reserve Income</u>	\$2,535.52	\$2,532.66	\$2,525.06	\$2,505.22	\$10,098.46
 <i>Total Income</i>	 \$2,535.52	 \$2,532.66	 \$2,525.06	 \$2,505.22	 \$10,098.46
 Expense					
<i>Total Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
 Reserve Net Income	 \$2,535.52	 \$2,532.66	 \$2,525.06	 \$2,505.22	 \$10,098.46

Greenway Parc at Surprise Two Community Association
Check Register Report
4/1/2023 - 4/30/2023

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
1010	300	4/3/2023	ARIZONA DEPARTMENT OF REVENUE	\$50.00			
		86-1022536	86-1022536 2022 STATE INCOME TAX		7430 Income Tax	\$50.00	\$50.00
1010	On-Line	4/5/2023	APS	\$135.70			
		9877341000	9877341000 ELECTRIC		8910 Electricity	\$135.70	\$135.70
1010	301	4/8/2023	BROWN COMMUNITY MANAGEMENT	\$1,574.63			
		23006	Postage		7260 Postage & Mail	\$250.23	\$250.23
		23006	Statements		7895 Billing Statements	\$509.40	\$509.40
		23006	Collections		7165 Collection Fees	\$815.00	\$815.00
1010	302	4/8/2023	POOR DADDYS LANDSCAPING LLC	\$7,103.33			
		1151	Monthly service fee		9610 Lawn Maint. & Landscaping	\$7,103.33	\$7,103.33
1080	On-Line	4/11/2023	OMNIS NETWORK, LLC	\$12.28			
		04112023 D8E-20230410	DOMAIN REGISTRATION		7890 Misc. General Administrative	\$12.28	\$12.28
1010	On-Line	4/12/2023	EPCOR WATER (USA), INC	\$0.00	****VOID****		
		0087235	0087235 Water			\$0.00	\$0.00
1010	On-Line	4/12/2023	EPCOR WATER (USA), INC	\$690.93			
		0087235	0087235 WATER		8920 Water & Sewer	\$690.93	\$690.93
1010	303	4/14/2023	BROWN COMMUNITY MANAGEMENT	\$1,298.26			
		80	1099 vendor billing		7450 Other Taxes, Permits & Fees	\$7.85	\$7.85
		80	Printing		7400 Copies & Envelopes	\$9.00	\$9.00
		80	Return check		7357 NSF Fee	\$25.00	\$25.00
		80	Monitoring Payment plan		7161 ARS Collection Fees	\$100.00	\$100.00
		80	Postage		7260 Postage & Mail	\$231.61	\$231.61
		80	Late notices		7165 Collection Fees	\$415.00	\$415.00
		80	Statements		7895 Billing Statements	\$509.80	\$509.80
1010	On-Line	4/18/2023	LIO INSURANCE COMPANY	\$2,485.00			
		62612	62612 INS		7280 Insurance	\$2,485.00	\$2,485.00
1010	304	4/20/2023	BROWN COMMUNITY MANAGEMENT	\$1,212.86			
		331006	Postage		7260 Postage & Mail	\$45.46	\$45.46
		331006	Compliance Letters		7890 Misc. General Administrative	\$88.00	\$88.00
		331006	Statements		7895 Billing Statements	\$509.40	\$509.40
		331006	Notices		7165 Collection Fees	\$570.00	\$570.00
Total:				\$14,562.99			

Greenway Parc at Surprise Two Community Association
General Ledger Report
4/1/2023 - 4/30/2023

Client: Greenway Parc at Surprise Two Community Association
Account: 1010 - CIT Operating 7054

Account Category: Operating Cash
Account Type: Bank

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$57,342.95
4/3/2023	AP	Payment: ARIZONA DEPARTMENT OF REVENUE , Check #: 300, Invoice #: 86-1022536		Operating		\$50.00	\$57,292.95
4/3/2023	GL	Management Fee		Operating		\$1,487.00	\$55,805.95
4/3/2023	AR	Payment		Operating	\$2,813.00		\$58,618.95
4/4/2023	AR	Payment		Operating	\$1,004.95		\$59,623.90
4/5/2023	AR	Payment		Operating	\$742.00		\$60,365.90
4/5/2023	AP	Payment: APS, On-Line Payment, Invoice #: 9877341000		Operating		\$135.70	\$60,230.20
4/6/2023	AR	Payment		Operating	\$876.12		\$61,106.32
4/7/2023	AR	Payment		Operating	\$1,138.00		\$62,244.32
4/8/2023	AP	Payment: BROWN COMMUNITY MANAGEMENT, API Payment - Check #: 301, Invoice #: 23006		Operating		\$1,574.63	\$60,669.69
4/8/2023	AP	Payment: POOR DADDYS LANDSCAPING LLC, API Payment - Check #: 302, Invoice #: 1151		Operating		\$7,103.33	\$53,566.36
4/10/2023	AR	Payment		Operating	\$2,632.37		\$56,198.73
4/10/2023	AR	REVERSAL - [Payment]		Operating		\$80.00	\$56,118.73
4/11/2023	AR	Payment		Operating	\$152.00		\$56,270.73
4/12/2023	AP	Payment: EPCOR WATER (USA), INC, On-Line Payment, Invoice #: 0087235		Operating		\$866.49	\$55,404.24
4/12/2023	AR	Payment		Operating	\$134.00		\$55,538.24
4/12/2023	AP	[VOID] - Payment: EPCOR WATER (USA), INC, On-Line Payment, Invoice #: 0087235		Operating	\$866.49		\$56,404.73
4/12/2023	AP	Payment: EPCOR WATER (USA), INC, On-Line Payment, Invoice #: 0087235		Operating		\$690.93	\$55,713.80
4/13/2023	AR	Payment		Operating	\$570.00		\$56,283.80
4/14/2023	AR	Payment Received from brown law bn		Operating	\$205.70		\$56,489.50
4/14/2023	AR	REVERSAL - [Payment Received from brown law bn]		Operating		\$205.70	\$56,283.80
4/14/2023	AR	Payment Received from brown law bn		Operating	\$205.47		\$56,489.27
4/14/2023	AR	Payment		Operating	\$986.98		\$57,476.25
4/14/2023	AP	Payment: BROWN COMMUNITY MANAGEMENT, API Payment - Check #: 303, Invoice #: 80		Operating		\$1,298.26	\$56,177.99
4/17/2023	AR	Payment		Operating	\$656.31		\$56,834.30
4/18/2023	AP	Payment: LIO INSURANCE COMPANY, On-Line Payment, Invoice #: 62612		Operating		\$2,485.00	\$54,349.30
4/18/2023	AR	Payment		Operating	\$345.00		\$54,694.30
4/19/2023	AR	Payment		Operating	\$67.00		\$54,761.30
4/20/2023	AR	Payment Received from brown law group bn		Operating	\$189.07		\$54,950.37
4/20/2023	AR	Payment		Operating	\$180.04		\$55,130.41
4/20/2023	AP	Payment: BROWN COMMUNITY MANAGEMENT, API Payment - Check #: 304, Invoice #: 331006		Operating		\$1,212.86	\$53,917.55
4/21/2023	AR	Payment		Operating	\$551.00		\$54,468.55
4/24/2023	AR	Payment		Operating	\$615.84		\$55,084.39
4/25/2023	GL	Reserve Contribution		Operating		\$2,500.00	\$52,584.39
4/25/2023	AR	Payment		Operating	\$339.95		\$52,924.34
4/26/2023	AR	Payment		Operating	\$701.00		\$53,625.34
4/27/2023	AR	Payment		Operating	\$1,296.00		\$54,921.34
4/28/2023	GL	Transfer to 1080 - Debit Card 6032	Fund Debit Card	Operating		\$12.08	\$54,909.26
4/28/2023	AR	Payment		Operating	\$2,371.37		\$57,280.63
4/30/2023		Bank Statement Interest		Operating	\$2.49		\$57,283.12
Account Total					\$19,642.15	\$19,701.98	\$57,283.12
Beginning Balance							\$57,342.95
Net Change							(\$59.83)

Client: Greenway Parc at Surprise Two Community Association
Account: 1012 - Operating ICS 7273

Account Category: Operating Cash
Account Type: Bank

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$80,004.93
4/30/2023		Bank Statement Interest		Operating	\$16.44		\$80,021.37
Account Total					\$16.44	\$0.00	\$80,021.37
Beginning Balance							\$80,004.93
Net Change							\$16.44

Greenway Parc at Surprise Two Community Association
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Client: Greenway Parc at Surprise Two Community Association

Account Category: Operating Cash

Account: 1080 - Debit Card 6032

Account Type: Bank

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$2,500.20
4/11/2023	AP	Payment: OMNIS NETWORK, LLC, On-Line Payment, Invoice #: 04112023 D8E-20230410		Operating		\$12.28	\$2,487.92
4/28/2023	GL	Transfer from 1010 - CIT OPERATING 7054	Fund Debit Card	Operating	\$12.08		\$2,500.00
4/30/2023		Bank Statement Interest		Operating	\$0.10		\$2,500.10
Account Total					\$12.18	\$12.28	\$2,500.10
Beginning Balance					\$2,500.20		
Net Change					(\$0.10)		

Client: Greenway Parc at Surprise Two Community Association

Account Category: Reserve Cash

Account: 1270 - CIT Reserve 3575

Account Type: Bank

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$126,510.80
4/25/2023	GL	Reserve Contribution		Reserve	\$2,500.00		\$129,010.80
4/30/2023		Bank Statement Interest		Reserve	\$5.22		\$129,016.02
Account Total					\$2,505.22	\$0.00	\$129,016.02
Beginning Balance					\$126,510.80		
Net Change					\$2,505.22		

Client: Greenway Parc at Surprise Two Community Association

Account Category: Liabilities

Account: 3310 - Prepaid Assessments (Unearned Income)

Account Type: Liability

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$24,281.99)
4/1/2023	AR	Payment Application		Operating	\$7,822.52		(\$16,459.47)
4/1/2023	AR	Payment Application		Operating	\$1,194.87		(\$15,264.60)
4/3/2023	AR	Payment		Operating		\$2,813.00	(\$18,077.60)
4/3/2023	AR	Payment Application		Operating	\$2,150.58		(\$15,927.02)
4/4/2023	AR	Payment		Operating		\$1,004.95	(\$16,931.97)
4/4/2023	AR	Payment Application		Operating	\$634.19		(\$16,297.78)
4/5/2023	AR	Payment		Operating		\$742.00	(\$17,039.78)
4/5/2023	AR	Payment Application		Operating	\$670.00		(\$16,369.78)
4/6/2023	AR	Payment		Operating		\$876.12	(\$17,245.90)
4/6/2023	AR	Payment Application		Operating	\$736.18		(\$16,509.72)
4/6/2023	AR	Payment Application		Operating	\$15.00		(\$16,494.72)
4/6/2023	AR	Payment Application		Operating	\$25.00		(\$16,469.72)
4/7/2023	AR	Payment		Operating		\$1,138.00	(\$17,607.72)
4/7/2023	AR	Payment Application		Operating	\$878.51		(\$16,729.21)
4/10/2023	AR	Payment		Operating		\$2,632.37	(\$19,361.58)
4/10/2023	AR	Payment Application		Operating	\$1,590.37		(\$17,771.21)
4/10/2023	AR	Payment Application		Operating	\$213.00		(\$17,558.21)
4/10/2023	AR	Payment Application		Operating	\$280.00		(\$17,278.21)
4/10/2023	AR	REVERSAL - [Payment]		Operating	\$80.00		(\$17,198.21)
4/11/2023	AR	Payment		Operating		\$152.00	(\$17,350.21)
4/11/2023	AR	Payment Application		Operating	\$134.00		(\$17,216.21)
4/11/2023	AR	Payment Application		Operating	\$18.00		(\$17,198.21)
4/12/2023	AR	Payment		Operating		\$134.00	(\$17,332.21)
4/12/2023	AR	Payment Application		Operating	\$134.00		(\$17,198.21)
4/13/2023	AR	Payment		Operating		\$570.00	(\$17,768.21)
4/13/2023	AR	Payment Application		Operating	\$335.00		(\$17,433.21)
4/14/2023	AR	Payment Application		Operating	\$27.28		(\$17,405.93)
4/14/2023	AR	Payment Application		Operating	\$67.00		(\$17,338.93)
4/14/2023	AR	Payment Application		Operating	\$67.00		(\$17,271.93)
4/14/2023	AR	Payment Application		Operating	\$44.42		(\$17,227.51)
4/14/2023	AR	Payment Received from brown law bn		Operating		\$205.70	(\$17,433.21)
4/14/2023	AR	REVERSAL - [Payment Received from brown law bn]		Operating	\$205.70		(\$17,227.51)
4/14/2023	AR	[REVERSAL] - Payment Application		Operating		\$27.28	(\$17,254.79)
4/14/2023	AR	[REVERSAL] - Payment Application		Operating		\$67.00	(\$17,321.79)
4/14/2023	AR	[REVERSAL] - Payment Application		Operating		\$67.00	(\$17,388.79)
4/14/2023	AR	[REVERSAL] - Payment Application		Operating		\$44.42	(\$17,433.21)

**Greenway Parc at Surprise Two Community Association
General Ledger Report
4/1/2023 - 4/30/2023**

4/14/2023	AR	Payment Application	Operating	\$27.28		(\$17,405.93)
4/14/2023	AR	Payment Application	Operating	\$67.00		(\$17,338.93)
4/14/2023	AR	Payment Application	Operating	\$67.00		(\$17,271.93)
4/14/2023	AR	Payment Application	Operating	\$44.19		(\$17,227.74)
4/14/2023	AR	Payment Received from brown law bn	Operating		\$205.47	(\$17,433.21)
4/14/2023	AR	Payment	Operating		\$986.98	(\$18,420.19)
4/14/2023	AR	Payment Application	Operating	\$628.12		(\$17,792.07)
4/14/2023	AR	Payment Application	Operating	\$17.00		(\$17,775.07)
4/14/2023	AR	Payment Application	Operating	\$25.00		(\$17,750.07)
4/17/2023	AR	Payment	Operating		\$656.31	(\$18,406.38)
4/17/2023	AR	Payment Application	Operating	\$421.69		(\$17,984.69)
4/17/2023	AR	Payment Application	Operating	\$45.00		(\$17,939.69)
4/17/2023	AR	Payment Application	Operating	\$40.00		(\$17,899.69)
4/17/2023	AR	Payment Application	Operating	\$38.00		(\$17,861.69)
4/18/2023	AR	Payment	Operating		\$345.00	(\$18,206.69)
4/18/2023	AR	Payment Application	Operating	\$328.00		(\$17,878.69)
4/18/2023	AR	Payment Application	Operating	\$17.00		(\$17,861.69)
4/19/2023	AR	[REVERSAL] - Payment Application	Operating		\$22.96	(\$17,884.65)
4/19/2023	AR	[REVERSAL] - Payment Application	Operating		\$13.30	(\$17,897.95)
4/19/2023	AR	[REVERSAL] - Payment Application	Operating		\$25.00	(\$17,922.95)
4/19/2023	AR	Payment Application	Operating	\$61.26		(\$17,861.69)
4/19/2023	AR	[REVERSAL] - Payment Application	Operating		\$59.44	(\$17,921.13)
4/19/2023	AR	[REVERSAL] - Payment Application	Operating		\$1.82	(\$17,922.95)
4/19/2023	AR	Payment Application	Operating	\$61.26		(\$17,861.69)
4/19/2023	AR	Payment	Operating		\$67.00	(\$17,928.69)
4/19/2023	AR	Payment Application	Operating	\$67.00		(\$17,861.69)
4/20/2023	AR	Payment Application	Operating	\$67.00		(\$17,794.69)
4/20/2023	AR	Payment Application	Operating	\$67.00		(\$17,727.69)
4/20/2023	AR	Payment Application	Operating	\$55.07		(\$17,672.62)
4/20/2023	AR	Payment Received from brown law group bn	Operating		\$189.07	(\$17,861.69)
4/20/2023	AR	Payment	Operating		\$180.04	(\$18,041.73)
4/20/2023	AR	Payment Application	Operating	\$140.04		(\$17,901.69)
4/20/2023	AR	Payment Application	Operating	\$30.00		(\$17,871.69)
4/20/2023	AR	Payment Application	Operating	\$10.00		(\$17,861.69)
4/21/2023	AR	Payment	Operating		\$551.00	(\$18,412.69)
4/21/2023	AR	Payment Application	Operating	\$134.00		(\$18,278.69)
4/21/2023	AR	Payment Application	Operating	\$15.00		(\$18,263.69)
4/24/2023	AR	Payment	Operating		\$615.84	(\$18,879.53)
4/24/2023	AR	Payment Application	Operating	\$240.84		(\$18,638.69)
4/24/2023	AR	Payment Application	Operating	\$55.00		(\$18,583.69)
4/25/2023	AR	Payment	Operating		\$339.95	(\$18,923.64)
4/25/2023	AR	Payment Application	Operating	\$67.00		(\$18,856.64)
4/25/2023	AR	Payment Application	Operating	\$1.95		(\$18,854.69)
4/26/2023	AR	Payment	Operating		\$701.00	(\$19,555.69)
4/27/2023	AR	Payment Application	Operating	\$25.00		(\$19,530.69)
4/27/2023	AR	Payment	Operating		\$1,296.00	(\$20,826.69)
4/27/2023	AR	Payment Application	Operating	\$124.00		(\$20,702.69)
4/27/2023	AR	Payment Application	Operating	\$30.00		(\$20,672.69)
4/27/2023	AR	Payment Application	Operating	\$18.00		(\$20,654.69)
4/28/2023	AR	Payment	Operating		\$2,371.37	(\$23,026.06)
4/28/2023	AR	Payment Application	Operating	\$271.02		(\$22,755.04)
4/28/2023	AR	Payment Application	Operating	\$33.00		(\$22,722.04)

Account Total				\$20,661.34	\$19,101.39	(\$22,722.04)
Beginning Balance				(\$24,281.99)		
Net Change				\$1,559.95		

Client: Greenway Parc at Surprise Two Community Association
Account: 5510 - Prior Year(s) Net Inc./Loss

Account Category: Reserves & Equity
Account Type: Equity

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$218,047.91)
Account Total					\$0.00	\$0.00	(\$218,047.91)
Beginning Balance					(\$218,047.91)		
Net Change					\$0.00		

Client: Greenway Parc at Surprise Two Community Association
Account: 6310 - Assessment Income

Account Category: Operating Income
Account Type: Income

Greenway Parc at Surprise Two Community Association
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4/1/2023 - 4/30/2023

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$54,324.47)
4/1/2023	AR	Payment Application		Operating	\$7,822.52		(\$62,146.99)
4/1/2023	AR	Payment Application		Operating	\$1,194.87		(\$63,341.86)
4/3/2023	AR	Payment Application		Operating	\$2,150.58		(\$65,492.44)
4/4/2023	AR	Payment Application		Operating	\$634.19		(\$66,126.63)
4/5/2023	AR	Payment Application		Operating	\$670.00		(\$66,796.63)
4/6/2023	AR	Payment Application		Operating	\$736.18		(\$67,532.81)
4/7/2023	AR	Payment Application		Operating	\$878.51		(\$68,411.32)
4/10/2023	AR	Payment Application		Operating	\$1,590.37		(\$70,001.69)
4/11/2023	AR	Payment Application		Operating	\$134.00		(\$70,135.69)
4/12/2023	AR	Payment Application		Operating	\$134.00		(\$70,269.69)
4/13/2023	AR	Payment Application		Operating	\$335.00		(\$70,604.69)
4/14/2023	AR	Payment Application		Operating	\$27.28		(\$70,631.97)
4/14/2023	AR	Payment Application		Operating	\$67.00		(\$70,698.97)
4/14/2023	AR	Payment Application		Operating	\$67.00		(\$70,765.97)
4/14/2023	AR	Payment Application		Operating	\$44.42		(\$70,810.39)
4/14/2023	AR	[REVERSAL] - Payment Application		Operating	\$27.28		(\$70,783.11)
4/14/2023	AR	[REVERSAL] - Payment Application		Operating	\$67.00		(\$70,716.11)
4/14/2023	AR	[REVERSAL] - Payment Application		Operating	\$67.00		(\$70,649.11)
4/14/2023	AR	[REVERSAL] - Payment Application		Operating	\$44.42		(\$70,604.69)
4/14/2023	AR	Payment Application		Operating		\$27.28	(\$70,631.97)
4/14/2023	AR	Payment Application		Operating		\$67.00	(\$70,698.97)
4/14/2023	AR	Payment Application		Operating		\$67.00	(\$70,765.97)
4/14/2023	AR	Payment Application		Operating		\$44.19	(\$70,810.16)
4/14/2023	AR	Payment Application		Operating		\$628.12	(\$71,438.28)
4/17/2023	AR	Payment Application		Operating		\$421.69	(\$71,859.97)
4/18/2023	AR	Payment Application		Operating		\$328.00	(\$72,187.97)
4/19/2023	AR	[REVERSAL] - Payment Application		Operating	\$22.96		(\$72,165.01)
4/19/2023	AR	[REVERSAL] - Payment Application		Operating	\$13.30		(\$72,151.71)
4/19/2023	AR	Payment Application		Operating		\$61.26	(\$72,212.97)
4/19/2023	AR	[REVERSAL] - Payment Application		Operating	\$59.44		(\$72,153.53)
4/19/2023	AR	Payment Application		Operating		\$61.26	(\$72,214.79)
4/19/2023	AR	Payment Application		Operating		\$67.00	(\$72,281.79)
4/20/2023	AR	Payment Application		Operating		\$67.00	(\$72,348.79)
4/20/2023	AR	Payment Application		Operating		\$67.00	(\$72,415.79)
4/20/2023	AR	Payment Application		Operating		\$55.07	(\$72,470.86)
4/20/2023	AR	Payment Application		Operating		\$140.04	(\$72,610.90)
4/21/2023	AR	Payment Application		Operating		\$134.00	(\$72,744.90)
4/24/2023	AR	Payment Application		Operating		\$240.84	(\$72,985.74)
4/25/2023	AR	Payment Application		Operating		\$67.00	(\$73,052.74)
4/27/2023	AR	Payment Application		Operating		\$124.00	(\$73,176.74)
4/28/2023	AR	Payment Application		Operating		\$271.02	(\$73,447.76)
Account Total					\$301.40	\$19,424.69	(\$73,447.76)
Beginning Balance							(\$54,324.47)
Net Change							(\$19,123.29)

Client: Greenway Parc at Surprise Two Community Association
Account: 6315 - Working Capital

Account Category: Operating Income
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$134.00)
Account Total					\$0.00	\$0.00	(\$134.00)
Beginning Balance							(\$134.00)
Net Change							\$0.00

Client: Greenway Parc at Surprise Two Community Association
Account: 6340 - Late Fee Income

Account Category: Operating Income
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$1,773.44)
4/6/2023	AR	Payment Application		Operating	\$15.00		(\$1,788.44)
4/10/2023	AR	Payment Application		Operating	\$213.00		(\$2,001.44)
4/14/2023	AR	Payment Application		Operating	\$17.00		(\$2,018.44)
4/17/2023	AR	Payment Application		Operating	\$45.00		(\$2,063.44)
4/17/2023	AR	Payment Application		Operating	\$38.00		(\$2,101.44)
4/18/2023	AR	Payment Application		Operating	\$17.00		(\$2,118.44)

**Greenway Parc at Surprise Two Community Association
General Ledger Report
4/1/2023 - 4/30/2023**

4/19/2023	AR	[REVERSAL] - Payment Application	Operating	\$1.82		(\$2,116.62)
4/20/2023	AR	Payment Application	Operating		\$30.00	(\$2,146.62)
4/21/2023	AR	Payment Application	Operating		\$15.00	(\$2,161.62)
4/24/2023	AR	Payment Application	Operating		\$55.00	(\$2,216.62)
4/25/2023	AR	Payment Application	Operating		\$1.95	(\$2,218.57)
4/27/2023	AR	Payment Application	Operating		\$30.00	(\$2,248.57)
4/28/2023	AR	Payment Application	Operating		\$33.00	(\$2,281.57)
Account Total				\$1.82	\$509.95	(\$2,281.57)
Beginning Balance						(\$1,773.44)
Net Change						(\$508.13)

Client: Greenway Parc at Surprise Two Community Association
Account: 6351 - ARS Collection Fees

Account Category: Operating Income
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$100.00)
Account Total					\$0.00	\$0.00	(\$100.00)
Beginning Balance							(\$100.00)
Net Change							\$0.00

Client: Greenway Parc at Surprise Two Community Association
Account: 6357 - NSF Check Fee

Account Category: Operating Income
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$44.00)
4/27/2023	AR	Payment Application		Operating		\$18.00	(\$62.00)
Account Total					\$0.00	\$18.00	(\$62.00)
Beginning Balance							(\$44.00)
Net Change							(\$18.00)

Client: Greenway Parc at Surprise Two Community Association
Account: 6370 - Owner Collection Costs

Account Category: Operating Income
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$1,381.60)
4/6/2023	AR	Payment Application		Operating		\$25.00	(\$1,406.60)
4/10/2023	AR	Payment Application		Operating		\$280.00	(\$1,686.60)
4/11/2023	AR	Payment Application		Operating		\$18.00	(\$1,704.60)
4/14/2023	AR	Payment Application		Operating		\$25.00	(\$1,729.60)
4/17/2023	AR	Payment Application		Operating		\$40.00	(\$1,769.60)
4/20/2023	AR	Payment Application		Operating		\$10.00	(\$1,779.60)
Account Total					\$0.00	\$398.00	(\$1,779.60)
Beginning Balance							(\$1,381.60)
Net Change							(\$398.00)

Client: Greenway Parc at Surprise Two Community Association
Account: 6375 - Violation/Fine Income

Account Category: Operating Income
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$864.78)
4/19/2023	AR	[REVERSAL] - Payment Application		Operating	\$25.00		(\$839.78)
4/27/2023	AR	Payment Application		Operating		\$25.00	(\$864.78)
Account Total					\$25.00	\$25.00	(\$864.78)
Beginning Balance							(\$864.78)
Net Change							\$0.00

Client: Greenway Parc at Surprise Two Community Association
Account: 6510 - Transfer Fees

Account Category: Operating Income
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$250.00)
Account Total					\$0.00	\$0.00	(\$250.00)

**Greenway Parc at Surprise Two Community Association
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Beginning Balance (\$250.00)
Net Change \$0.00

Client: Greenway Parc at Surprise Two Community Association
Account: 6910 - Interest Income

Account Category: Operating Income
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$20.59)
4/30/2023		Bank Statement Interest		Operating		\$2.49	(\$23.08)
4/30/2023		Bank Statement Interest		Operating		\$16.44	(\$39.52)
4/30/2023		Bank Statement Interest		Operating		\$0.10	(\$39.62)
Account Total					\$0.00	\$19.03	(\$39.62)
Beginning Balance					(\$20.59)		
Net Change					(\$19.03)		

Client: Greenway Parc at Surprise Two Community Association
Account: 6911 - Reserve Interest

Account Category: Reserve Income
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$93.24)
4/30/2023		Bank Statement Interest		Reserve		\$5.22	(\$98.46)
Account Total					\$0.00	\$5.22	(\$98.46)
Beginning Balance					(\$93.24)		
Net Change					(\$5.22)		

Client: Greenway Parc at Surprise Two Community Association
Account: 6925 - Reserve Contribution

Account Category: Reserve Income
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$7,500.00)
4/25/2023	GL	Reserve Contribution		Reserve		\$2,500.00	(\$10,000.00)
Account Total					\$0.00	\$2,500.00	(\$10,000.00)
Beginning Balance					(\$7,500.00)		
Net Change					(\$2,500.00)		

Client: Greenway Parc at Surprise Two Community Association
Account: 6990 - Reserve Income Allocation

Account Category: Operating Income
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$7,500.00
4/25/2023	GL	Reserve Contribution		Operating	\$2,500.00		\$10,000.00
Account Total					\$2,500.00	\$0.00	\$10,000.00
Beginning Balance					\$7,500.00		
Net Change					\$2,500.00		

Client: Greenway Parc at Surprise Two Community Association
Account: 7010 - Management Fees

Account Category: Contract Service Expense
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$4,461.00
4/3/2023	GL	Management Fee		Operating	\$1,487.00		\$5,948.00
Account Total					\$1,487.00	\$0.00	\$5,948.00
Beginning Balance					\$4,461.00		
Net Change					\$1,487.00		

Client: Greenway Parc at Surprise Two Community Association
Account: 7020 - Accounting Fees/Tax Prep

Account Category: General & Administrative
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$275.00

**Greenway Parc at Surprise Two Community Association
General Ledger Report
4/1/2023 - 4/30/2023**

Account Total					\$0.00	\$0.00	\$275.00
Beginning Balance							\$275.00
Net Change							\$0.00

Client: Greenway Parc at Surprise Two Community Association				Account Category: General & Administrative			
Account: 7161 - ARS Collection Fees				Account Type: Expense			
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
4/14/2023	AP	BROWN COMMUNITY MANAGEMENT, Invoice #: 80, Monitoring Payment plan		Operating	\$100.00		\$100.00
Account Total							
Beginning Balance							
Net Change							

Client: Greenway Parc at Surprise Two Community Association				Account Category: General & Administrative			
Account: 7165 - Collection Fees				Account Type: Expense			
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
4/8/2023	AP	BROWN COMMUNITY MANAGEMENT, Invoice #: 23006, Collections		Operating	\$815.00		\$1,400.00
4/14/2023	AP	BROWN COMMUNITY MANAGEMENT, Invoice #: 80, Late notices		Operating	\$415.00		\$1,815.00
4/20/2023	AP	BROWN COMMUNITY MANAGEMENT, Invoice #: 331006, Notices		Operating	\$570.00		\$2,385.00
Account Total							
Beginning Balance							
Net Change							

Client: Greenway Parc at Surprise Two Community Association				Account Category: General & Administrative			
Account: 7260 - Postage & Mail				Account Type: Expense			
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
4/8/2023	AP	BROWN COMMUNITY MANAGEMENT, Invoice #: 23006, Postage		Operating	\$250.23		\$566.15
4/14/2023	AP	BROWN COMMUNITY MANAGEMENT, Invoice #: 80, Postage		Operating	\$231.61		\$797.76
4/20/2023	AP	BROWN COMMUNITY MANAGEMENT, Invoice #: 331006, Postage		Operating	\$45.46		\$843.22
Account Total							
Beginning Balance							
Net Change							

Client: Greenway Parc at Surprise Two Community Association				Account Category: General & Administrative			
Account: 7280 - Insurance				Account Type: Expense			
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
4/18/2023	AP	LIO INSURANCE COMPANY, Check #: On-Line, Invoice #: 62612		Operating	\$2,485.00		\$4,637.00
Account Total							
Beginning Balance							
Net Change							

Client: Greenway Parc at Surprise Two Community Association				Account Category: General & Administrative			
Account: 7357 - NSF Fee				Account Type: Expense			
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
4/14/2023	AP	BROWN COMMUNITY MANAGEMENT, Invoice #: 80, Return check		Operating	\$25.00		\$75.00

Greenway Parc at Surprise Two Community Association
General Ledger Report
4/1/2023 - 4/30/2023

Account Total	\$25.00	\$0.00	\$75.00
Beginning Balance	\$50.00		
Net Change	\$25.00		

Client: Greenway Parc at Surprise Two Community Association			Account Category: General & Administrative				
Account: 7400 - Copies & Envelopes			Account Type: Expense				
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$0.00
4/14/2023	AP	BROWN COMMUNITY MANAGEMENT, Invoice #: 80, Printing		Operating	\$9.00		\$9.00
Account Total					\$9.00	\$0.00	\$9.00
Beginning Balance					\$0.00		
Net Change					\$9.00		

Client: Greenway Parc at Surprise Two Community Association			Account Category: General & Administrative				
Account: 7430 - Income Tax			Account Type: Expense				
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$0.00
4/3/2023	AP	ARIZONA DEPARTMENT OF REVENUE , Check #: 300, Invoice #: 86-1022536		Operating	\$50.00		\$50.00
Account Total					\$50.00	\$0.00	\$50.00
Beginning Balance					\$0.00		
Net Change					\$50.00		

Client: Greenway Parc at Surprise Two Community Association			Account Category: General & Administrative				
Account: 7450 - Other Taxes, Permits & Fees			Account Type: Expense				
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$0.00
4/14/2023	AP	BROWN COMMUNITY MANAGEMENT, Invoice #: 80, 1099 vendor billing		Operating	\$7.85		\$7.85
Account Total					\$7.85	\$0.00	\$7.85
Beginning Balance					\$0.00		
Net Change					\$7.85		

Client: Greenway Parc at Surprise Two Community Association			Account Category: General & Administrative				
Account: 7890 - Misc. General Administrative			Account Type: Expense				
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$542.00
4/11/2023	AP	OMNIS NETWORK, LLC, Check #: On-Line, Invoice #: 04112023 D8E-20230410		Operating	\$12.28		\$554.28
4/20/2023	AP	BROWN COMMUNITY MANAGEMENT, Invoice #: 331006, Compliance Letters		Operating	\$88.00		\$642.28
Account Total					\$100.28	\$0.00	\$642.28
Beginning Balance					\$542.00		
Net Change					\$100.28		

Client: Greenway Parc at Surprise Two Community Association			Account Category: General & Administrative				
Account: 7895 - Billing Statements			Account Type: Expense				
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$513.60
4/8/2023	AP	BROWN COMMUNITY MANAGEMENT, Invoice #: 23006, Statements		Operating	\$509.40		\$1,023.00
4/14/2023	AP	BROWN COMMUNITY MANAGEMENT, Invoice #: 80, Statements		Operating	\$509.80		\$1,532.80
4/20/2023	AP	BROWN COMMUNITY MANAGEMENT, Invoice #: 331006, Statements		Operating	\$509.40		\$2,042.20
Account Total					\$1,528.60	\$0.00	\$2,042.20
Beginning Balance					\$513.60		

**Greenway Parc at Surprise Two Community Association
General Ledger Report
4/1/2023 - 4/30/2023**

Net Change \$1,528.60

Client: Greenway Parc at Surprise Two Community Association
Account: 8910 - Electricity

Account Category: Utilities
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$390.34
4/5/2023	AP	APS, Check #: On-Line, Invoice #: 9877341000		Operating	\$135.70		\$526.04
Account Total					\$135.70	\$0.00	\$526.04
Beginning Balance					\$390.34		
Net Change					\$135.70		

Client: Greenway Parc at Surprise Two Community Association
Account: 8920 - Water & Sewer

Account Category: Utilities
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$1,232.81
4/12/2023	AP	EPCOR WATER (USA), INC, Check #: On-Line, Invoice #: 0087235		Operating	\$866.49		\$2,099.30
4/12/2023	AP	[VOID] - EPCOR WATER (USA), INC, Check #: On-Line, Invoice #: 0087235		Operating		\$866.49	\$1,232.81
4/12/2023	AP	EPCOR WATER (USA), INC, Check #: On-Line, Invoice #: 0087235		Operating	\$690.93		\$1,923.74
Account Total					\$1,557.42	\$866.49	\$1,923.74
Beginning Balance					\$1,232.81		
Net Change					\$690.93		

Client: Greenway Parc at Surprise Two Community Association
Account: 9037 - Landscape - Other

Account Category: Maintenance
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$1,405.00
Account Total					\$0.00	\$0.00	\$1,405.00
Beginning Balance					\$1,405.00		
Net Change					\$0.00		

Client: Greenway Parc at Surprise Two Community Association
Account: 9110 - Gen. Maint. & Repair

Account Category: Maintenance
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$214.81
Account Total					\$0.00	\$0.00	\$214.81
Beginning Balance					\$214.81		
Net Change					\$0.00		

Client: Greenway Parc at Surprise Two Community Association
Account: 9235 - Playground Repair/Maint.

Account Category: Maintenance
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$500.00
Account Total					\$0.00	\$0.00	\$500.00
Beginning Balance					\$500.00		
Net Change					\$0.00		

Client: Greenway Parc at Surprise Two Community Association
Account: 9610 - Lawn Maint. & Landscaping

Account Category: Contract Service Expense
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$21,529.66

**Greenway Parc at Surprise Two Community Association
General Ledger Report
4/1/2023 - 4/30/2023**

4/8/2023	AP	POOR DADDYS LANDSCAPING LLC, Invoice #: 1151, Monthly service fee	Operating	\$7,103.33		\$28,632.99
Account Total				\$7,103.33	\$0.00	\$28,632.99
Beginning Balance				\$21,529.66		
Net Change				\$7,103.33		

Client: Greenway Parc at Surprise Two Community Association
Account: 9750 - Pest Control/Extermination

Account Category: Contract Service Expense
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$790.00
Account Total					\$0.00	\$0.00	\$790.00
Beginning Balance					\$790.00		
Net Change					\$0.00		



Greenway Parc at Surprise Two 006
Reconciliation Report

CIT Bank - CIT Operating 7054-1010
Statement Date: 4/30/2023

Statement Balance: \$57,283.12
GL Balance: \$57,283.12
Last Statement Balance: \$60,392.95
Outstanding Checks: \$0.00
Outstanding Deposits: \$0.00
Calculated Balance: \$57,283.12
GL vs. Balance Difference: \$0.00

Outstanding

Checks	Description	Date	Check #	Amount
Total Outstanding Checks:				\$0.00

Deposits	Description	Date	Amount
Total Outstanding Deposits:			\$0.00



4-30-23
 50657054

BROWN COMMUNITY MANAGEMENT INC AGENT FOR
 GREENWAY PARC AT SURPRISE TWO COMMUNITY
 OPERATING
 7255 E HAMPTON AVE STE 101
 MESA AZ 85209-3312

5065 705 4 NOW ACCOUNT

Previous Balance	3-31-23	60,392.95
+Deposits/Credits	22	18,567.47
-Checks/Debits	20	21,679.79
-Service Charge		.00
+Interest Paid		2.49
Current Balance		57,283.12
Days in Statement Period	30	

* - - - - -INTEREST SUMMARY- - - - - *

Interest Earned From	4/01/23 To 4/30/23	
Days in Period		30
Interest Earned		2.49
Annual Percentage Yield Earned		.05
Interest Paid this Year		17.84
Interest Withheld this Year		.00

* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - *

Date	Description	Amount
4-03	Lockbox Deposit	2813.00
4-04	Lockbox Deposit	1004.95
4-05	Lockbox Deposit	742.00
4-06	Lockbox Deposit	876.12
4-07	Lockbox Deposit	1138.00
4-10	Lockbox Deposit	2632.37
4-11	Lockbox Deposit	152.00
4-12	Lockbox Deposit	134.00
4-12	282662325	80.00-
	Silvia Aranda	
	Reversal of 4/7 Dupe Posting	
4-13	Lockbox Deposit	570.00
4-14	Lockbox Deposit	986.98
4-17	Lockbox Deposit	656.31
4-17	Image Deposit	205.47
4-18	Lockbox Deposit	345.00
4-19	Lockbox Deposit	67.00
4-20	Image Deposit	189.07
4-20	Lockbox Deposit	180.04
4-21	Lockbox Deposit	551.00
4-24	Lockbox Deposit	615.84
4-25	WEB TFR TO 000050953575	2500.00-
	RESERVE CONTRIBUTION	
	040436002717	
4-25	Lockbox Deposit	339.95
4-26	Lockbox Deposit	701.00
4-27	Lockbox Deposit	1296.00
4-28	WEB TFR TO 000050676032	12.08-
	FUND DEBIT CARD	
	8E4E3365E7BF4 123844010720	

Continued on Next Page

BROWN COMMUNITY MANAGEMENT INC AGENT FOR

4-28		Lockbox Deposit			2371.37	
4-28		Interest Pymt			2.49	
* - - - - -EFT ACTIVITY- - - - - *						
Date		Description			Amount	
4-03		REALMANAGE LLC			1487.00-	
		ACH				
		705MGT FEE				
4-07		APS electric pmt PAYMENT			135.70-	
		GREENWAY PARC AT SURPR				
		#####1000				
4-12		EPCOR Water(USA) PAYMENT			690.93-	
		Greenway Parc at Surpr				
		0087235				
4-20		LIO INSURANCE INSURANCE			2485.00-	
		GREENWAY PARC AT SURPR				
		3903986				
* - - - - -CHECKS PAID- - - - - *						
	No.	Date	Amount	No.	Date	Amount
	292	4-04	245.00	293	4-05	200.00
	294	4-04	225.00	295	4-04	170.00
	296	4-05	500.00	297	4-05	275.00
	298	4-04	1235.00	299	4-05	200.00
	300	4-11	50.00	301	4-20	1574.63
	302	4-18	7103.33	303	4-28	1298.26
	304	4-28	1212.86			
* - - - - -DAILY BALANCE SUMMARY- - - - - *						
Date	Balance	Date	Balance	Date	Balance	
3-31	60392.95	4-03	61718.95	4-04	60848.90	
4-05	60415.90	4-06	61292.02	4-07	62294.32	
4-10	64926.69	4-11	65028.69	4-12	64391.76	
4-13	64961.76	4-14	65948.74	4-17	66810.52	
4-18	60052.19	4-19	60119.19	4-20	56428.67	
4-21	56979.67	4-24	57595.51	4-25	55435.46	
4-26	56136.46	4-27	57432.46	4-28	57283.12	
* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - *						
			This Cycle		YTD	
	Total returned item fees		.00		.00	
	Total overdraft fees		.00		.00	

END OF STATEMENT

CIT Community Association Banking
 A Division of CIT Bank
 Main Office
 P.O. Box 60095
 Phoenix, AZ 85082
 (866) 800-4656



4-30-23
 50676032

BROWN COMMUNITY MANAGEMENT INC AGENT FOR
 GREENWAY PARK AT SURPRISE TWO COMMUNITY
 DEBIT CARD
 7255 E HAMPTON AVE STE 101
 MESA AZ 85209-3312

5067 603 2 NOW ACCOUNT

Previous Balance	3-31-23	2,500.20
+Deposits/Credits	1	12.08
-Checks/Debits	1	12.28
-Service Charge		.00
+Interest Paid		.10
Current Balance		2,500.10
Days in Statement Period	30	

* - - - - -INTEREST SUMMARY- - - - - *

Interest Earned From	4/01/23 To 4/30/23	
Days in Period		30
Interest Earned		.10
Annual Percentage Yield Earned		.05
Interest Paid this Year		.41
Interest Withheld this Year		.00

* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - *

Date	Description	Amount
4-28	WEB TFR FR 000050657054	12.08
	FUND DEBIT CARD	
	8E4E3365E7BF4 123844010720	
4-28	Interest Pymt	.10

* - - - - -EFT ACTIVITY- - - - - *

Date	Description	Amount
4-11	DDA PUR OMNIS NETW 7746 041023	12.28-
	OMNIS NETWORK	
	877-3934678 CA 880831	

* - - - - -DAILY BALANCE SUMMARY- - - - - *

Date	Balance	Date	Balance	Date	Balance
3-31	2500.20	4-11	2487.92	4-28	2500.10

* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - *

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

CIT Community Association Banking
 A Division of CIT Bank
 Main Office
 P.O. Box 60095
 Phoenix, AZ 85082
 (866) 800-4656



4-30-23
 50953575

BROWN COMMUNITY MANAGEMENT INC AGENT FOR
 GREENWAY PARC AT SURPRISE TWO COMMUNITY
 RESERVE
 7255 E HAMPTON AVE STE 101
 MESA AZ 85209-3312

5095 357 5 NOW ACCOUNT

Previous Balance	3-31-23	126,510.80
+Deposits/Credits	1	2,500.00
-Checks/Debits		.00
-Service Charge		.00
+Interest Paid		5.22
Current Balance		129,016.02
Days in Statement Period	30	

* - - - - -INTEREST SUMMARY- - - - - *

Interest Earned From	4/01/23 To 4/30/23	
Days in Period		30
Interest Earned		5.22
Annual Percentage Yield Earned		.05
Interest Paid this Year		97.94
Interest Withheld this Year		.00

* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - *

Date	Description	Amount
4-25	WEB TFR FR 000050657054 RESERVE CONTRIBUTION 040436002717	2500.00
4-28	Interest Pymt	5.22

* - - - - -DAILY BALANCE SUMMARY- - - - - *

Date	Balance	Date	Balance	Date	Balance
3-31	126510.80	4-25	129010.80	4-28	129016.02

* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - *

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

First-Citizens Bank & Trust Company
4950 S. 48th Street
Phoenix, AZ 85040



116683-28A
GREENWAY PARC AT SURPRISE TWO COMMUNITY
7255 E Hampton Ave Ste 101
Mesa, AZ 85209-3312

Contact Us
866-800-4656



Account
GREENWAY PARC AT SURPRISE TWO COMMUNITY

Date
04/30/2023

Page
1 of 3

IntraFi Cash ServiceSM, or ICS[®], Monthly Statement

The following information is a summary of activity in your account(s) for the month of April 2023 and the list of FDIC-insured institution(s) that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through IntraFi Cash Service. Funds in your deposit accounts at the FDIC-insured institutions at which your funds have been placed will be "deposits," as defined by federal law.

CIT Bank, a division of First-Citizens Bank & Trust Company

Summary of Accounts

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
*****273	Savings	0.25%	\$80,004.93	\$80,021.37
*****575	Savings	0.00%	0.52	0.00
TOTAL			\$80,005.45	\$80,021.37

DETAILED ACCOUNT OVERVIEW

Account ID: *****273

Account Title: GREENWAY PARC AT SURPRISE TWO COMMUNITY

Account Summary - Savings

Statement Period	4/1-4/30/2023	Average Daily Balance	\$80,005.48
Previous Period Ending Balance	\$80,004.93	Interest Rate at End of Statement Period	0.25%
Total Program Deposits	0.00	Statement Period Yield	0.25%
Total Program Withdrawals	(0.00)	YTD Interest Paid	21.37
Interest Capitalized	16.44		
Current Period Ending Balance	\$80,021.37		

Account Transaction Detail

Date	Activity Type	Amount	Balance
04/28/2023	Interest Capitalization	\$16.44	\$80,021.37

Summary of Balances as of April 30, 2023

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
City National Bank of Florida	Miami, FL	20234	\$80,021.37

DETAILED ACCOUNT OVERVIEW

Account ID: *****575

Account Title: GREENWAY PARC AT SURPRISE TWO COMMUNITY



Account Summary - Savings

Statement Period	4/1-4/30/2023	Average Daily Balance	\$0.03
Previous Period Ending Balance	\$0.52	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	0.00	Statement Period Yield	0.00%
Total Program Withdrawals	(0.52)	YTD Interest Paid	0.52
Interest Capitalized	0.00		
Current Period Ending Balance	\$0.00		

Account Transaction Detail

Date	Activity Type	Amount	Balance
04/03/2023	Withdrawal	(\$0.52)	\$0.00

Summary of Balances as of April 30, 2023

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
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