

GREENLAWN

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

MARCH 2018

64K GREENLAWN TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
03/31/2018

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	56,332.02	59,121.30	(2,789.28)
TOTAL CASH	56,332.02	59,121.30	(2,789.28)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	2,993.10	1,285.41	1,707.69
RESERVE FOR BAD DEBT	(357.00)	(87.00)	(270.00)
TOTAL ACCOUNTS RECEIVABLE	2,636.10	1,198.41	1,437.69
OTHER ASSETS			
PREPAID EXPENSE	1,571.99	1,746.66	(174.67)
TOTAL OTHER ASSETS	1,571.99	1,746.66	(174.67)
TOTAL ASSETS	60,540.11	62,066.37	(1,526.26)

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	2,486.33	4,624.48	(2,138.15)
PREPAID ASSESSMENTS	<u>7,447.08</u>	<u>7,447.08</u>	<u>0.00</u>
TOTAL CURRENT LIABILITIES	9,933.41	12,071.56	(2,138.15)
EQUITY			
OWNERS' EQUITY	54,602.24	54,602.24	0.00
CURRENT YEAR INCOME (LOSS)	<u>(3,995.54)</u>	<u>(4,607.43)</u>	<u>611.89</u>
TOTAL EQUITY	50,606.70	49,994.81	611.89
TOTAL LIABILITIES & EQUITY	<u>60,540.11</u>	<u>62,066.37</u>	<u>(1,526.26)</u>

64K GREENLAWN TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
03/31/2018

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Mar2018 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
INCOME									
5.495.40	5.495	0.40	0401	ASSOCIATION DUES	16.486.20	16.485	1.20	65.940	(49,453.80)
(2,709.00)	(2,709)	0.00	0402	RESERVE FUND CONTRIBUTION	(8,126.00)	(8,126)	0.00	(32,500)	24,374.00
(270.00)	0	(270.00)	0423	LESS: BAD DEBT	(340.00)	0	(340.00)	0	(340.00)
25.00	0	25.00	0441	LATE CHARGES	100.00	0	100.00	0	100.00
22.85	0	22.85	0449	DELINQUENCY INTEREST	63.61	0	63.61	0	63.61
<u>2,564.25</u>	<u>2,786</u>	<u>(221.75)</u>		TOTAL INCOME	<u>8,183.81</u>	<u>8,359</u>	<u>(175.19)</u>	<u>33,440</u>	<u>(25,256.19)</u>
EXPENSES									
ADMINISTRATIVE									
340.00	340	0.00	6514	ADMINISTRATIVE FEE	1,020.00	1,020	0.00	4,080	3,060.00
0.00	0	0.00		MISC - ADMINISTRATIVE	0.00	11	11.00	71	71.00
<u>340.00</u>	<u>340</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>1,020.00</u>	<u>1,031</u>	<u>11.00</u>	<u>4,151</u>	<u>3,131.00</u>
OPERATIONAL EXPENSES									
5.15	100	94.85	6603	GENERAL MAINTENANCE	145.15	200	54.85	750	604.85
0.00	500	500.00	66030002	POWER WASHING	0.00	500	500.00	2,900	2,900.00
0.00	0	0.00	66030003	GUTTER CLEANING	0.00	0	0.00	1,575	1,575.00
1,312.75	1,389	76.25	6607	LANDSCAPE MANAGEMENT	6,391.23	4,167	(2,224.23)	16,668	10,276.77
0.00	110	110.00	66070001	LANDSCAPE & IRRIGATION	2,636.63	330	(2,306.63)	1,315	(1,321.63)
174.67	209	34.33	6626	TERMITE BOND	708.01	627	(81.01)	2,508	1,799.99
<u>1,492.57</u>	<u>2,308</u>	<u>815.43</u>		TOTAL OPERATIONAL EXPENSE	<u>9,881.02</u>	<u>5,824</u>	<u>(4,057.02)</u>	<u>25,716</u>	<u>15,834.98</u>
RECREATIONAL/FACILITY MAIN									
MAINTENANCE									
0.00	500	500.00		MAINTENANCE	850.00	500	(350.00)	2,000	1,150.00
91.71	103	11.29		WATER/RECLAIMED WATER	343.61	309	(34.61)	1,235	891.39
<u>91.71</u>	<u>603</u>	<u>511.29</u>		TOTAL RECREATIONAL EXPENS	<u>1,193.61</u>	<u>809</u>	<u>(384.61)</u>	<u>3,235</u>	<u>2,041.39</u>
UTILITIES									
28.08	28	(0.08)	6663	ELECTRICITY-OTHER	84.72	84	(0.72)	338	253.28
<u>28.08</u>	<u>28</u>	<u>(0.08)</u>		TOTAL UTILITIES	<u>84.72</u>	<u>84</u>	<u>(0.72)</u>	<u>338</u>	<u>253.28</u>
<u>1,952.36</u>	<u>3,279</u>	<u>1,326.64</u>		TOTAL OPERATING EXPENSES	<u>12,179.35</u>	<u>7,748</u>	<u>(4,431.35)</u>	<u>33,440</u>	<u>21,260.65</u>
611.89	(493)	1,104.89		NET INCOME BEFORE DEBT&DEPRECIATION	(3,995.54)	611	(4,606.54)	0	(3,995.54)
<u>611.89</u>	<u>(493)</u>	<u>1,104.89</u>		OPERATING NET INCOME (LOSS)	<u>(3,995.54)</u>	<u>611</u>	<u>(4,606.54)</u>	<u>0</u>	<u>(3,995.54)</u>

64K GREENLAWN TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
03/31/2018

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>304,323.15</u>	<u>301,484.71</u>	<u>2,838.44</u>
TOTAL CASH	304,323.15	301,484.71	2,838.44
TOTAL ASSETS	<u>304,323.15</u>	<u>301,484.71</u>	<u>2,838.44</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	295,638.12	295,638.12	0.00
NET INCOME (LOSS)	<u>8,685.03</u>	<u>5,846.59</u>	<u>2,838.44</u>
TOTAL EQUITY	304,323.15	301,484.71	2,838.44
TOTAL LIABILITIES & EQUIT	<u>304,323.15</u>	<u>301,484.71</u>	<u>2,838.44</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
03/31/2018

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			INCOME					
2,709.00	2,709	0.00	RESERVE FUND CONTRIBUTION	8,126.00	8,126	0.00	32,500	(24,374.00)
<u>129.44</u>	<u>0</u>	<u>129.44</u>	INTEREST INCOME - RESERVE	<u>559.03</u>	<u>0</u>	<u>559.03</u>	<u>0</u>	<u>559.03</u>
2,838.44	2,709	129.44	TOTAL INCOME	8,685.03	8,126	559.03	32,500	(23,814.97)
<u>2,838.44</u>	<u>2,709</u>	<u>129.44</u>	NET INCOME (LOSS)	<u>8,685.03</u>	<u>8,126</u>	<u>559.03</u>	<u>32,500</u>	<u>(23,814.97)</u>