

GREENLAWN

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

JUNE 2020

64K GREENLAWN TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
06/30/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>58,284.68</u>	<u>58,393.92</u>	<u>(109.24)</u>
TOTAL CASH	58,284.68	58,393.92	(109.24)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	704.80	359.38	345.42
RESERVE FOR BAD DEBT	(7.28)	(17.28)	10.00
DUE (TO) FROM SERVICE AREA	0.00	(129.36)	129.36
INTERCOMPANY CROA	<u>(3,276.32)</u>	<u>(3,071.63)</u>	<u>(204.69)</u>
TOTAL ACCOUNTS RECEIVABLE	(2,578.80)	(2,858.89)	280.09
OTHER ASSETS			
PREPAID EXPENSE	<u>1,317.98</u>	<u>1,537.65</u>	<u>(219.67)</u>
TOTAL OTHER ASSETS	1,317.98	1,537.65	(219.67)
TOTAL ASSETS	<u>57,023.86</u>	<u>57,072.68</u>	<u>(48.82)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	260.23	228.37	31.86
PREPAID ASSESSMENTS	<u>3,484.24</u>	<u>3,999.70</u>	<u>(515.46)</u>
TOTAL CURRENT LIABILITIES	3,744.47	4,228.07	(483.60)
EQUITY			
OWNERS' EQUITY	53,472.17	53,472.17	0.00
CURRENT YEAR INCOME (LOSS)	<u>(192.78)</u>	<u>(627.56)</u>	<u>434.78</u>
TOTAL EQUITY	53,279.39	52,844.61	434.78
TOTAL LIABILITIES & EQUITY	<u>57,023.86</u>	<u>57,072.68</u>	<u>(48.82)</u>

64K GREENLAWN TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
06/30/2020

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Jun2020 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
INCOME									
5,739.20	5,739	0.20	0401	ASSOCIATION DUES	34,435.20	34,434	1.20	68,870	(34,434.80)
(2,917.00)	(2,917)	0.00	0402	RESERVE FUND CONTRIBUTION	(17,502.00)	(17,502)	0.00	(35,000)	17,498.00
10.00	0	10.00	0423	LESS: BAD DEBT	10.00	0	10.00	0	10.00
0.00	0	0.00	0441	LATE CHARGES	25.00	0	25.00	0	25.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	17.22	0	17.22	0	17.22
<u>2,832.20</u>	<u>2,822</u>	<u>10.20</u>		TOTAL INCOME	<u>16,985.42</u>	<u>16,932</u>	<u>53.42</u>	<u>33,870</u>	<u>(16,884.58)</u>
EXPENSES									
ADMINISTRATIVE									
400.00	400	0.00	6514	ADMINISTRATIVE FEE	2,400.00	2,400	0.00	4,800	2,400.00
0.00	0	0.00		MISC - ADMINISTRATIVE	0.00	0	0.00	75	75.00
<u>400.00</u>	<u>400</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>2,400.00</u>	<u>2,400</u>	<u>0.00</u>	<u>4,875</u>	<u>2,475.00</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	1,600.00	1,600	0.00	4,810	3,210.00
0.00	0	0.00	66030003	GUTTER CLEANING	0.00	1,050	1,050.00	1,050	1,050.00
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	2,458.50	996	(1,462.50)	1,991	(467.50)
219.67	190	(29.67)	6626	TERMITE BOND	1,318.02	1,140	(178.02)	2,280	961.98
<u>1,532.42</u>	<u>1,714</u>	<u>181.58</u>		TOTAL OPERATIONAL EXPENSE	<u>13,253.02</u>	<u>12,934</u>	<u>(319.02)</u>	<u>26,427</u>	<u>13,173.98</u>
RECREATIONAL/FACILITY MAIN WATER/RECLAIMED WATER									
431.08	183	(248.08)			1,320.00	1,098	(222.00)	2,196	876.00
<u>431.08</u>	<u>183</u>	<u>(248.08)</u>		TOTAL RECREATIONAL EXPENS	<u>1,320.00</u>	<u>1,098</u>	<u>(222.00)</u>	<u>2,196</u>	<u>876.00</u>
UTILITIES									
33.92	31	(2.92)	6663	ELECTRICITY-OTHER	205.18	186	(19.18)	372	166.82
<u>33.92</u>	<u>31</u>	<u>(2.92)</u>		TOTAL UTILITIES	<u>205.18</u>	<u>186</u>	<u>(19.18)</u>	<u>372</u>	<u>166.82</u>
<u>2,397.42</u>	<u>2,328</u>	<u>(69.42)</u>		TOTAL OPERATING EXPENSES	<u>17,178.20</u>	<u>16,618</u>	<u>(560.20)</u>	<u>33,870</u>	<u>16,691.80</u>
434.78	494	(59.22)		NET INCOME BEFORE DEBT&DEPRECIATION	(192.78)	314	(506.78)	0	(192.78)
<u>434.78</u>	<u>494</u>	<u>(59.22)</u>		OPERATING NET INCOME (LOSS)	<u>(192.78)</u>	<u>314</u>	<u>(506.78)</u>	<u>0</u>	<u>(192.78)</u>

64K GREENLAWN TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
06/30/2020

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SCOTTSDALE AZ 85258

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>276,160.77</u>	<u>334,986.50</u>	<u>(58,825.73)</u>
TOTAL CASH	276,160.77	334,986.50	(58,825.73)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPER	<u>0.00</u>	<u>11,334.00</u>	<u>(11,334.00)</u>
TOTAL ACCOUNTS RECEIVABLE	0.00	11,334.00	(11,334.00)
TOTAL ASSETS	<u>276,160.77</u>	<u>346,320.50</u>	<u>(70,159.73)</u>
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSE RESERVES	<u>0.00</u>	<u>73,180.00</u>	<u>(73,180.00)</u>
TOTAL CURRENT LIABILITIES	0.00	73,180.00	(73,180.00)
EQUITY			
RESERVE FUND BALANCE	330,885.46	330,885.46	0.00
NET INCOME (LOSS)	<u>(54,724.69)</u>	<u>(57,744.96)</u>	<u>3,020.27</u>
TOTAL EQUITY	276,160.77	273,140.50	3,020.27
TOTAL LIABILITIES & EQUIT	<u>276,160.77</u>	<u>346,320.50</u>	<u>(70,159.73)</u>

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06/30/2020

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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	17,502.00	17,502	0.00	35,000	(17,498.00)
<u>103.27</u>	<u>0</u>	<u>103.27</u>	INTEREST INCOME - RESERVE	<u>953.31</u>	<u>0</u>	<u>953.31</u>	<u>0</u>	<u>953.31</u>
3,020.27	2,917	103.27	TOTAL INCOME	18,455.31	17,502	953.31	35,000	(16,544.69)
			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>73,180.00</u>	<u>337,328</u>	<u>264,148.00</u>	<u>337,328</u>	<u>264,148.00</u>
0.00	0	0.00	TOTAL EXPENSE	73,180.00	338,962	265,782.00	338,962	265,782.00
<u>3,020.27</u>	<u>2,917</u>	<u>103.27</u>	NET INCOME (LOSS)	<u>(54,724.69)</u>	<u>(321,460)</u>	<u>266,735.31</u>	<u>(303,962)</u>	<u>249,237.31</u>