

GREENLAWN

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

March 2020

64K GREENLAWN TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
03/31/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>53,380.97</u>	<u>52,891.29</u>	<u>489.68</u>
TOTAL CASH	53,380.97	52,891.29	489.68
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	1,602.25	729.18	873.07
RESERVE FOR BAD DEBT	<u>(17.28)</u>	<u>(17.28)</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	1,584.97	711.90	873.07
OTHER ASSETS			
PREPAID EXPENSE	1,976.99	2,196.66	(219.67)
SUSPENSE 2	<u>274.77</u>	<u>0.00</u>	<u>274.77</u>
TOTAL OTHER ASSETS	2,251.76	2,196.66	55.10
TOTAL ASSETS	<u>57,217.70</u>	<u>55,799.85</u>	<u>1,417.85</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	33.66	33.74	(0.08)
PREPAID ASSESSMENTS	2,291.84	1,730.11	561.73
DUE TO (FROM) CROA	<u>325.03</u>	<u>325.03</u>	<u>0.00</u>
TOTAL CURRENT LIABILITIES	2,650.53	2,088.88	561.65
EQUITY			
OWNERS' EQUITY	53,472.17	53,472.17	0.00
CURRENT YEAR INCOME (LOSS)	<u>1,095.00</u>	<u>238.80</u>	<u>856.20</u>
TOTAL EQUITY	54,567.17	53,710.97	856.20
TOTAL LIABILITIES & EQUITY	<u>57,217.70</u>	<u>55,799.85</u>	<u>1,417.85</u>

64K GREENLAWN TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
03/31/2020

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Mar2020 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
5,739.20	5,739	0.20	0401	INCOME	17,217.60	17,217	0.60	68,870	(51,652.40)
<u>(2,917.00)</u>	<u>(2,917)</u>	<u>0.00</u>	0402	ASSOCIATION DUES	<u>(8,751.00)</u>	<u>(8,751)</u>	<u>0.00</u>	<u>(35,000)</u>	<u>26,249.00</u>
2,822.20	2,822	0.20		RESERVE FUND CONTRIBUTION					
				TOTAL INCOME	8,466.60	8,466	0.60	33,870	(25,403.40)
				EXPENSES					
400.00	400	0.00	6514	ADMINISTRATIVE	1,200.00	1,200	0.00	4,800	3,600.00
<u>0.00</u>	<u>0</u>	<u>0.00</u>		ADMINISTRATIVE FEE	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>75</u>	<u>75.00</u>
				MISC - ADMINISTRATIVE					
400.00	400	0.00		TOTAL ADMINISTRATIVE	1,200.00	1,200	0.00	4,875	3,675.00
				OPERATIONAL EXPENSES					
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	4,810	4,810.00
0.00	0	0.00	66030003	GUTTER CLEANING	0.00	0	0.00	1,050	1,050.00
1,312.75	1,313	0.25	6607	LANDSCAPE MANAGEMENT	2,625.50	3,939	1,313.50	15,756	13,130.50
0.00	166	166.00	66070001	LANDSCAPE & IRRIGATION	2,458.50	498	(1,960.50)	1,991	(467.50)
<u>219.67</u>	<u>190</u>	<u>(29.67)</u>	6626	TERMITE BOND	<u>659.01</u>	<u>570</u>	<u>(89.01)</u>	<u>2,280</u>	<u>1,620.99</u>
1,532.42	1,714	181.58		TOTAL OPERATIONAL EXPENSE	5,743.01	5,142	(601.01)	26,427	20,683.99
				RECREATIONAL/FACILITY MAIN					
0.00	183	183.00		WATER/RECLAIMED WATER	325.03	549	223.97	2,196	1,870.97
0.00	183	183.00		TOTAL RECREATIONAL EXPENS	325.03	549	223.97	2,196	1,870.97
				UTILITIES					
33.58	31	(2.58)	6663	ELECTRICITY-OTHER	103.56	93	(10.56)	372	268.44
33.58	31	(2.58)		TOTAL UTILITIES	103.56	93	(10.56)	372	268.44
1,966.00	2,328	362.00		TOTAL OPERATING EXPENSES	7,371.60	6,984	(387.60)	33,870	26,498.40
856.20	494	362.20		NET INCOME BEFORE DEBT&DEPRECIATION	1,095.00	1,482	(387.00)	0	1,095.00
856.20	494	362.20		OPERATING NET INCOME (LOSS)	1,095.00	1,482	(387.00)	0	1,095.00

64K GREENLAWN TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
03/31/2020

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>334,655.59</u>	<u>331,738.59</u>	<u>2,917.00</u>
TOTAL CASH	334,655.59	331,738.59	2,917.00
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>340,155.59</u>	<u>337,238.59</u>	<u>2,917.00</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	330,885.46	330,885.46	0.00
NET INCOME (LOSS)	<u>9,270.13</u>	<u>6,353.13</u>	<u>2,917.00</u>
TOTAL EQUITY	340,155.59	337,238.59	2,917.00
TOTAL LIABILITIES & EQUIT	<u>340,155.59</u>	<u>337,238.59</u>	<u>2,917.00</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
03/31/2020

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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					
2,917.00	2,917	0.00	RESERVE FUND CONTRIBUTION	8,751.00	8,751	0.00	35,000	(26,249.00)
<u>0.00</u>	<u>0</u>	<u>0.00</u>	INTEREST INCOME - RESERVE	<u>519.13</u>	<u>0</u>	<u>519.13</u>	<u>0</u>	<u>519.13</u>
2,917.00	2,917	0.00	TOTAL INCOME	9,270.13	8,751	519.13	35,000	(25,729.87)
			EXPENSES					
0.00	0	0.00	LANDSCAPING	0.00	1,634	1,634.00	1,634	1,634.00
<u>0.00</u>	<u>0</u>	<u>0.00</u>	ROOF	<u>0.00</u>	<u>337,328</u>	<u>337,328.00</u>	<u>337,328</u>	<u>337,328.00</u>
0.00	0	0.00	TOTAL EXPENSE	0.00	338,962	338,962.00	338,962	338,962.00
<u>2,917.00</u>	<u>2,917</u>	<u>0.00</u>	NET INCOME (LOSS)	<u>9,270.13</u>	<u>(330,211)</u>	<u>339,481.13</u>	<u>(303,962)</u>	<u>313,232.13</u>