

**GREENLAWN**

**MONTHLY FINANCIAL REPORTS**

**PREPARED FOR THE BOARD OF DIRECTORS**

**MARCH 2019**

64K GREENLAWN TOWNHOMES  
BALANCE SHEET - OPERATING (UNAUDITED)  
03/31/2019

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>58,506.45</u>	<u>57,576.30</u>	<u>930.15</u>
TOTAL CASH	58,506.45	57,576.30	930.15
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	886.67	824.31	62.36
RESERVE FOR BAD DEBT	(297.00)	3.00	(300.00)
ACCOUNTS RECEIVABLE - DUE FRM RESVS	<u>2.00</u>	<u>2.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	591.67	829.31	(237.64)
OTHER ASSETS			
PREPAID EXPENSE	<u>1,710.00</u>	<u>1,900.00</u>	<u>(190.00)</u>
TOTAL OTHER ASSETS	1,710.00	1,900.00	(190.00)
TOTAL ASSETS	<u>60,808.12</u>	<u>60,305.61</u>	<u>502.51</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	(367.55)	736.27	(1,103.82)
ACCOUNTS PAYABLE	56.00	0.00	56.00
PREPAID ASSESSMENTS	2,206.47	2,206.47	0.00
ACCOUNTS PAYABLE - DUE TO RESERVES	2,709.00	2,709.00	0.00
DUE TO (FROM) CROA	87.90	0.00	87.90
TOTAL CURRENT LIABILITIES	4,691.82	5,651.74	(959.92)
EQUITY			
OWNERS' EQUITY	53,420.19	53,420.19	0.00
CURRENT YEAR INCOME (LOSS)	2,696.11	1,233.68	1,462.43
TOTAL EQUITY	56,116.30	54,653.87	1,462.43
TOTAL LIABILITIES & EQUITY	60,808.12	60,305.61	502.51

64K GREENLAWN TOWNHOMES  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
03/31/2019

8360 E VIA DE VENTURA  
BLDG L SUITE 100  
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MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Mar2019 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
<b>INCOME</b>									
5,495.40	5,495	0.40	0401	ASSOCIATION DUES	16,486.20	16,485	1.20	65,940	(49,453.80)
(2,750.00)	(2,750)	0.00	0402	RESERVE FUND CONTRIBUTION	(8,250.00)	(8,250)	0.00	(33,000)	24,750.00
(300.00)	0	(300.00)	0423	LESS: BAD DEBT	(230.00)	0	(230.00)	0	(230.00)
75.00	0	75.00	0441	LATE CHARGES	125.00	0	125.00	0	125.00
12.36	0	12.36	0449	DELINQUENCY INTEREST	19.73	0	19.73	0	19.73
<u>2,532.76</u>	<u>2,745</u>	<u>(212.24)</u>		<b>TOTAL INCOME</b>	<u>8,150.93</u>	<u>8,235</u>	<u>(84.07)</u>	<u>32,940</u>	<u>(24,789.07)</u>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
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	0	0.00	75	75.00
<u>340.00</u>	<u>340</u>	<u>0.00</u>		<b>TOTAL ADMINISTRATIVE</b>	<u>1,020.00</u>	<u>1,020</u>	<u>0.00</u>	<u>4,155</u>	<u>3,135.00</u>
<b>OPERATIONAL EXPENSES</b>									
0.00	45	45.00	6603	GENERAL MAINTENANCE	0.00	135	135.00	540	540.00
0.00	0	0.00	66030002	POWER WASHING	0.00	0	0.00	6,475	6,475.00
1,312.75	1,313	0.25	6607	LANDSCAPE MANAGEMENT	3,938.25	3,939	0.75	15,756	11,817.75
(783.28)	166	949.28	66070001	LANDSCAPE & IRRIGATION	(783.28)	498	1,281.28	1,992	2,775.28
0.00	20	20.00	66070002	SOD REPLACEMENT	0.00	60	60.00	240	240.00
190.00	0	(190.00)	6626	TERMITE BOND	570.00	1,409	839.00	1,409	839.00
<u>719.47</u>	<u>1,544</u>	<u>824.53</u>		<b>TOTAL OPERATIONAL EXPENSE</b>	<u>3,724.97</u>	<u>6,041</u>	<u>2,316.03</u>	<u>26,412</u>	<u>22,687.03</u>
<b>RECREATIONAL/FACILITY MAIN</b>									
0.00	0	0.00		MAINTENANCE	0.00	750	750.00	750	750.00
(20.12)	108	128.12		WATER/RECLAIMED WATER	616.91	324	(292.91)	1,296	679.09
<u>(20.12)</u>	<u>108</u>	<u>128.12</u>		<b>TOTAL RECREATIONAL EXPENS</b>	<u>616.91</u>	<u>1,074</u>	<u>457.09</u>	<u>2,046</u>	<u>1,429.09</u>
<b>UTILITIES</b>									
30.98	27	(3.98)	6663	ELECTRICITY-OTHER	92.94	82	(10.94)	327	234.06
<u>30.98</u>	<u>27</u>	<u>(3.98)</u>		<b>TOTAL UTILITIES</b>	<u>92.94</u>	<u>82</u>	<u>(10.94)</u>	<u>327</u>	<u>234.06</u>
<u>1,070.33</u>	<u>2,019</u>	<u>948.67</u>		<b>TOTAL OPERATING EXPENSES</b>	<u>5,454.82</u>	<u>8,217</u>	<u>2,762.18</u>	<u>32,940</u>	<u>27,485.18</u>
<u>1,462.43</u>	<u>726</u>	<u>736.43</u>		<b>NET INCOME BEFORE DEBT&amp;DEPRECIATION</b>	<u>2,696.11</u>	<u>18</u>	<u>2,678.11</u>	<u>0</u>	<u>2,696.11</u>
<u>1,462.43</u>	<u>726</u>	<u>736.43</u>		<b>OPERATING NET INCOME (LOSS)</b>	<u>2,696.11</u>	<u>18</u>	<u>2,678.11</u>	<u>0</u>	<u>2,696.11</u>

64K GREENLAWN TOWNHOMES  
BALANCE SHEET - RESERVES (UNAUDITED)  
03/31/2019

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>303,216.01</u>	<u>300,146.00</u>	<u>3,070.01</u>
TOTAL CASH	303,216.01	300,146.00	3,070.01
TOTAL ASSETS	<u>303,216.01</u>	<u>300,146.00</u>	<u>3,070.01</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	294,206.30	294,206.30	0.00
NET INCOME (LOSS)	<u>9,007.71</u>	<u>5,937.70</u>	<u>3,070.01</u>
TOTAL EQUITY	303,214.01	300,144.00	3,070.01
TOTAL LIABILITIES & EQUIT	<u>303,216.01</u>	<u>300,146.00</u>	<u>3,070.01</u>

64K GREENLAWN TOWNHOMES RESERVE STATEMENT - DETAIL (UNAUDITED) 03/31/2019
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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					
2,750.00	2,750	0.00	RESERVE FUND CONTRIBUTION	8,250.00	8,250	0.00	33,000	(24,750.00)
<u>320.01</u>	<u>0</u>	<u>320.01</u>	INTEREST INCOME - RESERVE	<u>757.71</u>	<u>0</u>	<u>757.71</u>	<u>0</u>	<u>757.71</u>
3,070.01	2,750	320.01	TOTAL INCOME	9,007.71	8,250	757.71	33,000	(23,992.29)
			EXPENSES					
<u>0.00</u>	<u>0</u>	<u>0.00</u>	OTHER RESERVE EXPENSES	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>275,486</u>	<u>275,486.00</u>
0.00	0	0.00	TOTAL EXPENSE	0.00	0	0.00	275,486	275,486.00
<u>3,070.01</u>	<u>2,750</u>	<u>320.01</u>	NET INCOME (LOSS)	<u>9,007.71</u>	<u>8,250</u>	<u>757.71</u>	<u>(242,486)</u>	<u>251,493.71</u>