

GREENLAWN

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

December 2019

64K GREENLAWN TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
02/20/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>50,834.05</u>	<u>54,260.13</u>	<u>(3,426.08)</u>
TOTAL CASH	50,834.05	54,260.13	(3,426.08)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	345.65	561.96	(216.31)
RESERVE FOR BAD DEBT	<u>(17.28)</u>	<u>3.00</u>	<u>(20.28)</u>
TOTAL ACCOUNTS RECEIVABLE	328.37	564.96	(236.59)
OTHER ASSETS			
PREPAID EXPENSE	<u>2,636.00</u>	<u>190.00</u>	<u>2,446.00</u>
TOTAL OTHER ASSETS	2,636.00	190.00	2,446.00
TOTAL ASSETS	<u>53,798.42</u>	<u>55,015.09</u>	<u>(1,216.67)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	30.98	30.98	0.00
PREPAID ASSESSMENTS	<u>295.27</u>	<u>2,148.01</u>	<u>(1,852.74)</u>
TOTAL CURRENT LIABILITIES	326.25	2,178.99	(1,852.74)
EQUITY			
OWNERS' EQUITY	53,420.19	53,420.19	0.00
CURRENT YEAR INCOME (LOSS)	<u>51.98</u>	<u>(584.09)</u>	<u>636.07</u>
TOTAL EQUITY	53,472.17	52,836.10	636.07
TOTAL LIABILITIES & EQUITY	<u><u>53,798.42</u></u>	<u><u>55,015.09</u></u>	<u><u>(1,216.67)</u></u>

64K GREENLAWN TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
02/20/2020

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Dec2019 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
(2,750.00)	(2,750)	0.00	0402	RESERVE FUND CONTRIBUTION	(33,000.00)	(33,000)	0.00	(33,000)	0.00
(20.28)	0	(20.28)	0423	LESS: BAD DEBT	49.72	0	49.72	0	49.72
0.00	0	0.00	0441	LATE CHARGES	200.00	0	200.00	0	200.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	40.83	0	40.83	0	40.83
<u>2,725.12</u>	<u>2,745</u>	<u>(19.88)</u>		TOTAL INCOME	<u>33,235.35</u>	<u>32,940</u>	<u>295.35</u>	<u>32,940</u>	<u>295.35</u>
EXPENSES									
340.00	340	0.00	6514	ADMINISTRATIVE	4,080.00	4,080	0.00	4,080	0.00
30.15	0	(30.15)		MISC - ADMINISTRATIVE	30.15	75	44.85	75	44.85
<u>370.15</u>	<u>340</u>	<u>(30.15)</u>		TOTAL ADMINISTRATIVE	<u>4,110.15</u>	<u>4,155</u>	<u>44.85</u>	<u>4,155</u>	<u>44.85</u>
OPERATIONAL EXPENSES									
0.00	45	45.00	6603	GENERAL MAINTENANCE	0.00	540	540.00	540	540.00
0.00	0	0.00	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	15,753.00	15,756	3.00	15,756	3.00
0.00	166	166.00	66070001	LANDSCAPE & IRRIGATION	56.00	1,992	1,936.00	1,992	1,936.00
0.00	20	20.00	66070002	SOD REPLACEMENT	0.00	240	240.00	240	240.00
190.00	0	(190.00)	6626	TERMITE BOND	2,280.00	1,409	(871.00)	1,409	(871.00)
<u>1,502.75</u>	<u>1,544</u>	<u>41.25</u>		TOTAL OPERATIONAL EXPENSE	<u>23,564.00</u>	<u>26,412</u>	<u>2,848.00</u>	<u>26,412</u>	<u>2,848.00</u>
RECREATIONAL/FACILITY MAIN									
0.00	0	0.00		MAINTENANCE	2,800.00	750	(2,050.00)	750	(2,050.00)
185.17	108	(77.17)		WATER/RECLAIMED WATER	2,337.52	1,296	(1,041.52)	1,296	(1,041.52)
<u>185.17</u>	<u>108</u>	<u>(77.17)</u>		TOTAL RECREATIONAL EXPENS	<u>5,137.52</u>	<u>2,046</u>	<u>(3,091.52)</u>	<u>2,046</u>	<u>(3,091.52)</u>
UTILITIES									
30.98	28	(2.98)	6663	ELECTRICITY-OTHER	371.70	327	(44.70)	327	(44.70)
<u>30.98</u>	<u>28</u>	<u>(2.98)</u>		TOTAL UTILITIES	<u>371.70</u>	<u>327</u>	<u>(44.70)</u>	<u>327</u>	<u>(44.70)</u>
<u>2,089.05</u>	<u>2,020</u>	<u>(69.05)</u>		TOTAL OPERATING EXPENSES	<u>33,183.37</u>	<u>32,940</u>	<u>(243.37)</u>	<u>32,940</u>	<u>(243.37)</u>
636.07	725	(88.93)		NET INCOME BEFORE DEBT&DEPRECIATION	51.98	0	51.98	0	51.98
<u>636.07</u>	<u>725</u>	<u>(88.93)</u>		OPERATING NET INCOME (LOSS)	<u>51.98</u>	<u>0</u>	<u>51.98</u>	<u>0</u>	<u>51.98</u>

64K GREENLAWN TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
02/20/2020

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SCOTTSDALE AZ 85258

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>325,385.46</u>	<u>322,355.57</u>	<u>3,029.89</u>
TOTAL CASH	325,385.46	322,355.57	3,029.89
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPER	<u>5,500.00</u>	<u>5,500.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	5,500.00	5,500.00	0.00
 TOTAL ASSETS	 <u>330,885.46</u>	 <u>327,855.57</u>	 <u>3,029.89</u>
 LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	294,206.30	294,206.30	0.00
NET INCOME (LOSS)	<u>36,679.16</u>	<u>33,649.27</u>	<u>3,029.89</u>
TOTAL EQUITY	330,885.46	327,855.57	3,029.89
 TOTAL LIABILITIES & EQUIT	 <u>330,885.46</u>	 <u>327,855.57</u>	 <u>3,029.89</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
02/20/2020

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			INCOME					
2,750.00	2,750	0.00	RESERVE FUND CONTRIBUTION	33,000.00	33,000	0.00	33,000	0.00
<u>279.89</u>	<u>0</u>	<u>279.89</u>	INTEREST INCOME - RESERVE	<u>3,679.16</u>	<u>0</u>	<u>3,679.16</u>	<u>0</u>	<u>3,679.16</u>
3,029.89	2,750	279.89	TOTAL INCOME	36,679.16	33,000	3,679.16	33,000	3,679.16
			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>3,029.89</u>	<u>2,750</u>	<u>279.89</u>	NET INCOME (LOSS)	<u>36,679.16</u>	<u>(242,486)</u>	<u>279,165.16</u>	<u>(242,486)</u>	<u>279,165.16</u>