

GREENLAWN

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

JUNE 30, 2018

64K GREENLAWN TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
06/30/2018

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>56,624.28</u>	<u>56,824.68</u>	<u>(200.40)</u>
TOTAL CASH	56,624.28	56,824.68	(200.40)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	274.77	1,132.61	(857.84)
RESERVE FOR BAD DEBT	<u>3.00</u>	<u>(277.00)</u>	<u>280.00</u>
TOTAL ACCOUNTS RECEIVABLE	277.77	855.61	(577.84)
OTHER ASSETS			
PREPAID EXPENSE	<u>1,047.98</u>	<u>1,222.65</u>	<u>(174.67)</u>
TOTAL OTHER ASSETS	1,047.98	1,222.65	(174.67)
TOTAL ASSETS	<u>57,950.03</u>	<u>58,902.94</u>	<u>(952.91)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	2,593.50	2,481.30	112.20
ACCOUNTS PAYABLE	0.00	1,500.00	(1,500.00)
PREPAID ASSESSMENTS	3,667.62	4,228.38	(560.76)
DUE TO (FROM) CROA	0.00	129.09	(129.09)
TOTAL CURRENT LIABILITIES	<u>6,261.12</u>	<u>8,338.77</u>	<u>(2,077.65)</u>
EQUITY			
OWNERS' EQUITY	54,602.24	54,602.24	0.00
CURRENT YEAR INCOME (LOSS)	<u>(2,913.33)</u>	<u>(4,038.07)</u>	<u>1,124.74</u>
TOTAL EQUITY	<u>51,688.91</u>	<u>50,564.17</u>	<u>1,124.74</u>
TOTAL LIABILITIES & EQUITY	<u><u>57,950.03</u></u>	<u><u>58,902.94</u></u>	<u><u>(952.91)</u></u>

64K GREENLAWN TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
06/30/2018

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Jun2018 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	32,972.40	32,970	2.40	65,940	(32,967.60)
(2,709.00)	(2,708)	(1.00)	0402	RESERVE FUND CONTRIBUTION	(16,253.00)	(16,252)	(1.00)	(32,500)	16,247.00
280.00	0	280.00	0423	LESS: BAD DEBT	20.00	0	20.00	0	20.00
25.00	0	25.00	0441	LATE CHARGES	225.00	0	225.00	0	225.00
16.00	0	16.00	0449	DELINQUENCY INTEREST	116.09	0	116.09	0	116.09
<u>3,107.40</u>	<u>2,787</u>	<u>320.40</u>		TOTAL INCOME	<u>17,080.49</u>	<u>16,718</u>	<u>362.49</u>	<u>33,440</u>	<u>(16,359.51)</u>
EXPENSES									
ADMINISTRATIVE									
340.00	340	0.00	6514	ADMINISTRATIVE FEE	2,040.00	2,040	0.00	4,080	2,040.00
14.72	0	(14.72)		MISC - ADMINISTRATIVE	14.72	11	(3.72)	71	56.28
<u>354.72</u>	<u>340</u>	<u>(14.72)</u>		TOTAL ADMINISTRATIVE	<u>2,054.72</u>	<u>2,051</u>	<u>(3.72)</u>	<u>4,151</u>	<u>2,096.28</u>
OPERATIONAL EXPENSES									
0.00	100	100.00	6603	GENERAL MAINTENANCE	265.15	400	134.85	750	484.85
0.00	0	0.00	66030002	POWER WASHING	1,500.00	500	(1,000.00)	2,900	1,400.00
0.00	0	0.00	66030003	GUTTER CLEANING	250.00	1,575	1,325.00	1,575	1,325.00
1,312.75	1,389	76.25	6607	LANDSCAPE MANAGEMENT	10,329.48	8,334	(1,995.48)	16,668	6,338.52
0.00	110	110.00	66070001	LANDSCAPE & IRRIGATION	2,636.63	660	(1,976.63)	1,315	(1,321.63)
174.67	209	34.33	6626	TERMITE BOND	1,232.02	1,254	21.98	2,508	1,275.98
<u>1,487.42</u>	<u>1,808</u>	<u>320.58</u>		TOTAL OPERATIONAL EXPENSE	<u>16,213.28</u>	<u>12,723</u>	<u>(3,490.28)</u>	<u>25,716</u>	<u>9,502.72</u>
RECREATIONAL/FACILITY MAIN									
0.00	500	500.00		MAINTENANCE	850.00	1,000	150.00	2,000	1,150.00
112.20	103	(9.20)		WATER/RECLAIMED WATER	706.30	618	(88.30)	1,235	528.70
<u>112.20</u>	<u>603</u>	<u>490.80</u>		TOTAL RECREATIONAL EXPENS	<u>1,556.30</u>	<u>1,618</u>	<u>61.70</u>	<u>3,235</u>	<u>1,678.70</u>
UTILITIES									
28.32	30	1.68	6663	ELECTRICITY-OTHER	169.52	174	4.48	338	168.48
<u>28.32</u>	<u>30</u>	<u>1.68</u>		TOTAL UTILITIES	<u>169.52</u>	<u>174</u>	<u>4.48</u>	<u>338</u>	<u>168.48</u>
<u>1,982.66</u>	<u>2,781</u>	<u>798.34</u>		TOTAL OPERATING EXPENSES	<u>19,993.82</u>	<u>16,566</u>	<u>(3,427.82)</u>	<u>33,440</u>	<u>13,446.18</u>
<u>1,124.74</u>	<u>6</u>	<u>1,118.74</u>		NET INCOME BEFORE DEBT&DEPRECIATION	<u>(2,913.33)</u>	<u>152</u>	<u>(3,065.33)</u>	<u>0</u>	<u>(2,913.33)</u>
<u>1,124.74</u>	<u>6</u>	<u>1,118.74</u>		OPERATING NET INCOME (LOSS)	<u>(2,913.33)</u>	<u>152</u>	<u>(3,065.33)</u>	<u>0</u>	<u>(2,913.33)</u>

64K GREENLAWN TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
06/30/2018

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SCOTTSDALE AZ 85258

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>276,488.90</u>	<u>273,711.72</u>	<u>2,777.18</u>
TOTAL CASH	276,488.90	273,711.72	2,777.18
TOTAL ASSETS	<u>276,488.90</u>	<u>273,711.72</u>	<u>2,777.18</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	295,638.12	295,638.12	0.00
NET INCOME (LOSS)	<u>(19,149.22)</u>	<u>(21,926.40)</u>	<u>2,777.18</u>
TOTAL EQUITY	276,488.90	273,711.72	2,777.18
TOTAL LIABILITIES & EQUIT	<u>276,488.90</u>	<u>273,711.72</u>	<u>2,777.18</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
06/30/2018

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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					
2,709.00	2,708	1.00	RESERVE FUND CONTRIBUTION	16,253.00	16,252	1.00	32,500	(16,247.00)
<u>68.18</u>	<u>0</u>	<u>68.18</u>	INTEREST INCOME - RESERVE	<u>847.78</u>	<u>0</u>	<u>847.78</u>	<u>0</u>	<u>847.78</u>
2,777.18	2,708	69.18	TOTAL INCOME	17,100.78	16,252	848.78	32,500	(15,399.22)
			EXPENSES					
<u>0.00</u>	<u>0</u>	<u>0.00</u>	PAINTING	<u>36,250.00</u>	<u>0</u>	<u>(36,250.00)</u>	<u>0</u>	<u>(36,250.00)</u>
0.00	0	0.00	TOTAL EXPENSE	36,250.00	0	(36,250.00)	0	(36,250.00)
<u>2,777.18</u>	<u>2,708</u>	<u>69.18</u>	NET INCOME (LOSS)	<u>(19,149.22)</u>	<u>16,252</u>	<u>(35,401.22)</u>	<u>32,500</u>	<u>(51,649.22)</u>