

GREENLAWN

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

December 2018

64K GREENLAWN TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
12/31/2018

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>56,987.61</u>	<u>57,168.33</u>	<u>(180.72)</u>
TOTAL CASH	56,987.61	57,168.33	(180.72)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	537.26	0.00	537.26
RESERVE FOR BAD DEBT	(67.00)	3.00	(70.00)
ACCOUNTS RECEIVABLE - DUE FRM RESVS	<u>2.00</u>	<u>2.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	472.26	5.00	467.26
OTHER ASSETS			
PREPAID EXPENSE	<u>2,280.00</u>	<u>174.63</u>	<u>2,105.37</u>
TOTAL OTHER ASSETS	2,280.00	174.63	2,105.37
TOTAL ASSETS	<u><u>59,739.87</u></u>	<u><u>57,347.96</u></u>	<u><u>2,391.91</u></u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	1,599.24	96.61	1,502.63
ACCOUNTS PAYABLE	45.00	1,386.11	(1,341.11)
PREPAID ASSESSMENTS	1,966.44	1,657.99	308.45
ACCOUNTS PAYABLE - DUE TO RESERVES	<u>2,709.00</u>	<u>0.00</u>	<u>2,709.00</u>
TOTAL CURRENT LIABILITIES	6,319.68	3,140.71	3,178.97
EQUITY			
OWNERS' EQUITY	46,602.60	46,602.60	0.00
CURRENT YEAR INCOME (LOSS)	<u>6,817.59</u>	<u>7,604.65</u>	<u>(787.06)</u>
TOTAL EQUITY	53,420.19	54,207.25	(787.06)
TOTAL LIABILITIES & EQUITY	<u>59,739.87</u>	<u>57,347.96</u>	<u>2,391.91</u>

64K GREENLAWN TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
12/31/2018

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Dec2018 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	65,944.80	65,940	4.80	65,940	4.80
(2,709.00)	(2,708)	(1.00)	0402	RESERVE FUND CONTRIBUTION	(32,506.00)	(32,500)	(6.00)	(32,500)	(6.00)
(70.00)	0	(70.00)	0423	LESS: BAD DEBT	(50.00)	0	(50.00)	0	(50.00)
0.00	0	0.00	0441	LATE CHARGES	275.00	0	275.00	0	275.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	124.33	0	124.33	0	124.33
<u>2,716.40</u>	<u>2,787</u>	<u>(70.60)</u>		TOTAL INCOME	<u>33,788.13</u>	<u>33,440</u>	<u>348.13</u>	<u>33,440</u>	<u>348.13</u>
EXPENSES									
ADMINISTRATIVE									
340.00	340	0.00	6514	ADMINISTRATIVE FEE	4,080.00	4,080	0.00	4,080	0.00
31.84	32	0.16		MISC - ADMINISTRATIVE	46.56	71	24.44	71	24.44
<u>371.84</u>	<u>372</u>	<u>0.16</u>		TOTAL ADMINISTRATIVE	<u>4,126.56</u>	<u>4,151</u>	<u>24.44</u>	<u>4,151</u>	<u>24.44</u>
OPERATIONAL EXPENSES									
0.00	0	0.00	6603	GENERAL MAINTENANCE	300.15	750	449.85	750	449.85
1,500.00	0	(1,500.00)	66030002	POWER WASHING	3,000.00	2,900	(100.00)	2,900	(100.00)
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	13,300.02	16,668	3,367.98	16,668	3,367.98
45.00	109	64.00	66070001	LANDSCAPE & IRRIGATION	(1,751.69)	1,315	3,066.69	1,315	3,066.69
174.63	209	34.37	6626	TERMITE BOND	2,280.00	2,508	228.00	2,508	228.00
<u>3,032.38</u>	<u>1,707</u>	<u>(1,325.38)</u>		TOTAL OPERATIONAL EXPENSE	<u>17,378.48</u>	<u>25,716</u>	<u>8,337.52</u>	<u>25,716</u>	<u>8,337.52</u>
RECREATIONAL/FACILITY MAIN									
0.00	0	0.00		MAINTENANCE	3,550.00	2,000	(1,550.00)	2,000	(1,550.00)
68.26	102	33.74		WATER/RECLAIMED WATER	1,573.65	1,235	(338.65)	1,235	(338.65)
<u>68.26</u>	<u>102</u>	<u>33.74</u>		TOTAL RECREATIONAL EXPENS	<u>5,123.65</u>	<u>3,235</u>	<u>(1,888.65)</u>	<u>3,235</u>	<u>(1,888.65)</u>
UTILITIES									
30.98	20	(10.98)	6663	ELECTRICITY-OTHER	341.85	338	(3.85)	338	(3.85)
<u>30.98</u>	<u>20</u>	<u>(10.98)</u>		TOTAL UTILITIES	<u>341.85</u>	<u>338</u>	<u>(3.85)</u>	<u>338</u>	<u>(3.85)</u>
<u>3,503.46</u>	<u>2,201</u>	<u>(1,302.46)</u>		TOTAL OPERATING EXPENSES	<u>26,970.54</u>	<u>33,440</u>	<u>6,469.46</u>	<u>33,440</u>	<u>6,469.46</u>
<u>(787.06)</u>	<u>586</u>	<u>(1,373.06)</u>		NET INCOME BEFORE DEBT&DEPRECIATION	<u>6,817.59</u>	<u>0</u>	<u>6,817.59</u>	<u>0</u>	<u>6,817.59</u>
<u>(787.06)</u>	<u>586</u>	<u>(1,373.06)</u>		OPERATING NET INCOME (LOSS)	<u>6,817.59</u>	<u>0</u>	<u>6,817.59</u>	<u>0</u>	<u>6,817.59</u>

64K GREENLAWN TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
12/31/2018

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SCOTTSDALE AZ 85258

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>294,208.30</u>	<u>291,163.18</u>	<u>3,045.12</u>
TOTAL CASH	294,208.30	291,163.18	3,045.12
TOTAL ASSETS	<u>294,208.30</u>	<u>291,163.18</u>	<u>3,045.12</u>
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE - DUE TO OPERATING	<u>2.00</u>	<u>2.00</u>	<u>0.00</u>
TOTAL CURRENT LIABILITIES	2.00	2.00	0.00
EQUITY			
RESERVE FUND BALANCE	295,638.12	295,638.12	0.00
NET INCOME (LOSS)	<u>(1,431.82)</u>	<u>(4,476.94)</u>	<u>3,045.12</u>
TOTAL EQUITY	294,206.30	291,161.18	3,045.12
TOTAL LIABILITIES & EQUIT	<u>294,208.30</u>	<u>291,163.18</u>	<u>3,045.12</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
12/31/2018

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			INCOME					
2,709.00	2,708	1.00	RESERVE FUND CONTRIBUTION	32,506.00	32,500	6.00	32,500	6.00
<u>336.12</u>	<u>0</u>	<u>336.12</u>	INTEREST INCOME - RESERVE	<u>2,312.18</u>	<u>0</u>	<u>2,312.18</u>	<u>0</u>	<u>2,312.18</u>
3,045.12	2,708	337.12	TOTAL INCOME	34,818.18	32,500	2,318.18	32,500	2,318.18
			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>3,045.12</u>	<u>2,708</u>	<u>337.12</u>	NET INCOME (LOSS)	<u>(1,431.82)</u>	<u>32,500</u>	<u>(33,931.82)</u>	<u>32,500</u>	<u>(33,931.82)</u>