

GREENLAWN

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

SEPTEMBER 2019

64K GREENLAWN TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
09/30/2019

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>57,919.67</u>	<u>56,308.72</u>	<u>1,610.95</u>
TOTAL CASH	57,919.67	56,308.72	1,610.95
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	586.96	1,509.75	(922.79)
RESERVE FOR BAD DEBT	<u>(27.00)</u>	<u>(47.00)</u>	<u>20.00</u>
TOTAL ACCOUNTS RECEIVABLE	559.96	1,462.75	(902.79)
OTHER ASSETS			
PREPAID EXPENSE	<u>570.00</u>	<u>760.00</u>	<u>(190.00)</u>
TOTAL OTHER ASSETS	570.00	760.00	(190.00)
TOTAL ASSETS	<u>59,049.63</u>	<u>58,531.47</u>	<u>518.16</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	3,231.41	30.42	3,200.99
PREPAID ASSESSMENTS	2,697.55	3,104.10	(406.55)
DUE TO (FROM) CROA	<u>866.26</u>	<u>866.26</u>	<u>0.00</u>
TOTAL CURRENT LIABILITIES	6,795.22	4,000.78	2,794.44
EQUITY			
OWNERS' EQUITY	53,420.19	53,420.19	0.00
CURRENT YEAR INCOME (LOSS)	<u>(1,165.78)</u>	<u>1,110.50</u>	<u>(2,276.28)</u>
TOTAL EQUITY	52,254.41	54,530.69	(2,276.28)
TOTAL LIABILITIES & EQUITY	<u>59,049.63</u>	<u>58,531.47</u>	<u>518.16</u>

64K GREENLAWN TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
09/30/2019

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Sep2019 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)
(2,750.00)	(2,750)	0.00	0402	RESERVE FUND CONTRIBUTION	(24,750.00)	(24,750)	0.00	(33,000)	8,250.00
20.00	0	20.00	0423	LESS: BAD DEBT	40.00	0	40.00	0	40.00
25.00	0	25.00	0441	LATE CHARGES	200.00	0	200.00	0	200.00
8.30	0	8.30	0449	DELINQUENCY INTEREST	40.83	0	40.83	0	40.83
<u>2,798.70</u>	<u>2,745</u>	<u>53.70</u>		TOTAL INCOME	<u>24,989.43</u>	<u>24,705</u>	<u>284.43</u>	<u>32,940</u>	<u>(7,950.57)</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	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>3,060.00</u>	<u>3,060</u>	<u>0.00</u>	<u>4,155</u>	<u>1,095.00</u>
OPERATIONAL EXPENSES									
0.00	45	45.00	6603	GENERAL MAINTENANCE	0.00	405	405.00	540	540.00
3,000.00	3,975	975.00	66030002	POWER WASHING	5,475.00	6,475	1,000.00	6,475	1,000.00
1,312.75	1,313	0.25	6607	LANDSCAPE MANAGEMENT	11,814.75	11,817	2.25	15,756	3,941.25
0.00	166	166.00	66070001	LANDSCAPE & IRRIGATION	56.00	1,494	1,438.00	1,992	1,936.00
0.00	20	20.00	66070002	SOD REPLACEMENT	0.00	180	180.00	240	240.00
190.00	0	(190.00)	6626	TERMITE BOND	1,710.00	1,409	(301.00)	1,409	(301.00)
<u>4,502.75</u>	<u>5,519</u>	<u>1,016.25</u>		TOTAL OPERATIONAL EXPENSE	<u>19,055.75</u>	<u>21,780</u>	<u>2,724.25</u>	<u>26,412</u>	<u>7,356.25</u>
RECREATIONAL/FACILITY MAIN									
0.00	0	0.00		MAINTENANCE	2,050.00	750	(1,300.00)	750	(1,300.00)
200.17	108	(92.17)		WATER/RECLAIMED WATER	1,710.44	972	(738.44)	1,296	(414.44)
<u>200.17</u>	<u>108</u>	<u>(92.17)</u>		TOTAL RECREATIONAL EXPENS	<u>3,760.44</u>	<u>1,722</u>	<u>(2,038.44)</u>	<u>2,046</u>	<u>(1,714.44)</u>
UTILITIES									
32.06	27	(5.06)	6663	ELECTRICITY-OTHER	279.02	245	(34.02)	327	47.98
<u>32.06</u>	<u>27</u>	<u>(5.06)</u>		TOTAL UTILITIES	<u>279.02</u>	<u>245</u>	<u>(34.02)</u>	<u>327</u>	<u>47.98</u>
<u>5,074.98</u>	<u>5,994</u>	<u>919.02</u>		TOTAL OPERATING EXPENSES	<u>26,155.21</u>	<u>26,807</u>	<u>651.79</u>	<u>32,940</u>	<u>6,784.79</u>
<u>(2,276.28)</u>	<u>(3,249)</u>	<u>972.72</u>		NET INCOME BEFORE DEBT&DEPRECIATION	<u>(1,165.78)</u>	<u>(2,102)</u>	<u>936.22</u>	<u>0</u>	<u>(1,165.78)</u>
<u>(2,276.28)</u>	<u>(3,249)</u>	<u>972.72</u>		OPERATING NET INCOME (LOSS)	<u>(1,165.78)</u>	<u>(2,102)</u>	<u>936.22</u>	<u>0</u>	<u>(1,165.78)</u>

64K GREENLAWN TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
09/30/2019

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>319,008.62</u>	<u>315,936.11</u>	<u>3,072.51</u>
TOTAL CASH	319,008.62	315,936.11	3,072.51
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPER	<u>2,750.00</u>	<u>2,750.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	2,750.00	2,750.00	0.00
TOTAL ASSETS	<u>321,758.62</u>	<u>318,686.11</u>	<u>3,072.51</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	294,206.30	294,206.30	0.00
NET INCOME (LOSS)	<u>27,552.32</u>	<u>24,479.81</u>	<u>3,072.51</u>
TOTAL EQUITY	321,758.62	318,686.11	3,072.51
TOTAL LIABILITIES & EQUIT	<u>321,758.62</u>	<u>318,686.11</u>	<u>3,072.51</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
09/30/2019

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INCOME								
2,750.00	2,750	0.00	RESERVE FUND CONTRIBUTION	24,750.00	24,750	0.00	33,000	(8,250.00)
<u>322.51</u>	<u>0</u>	<u>322.51</u>	INTEREST INCOME - RESERVE	<u>2,802.32</u>	<u>0</u>	<u>2,802.32</u>	<u>0</u>	<u>2,802.32</u>
3,072.51	2,750	322.51	TOTAL INCOME	27,552.32	24,750	2,802.32	33,000	(5,447.68)
EXPENSES								
<u>0.00</u>	<u>0</u>	<u>0.00</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	0	0.00	TOTAL EXPENSE	0.00	275,486	275,486.00	275,486	275,486.00
<u>3,072.51</u>	<u>2,750</u>	<u>322.51</u>	NET INCOME (LOSS)	<u>27,552.32</u>	<u>(250,736)</u>	<u>278,288.32</u>	<u>(242,486)</u>	<u>270,038.32</u>