

GREENLAWN

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

September 2018

64K GREENLAWN TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
09/30/2018

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>57,238.11</u>	<u>60,298.57</u>	<u>(3,060.46)</u>
TOTAL CASH	57,238.11	60,298.57	(3,060.46)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	549.54	0.00	549.54
RESERVE FOR BAD DEBT	<u>3.00</u>	<u>3.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	552.54	3.00	549.54
OTHER ASSETS			
PREPAID EXPENSE	<u>523.97</u>	<u>698.64</u>	<u>(174.67)</u>
TOTAL OTHER ASSETS	523.97	698.64	(174.67)
TOTAL ASSETS	<u>58,314.62</u>	<u>61,000.21</u>	<u>(2,685.59)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	28.04	28.32	(0.28)
ACCOUNTS PAYABLE	35.00	477.23	(442.23)
PREPAID ASSESSMENTS	3,552.26	3,827.03	(274.77)
ACCOUNTS PAYABLE - DUE TO RESERVES	0.00	2,709.00	(2,709.00)
TOTAL CURRENT LIABILITIES	3,615.30	7,041.58	(3,426.28)
EQUITY			
OWNERS' EQUITY	46,602.60	46,602.60	0.00
CURRENT YEAR INCOME (LOSS)	8,096.72	7,356.03	740.69
TOTAL EQUITY	54,699.32	53,958.63	740.69
TOTAL LIABILITIES & EQUITY	58,314.62	61,000.21	(2,685.59)

64K GREENLAWN TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
09/30/2018

8360 E VIA DE VENTURA
BLDG L SUITE 100
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MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Sep2018 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	49,458.60	49,455	3.60	65,940	(16,481.40)
(2,709.00)	(2,708)	(1.00)	0402	RESERVE FUND CONTRIBUTION	(24,380.00)	(24,376)	(4.00)	(32,500)	8,120.00
0.00	0	0.00	0423	LESS: BAD DEBT	20.00	0	20.00	0	20.00
0.00	0	0.00	0441	LATE CHARGES	250.00	0	250.00	0	250.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	120.21	0	120.21	0	120.21
<u>2,786.40</u>	<u>2,787</u>	<u>(0.60)</u>		TOTAL INCOME	<u>25,468.81</u>	<u>25,079</u>	<u>389.81</u>	<u>33,440</u>	<u>(7,971.19)</u>
EXPENSES									
ADMINISTRATIVE									
340.00	340	0.00	6514	ADMINISTRATIVE FEE	3,060.00	3,060	0.00	4,080	1,020.00
0.00	8	8.00		MISC - ADMINISTRATIVE	14.72	19	4.28	71	56.28
<u>340.00</u>	<u>348</u>	<u>8.00</u>		TOTAL ADMINISTRATIVE	<u>3,074.72</u>	<u>3,079</u>	<u>4.28</u>	<u>4,151</u>	<u>1,076.28</u>
OPERATIONAL EXPENSES									
35.00	100	65.00	6603	GENERAL MAINTENANCE	300.15	600	299.85	750	449.85
0.00	0	0.00	66030002	POWER WASHING	1,500.00	2,900	1,400.00	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	9,361.77	12,501	3,139.23	16,668	7,306.23
0.00	109	109.00	66070001	LANDSCAPE & IRRIGATION	(2,432.80)	988	3,420.80	1,315	3,747.80
174.67	209	34.33	6626	TERMITE BOND	1,756.03	1,881	124.97	2,508	751.97
<u>1,522.42</u>	<u>1,807</u>	<u>284.58</u>		TOTAL OPERATIONAL EXPENSE	<u>10,735.15</u>	<u>20,445</u>	<u>9,709.85</u>	<u>25,716</u>	<u>14,980.85</u>
RECREATIONAL/FACILITY MAIN									
0.00	500	500.00		MAINTENANCE	2,000.00	1,500	(500.00)	2,000	0.00
155.53	103	(52.53)		WATER/RECLAIMED WATER	1,308.42	927	(381.42)	1,235	(73.42)
<u>155.53</u>	<u>603</u>	<u>447.47</u>		TOTAL RECREATIONAL EXPENS	<u>3,308.42</u>	<u>2,427</u>	<u>(881.42)</u>	<u>3,235</u>	<u>(73.42)</u>
UTILITIES									
27.76	28	0.24	6663	ELECTRICITY-OTHER	253.80	262	8.20	338	84.20
<u>27.76</u>	<u>28</u>	<u>0.24</u>		TOTAL UTILITIES	<u>253.80</u>	<u>262</u>	<u>8.20</u>	<u>338</u>	<u>84.20</u>
<u>2,045.71</u>	<u>2,786</u>	<u>740.29</u>		TOTAL OPERATING EXPENSES	<u>17,372.09</u>	<u>26,213</u>	<u>8,840.91</u>	<u>33,440</u>	<u>16,067.91</u>
740.69	1	739.69		NET INCOME BEFORE DEBT&DEPRECIATION	8,096.72	(1,134)	9,230.72	0	8,096.72
<u>740.69</u>	<u>1</u>	<u>739.69</u>		OPERATING NET INCOME (LOSS)	<u>8,096.72</u>	<u>(1,134)</u>	<u>9,230.72</u>	<u>0</u>	<u>8,096.72</u>

64K GREENLAWN TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
09/30/2018

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SCOTTSDALE AZ 85258

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>285,314.00</u>	<u>279,793.61</u>	<u>5,520.39</u>
TOTAL CASH	285,314.00	279,793.61	5,520.39
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPER	<u>0.00</u>	<u>2,709.00</u>	<u>(2,709.00)</u>
TOTAL ACCOUNTS RECEIVABLE	0.00	2,709.00	(2,709.00)
TOTAL ASSETS	<u>285,314.00</u>	<u>282,502.61</u>	<u>2,811.39</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	295,638.12	295,638.12	0.00
NET INCOME (LOSS)	<u>(10,324.12)</u>	<u>(13,135.51)</u>	<u>2,811.39</u>
TOTAL EQUITY	285,314.00	282,502.61	2,811.39
TOTAL LIABILITIES & EQUIT	<u>285,314.00</u>	<u>282,502.61</u>	<u>2,811.39</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
09/30/2018

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			INCOME					
2,709.00	2,708	1.00	RESERVE FUND CONTRIBUTION	24,380.00	24,376	4.00	32,500	(8,120.00)
<u>102.39</u>	<u>0</u>	<u>102.39</u>	INTEREST INCOME - RESERVE	<u>1,545.88</u>	<u>0</u>	<u>1,545.88</u>	<u>0</u>	<u>1,545.88</u>
2,811.39	2,708	103.39	TOTAL INCOME	25,925.88	24,376	1,549.88	32,500	(6,574.12)
			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>2,811.39</u>	<u>2,708</u>	<u>103.39</u>	NET INCOME (LOSS)	<u>(10,324.12)</u>	<u>24,376</u>	<u>(34,700.12)</u>	<u>32,500</u>	<u>(42,824.12)</u>