

GREENLAWN

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

June 2019

64K GREENLAWN TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
06/30/2019

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>58,087.43</u>	<u>55,179.50</u>	<u>2,907.93</u>
TOTAL CASH	58,087.43	55,179.50	2,907.93
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	62.80	582.78	(519.98)
RESERVE FOR BAD DEBT	<u>3.00</u>	<u>(27.00)</u>	<u>30.00</u>
TOTAL ACCOUNTS RECEIVABLE	65.80	555.78	(489.98)
OTHER ASSETS			
PREPAID EXPENSE	<u>1,140.00</u>	<u>1,330.00</u>	<u>(190.00)</u>
TOTAL OTHER ASSETS	1,140.00	1,330.00	(190.00)
TOTAL ASSETS	<u><u>59,293.23</u></u>	<u><u>57,065.28</u></u>	<u><u>2,227.95</u></u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	969.48	65.75	903.73
PREPAID ASSESSMENTS	4,203.18	1,656.93	2,546.25
DUE TO (FROM) CROA	<u>(240.00)</u>	<u>974.64</u>	<u>(1,214.64)</u>
TOTAL CURRENT LIABILITIES	4,932.66	2,697.32	2,235.34
EQUITY			
OWNERS' EQUITY	53,420.19	53,420.19	0.00
CURRENT YEAR INCOME (LOSS)	<u>940.38</u>	<u>947.77</u>	<u>(7.39)</u>
TOTAL EQUITY	54,360.57	54,367.96	(7.39)
TOTAL LIABILITIES & EQUITY	<u>59,293.23</u>	<u>57,065.28</u>	<u>2,227.95</u>

64K GREENLAWN TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
06/30/2019

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Jun2019 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)
(2,750.00)	(2,750)	0.00	0402	RESERVE FUND CONTRIBUTION	(16,500.00)	(16,500)	0.00	(33,000)	16,500.00
30.00	0	30.00	0423	LESS: BAD DEBT	70.00	0	70.00	0	70.00
25.00	0	25.00	0441	LATE CHARGES	175.00	0	175.00	0	175.00
4.56	0	4.56	0449	DELINQUENCY INTEREST	32.53	0	32.53	0	32.53
<u>2,804.96</u>	<u>2,745</u>	<u>59.96</u>		TOTAL INCOME	<u>16,749.93</u>	<u>16,470</u>	<u>279.93</u>	<u>32,940</u>	<u>(16,190.07)</u>
EXPENSES									
ADMINISTRATIVE									
340.00	340	0.00	6514	ADMINISTRATIVE FEE	2,040.00	2,040	0.00	4,080	2,040.00
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>		TOTAL ADMINISTRATIVE	<u>2,040.00</u>	<u>2,040</u>	<u>0.00</u>	<u>4,155</u>	<u>2,115.00</u>
OPERATIONAL EXPENSES									
0.00	45	45.00	6603	GENERAL MAINTENANCE	0.00	270	270.00	540	540.00
0.00	0	0.00	66030002	POWER WASHING	2,475.00	2,500	25.00	6,475	4,000.00
1,312.75	1,313	0.25	6607	LANDSCAPE MANAGEMENT	7,876.50	7,878	1.50	15,756	7,879.50
0.00	166	166.00	66070001	LANDSCAPE & IRRIGATION	56.00	996	940.00	1,992	1,936.00
0.00	20	20.00	66070002	SOD REPLACEMENT	0.00	120	120.00	240	240.00
190.00	0	(190.00)	6626	TERMITE BOND	1,140.00	1,409	269.00	1,409	269.00
<u>1,502.75</u>	<u>1,544</u>	<u>41.25</u>		TOTAL OPERATIONAL EXPENSE	<u>11,547.50</u>	<u>13,173</u>	<u>1,625.50</u>	<u>26,412</u>	<u>14,864.50</u>
RECREATIONAL/FACILITY MAIN									
MAINTENANCE									
750.00	0	(750.00)		MAINTENANCE	750.00	750	0.00	750	0.00
188.38	108	(80.38)		WATER/RECLAIMED WATER	1,285.93	648	(637.93)	1,296	10.07
<u>938.38</u>	<u>108</u>	<u>(830.38)</u>		TOTAL RECREATIONAL EXPENS	<u>2,035.93</u>	<u>1,398</u>	<u>(637.93)</u>	<u>2,046</u>	<u>10.07</u>
UTILITIES									
31.22	27	(4.22)	6663	ELECTRICITY-OTHER	186.12	163	(23.12)	327	140.88
<u>31.22</u>	<u>27</u>	<u>(4.22)</u>		TOTAL UTILITIES	<u>186.12</u>	<u>163</u>	<u>(23.12)</u>	<u>327</u>	<u>140.88</u>
<u>2,812.35</u>	<u>2,019</u>	<u>(793.35)</u>		TOTAL OPERATING EXPENSES	<u>15,809.55</u>	<u>16,774</u>	<u>964.45</u>	<u>32,940</u>	<u>17,130.45</u>
(7.39)	726	(733.39)		NET INCOME BEFORE DEBT&DEPRECIATION	940.38	(304)	1,244.38	0	940.38
<u>(7.39)</u>	<u>726</u>	<u>(733.39)</u>		OPERATING NET INCOME (LOSS)	<u>940.38</u>	<u>(304)</u>	<u>1,244.38</u>	<u>0</u>	<u>940.38</u>

64K GREENLAWN TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
06/30/2019

8360 E VIA DE VENTURA
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SCOTTSDALE AZ 85258

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>312,470.02</u>	<u>309,387.59</u>	<u>3,082.43</u>
TOTAL CASH	312,470.02	309,387.59	3,082.43
TOTAL ASSETS	<u>312,470.02</u>	<u>309,387.59</u>	<u>3,082.43</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	294,206.30	294,206.30	0.00
NET INCOME (LOSS)	<u>18,263.72</u>	<u>15,181.29</u>	<u>3,082.43</u>
TOTAL EQUITY	312,470.02	309,387.59	3,082.43
TOTAL LIABILITIES & EQUIT	<u>312,470.02</u>	<u>309,387.59</u>	<u>3,082.43</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
06/30/2019

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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	16,500.00	16,500	0.00	33,000	(16,500.00)
<u>332.43</u>	<u>0</u>	<u>332.43</u>	INTEREST INCOME - RESERVE	<u>1,763.72</u>	<u>0</u>	<u>1,763.72</u>	<u>0</u>	<u>1,763.72</u>
3,082.43	2,750	332.43	TOTAL INCOME	18,263.72	16,500	1,763.72	33,000	(14,736.28)
			EXPENSES					
<u>0.00</u>	<u>275,486</u>	<u>275,486.00</u>	OTHER RESERVE EXPENSES	<u>0.00</u>	<u>275,486</u>	<u>275,486.00</u>	<u>275,486</u>	<u>275,486.00</u>
0.00	275,486	275,486.00	TOTAL EXPENSE	0.00	275,486	275,486.00	275,486	275,486.00
<u>3,082.43</u>	<u>(272,736)</u>	<u>275,818.43</u>	NET INCOME (LOSS)	<u>18,263.72</u>	<u>(258,986)</u>	<u>277,249.72</u>	<u>(242,486)</u>	<u>260,749.72</u>