

GREENLAWN

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

September 2020

64K GREENLAWN TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
09/30/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>56,402.38</u>	<u>55,314.75</u>	<u>1,087.63</u>
TOTAL CASH	56,402.38	55,314.75	1,087.63
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	873.07	1,711.94	(838.87)
RESERVE FOR BAD DEBT	<u>2.72</u>	<u>(637.28)</u>	<u>640.00</u>
TOTAL ACCOUNTS RECEIVABLE	875.79	1,074.66	(198.87)
OTHER ASSETS			
PREPAID EXPENSE	<u>658.97</u>	<u>878.64</u>	<u>(219.67)</u>
TOTAL OTHER ASSETS	658.97	878.64	(219.67)
TOTAL ASSETS	<u><u>57,937.14</u></u>	<u><u>57,268.05</u></u>	<u><u>669.09</u></u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	260.98	256.78	4.20
ACCOUNTS PAYABLE	0.00	137.00	(137.00)
PREPAID ASSESSMENTS	<u>2,962.75</u>	<u>3,429.66</u>	<u>(466.91)</u>
TOTAL CURRENT LIABILITIES	3,223.73	3,823.44	(599.71)
EQUITY			
OWNERS' EQUITY	53,472.17	53,472.17	0.00
CURRENT YEAR INCOME (LOSS)	<u>1,241.24</u>	<u>(27.56)</u>	<u>1,268.80</u>
TOTAL EQUITY	54,713.41	53,444.61	1,268.80
TOTAL LIABILITIES & EQUITY	<u>57,937.14</u>	<u>57,268.05</u>	<u>669.09</u>

64K GREENLAWN TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
09/30/2020

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Sep2020 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	51,652.80	51,651	1.80	68,870	(17,217.20)
(2,917.00)	(2,917)	0.00	0402	RESERVE FUND CONTRIBUTION	(26,253.00)	(26,253)	0.00	(35,000)	8,747.00
640.00	0	640.00	0423	LESS: BAD DEBT	20.00	0	20.00	0	20.00
0.00	0	0.00	0441	LATE CHARGES	50.00	0	50.00	0	50.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	21.71	0	21.71	0	21.71
<u>3,462.20</u>	<u>2,822</u>	<u>640.20</u>		TOTAL INCOME	<u>25,491.51</u>	<u>25,398</u>	<u>93.51</u>	<u>33,870</u>	<u>(8,378.49)</u>
EXPENSES									
400.00	400	0.00	6514	ADMINISTRATIVE	3,600.00	3,600	0.00	4,800	1,200.00
0.00	0	0.00		ADMINISTRATIVE FEE	0.00	0	0.00	75	75.00
0.00	0	0.00		MISC - ADMINISTRATIVE					
<u>400.00</u>	<u>400</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>3,600.00</u>	<u>3,600</u>	<u>0.00</u>	<u>4,875</u>	<u>1,275.00</u>
OPERATIONAL EXPENSES									
0.00	45	45.00	6603	GENERAL MAINTENANCE	541.00	405	(136.00)	540	(1.00)
0.00	3,210	3,210.00	66030002	POWER WASHING	1,600.00	4,810	3,210.00	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	11,814.75	11,817	2.25	15,756	3,941.25
0.00	166	166.00	66070001	LANDSCAPE & IRRIGATION	2,458.50	1,494	(964.50)	1,991	(467.50)
219.67	190	(29.67)	6626	TERMITE BOND	1,977.03	1,710	(267.03)	2,280	302.97
<u>1,532.42</u>	<u>4,924</u>	<u>3,391.58</u>		TOTAL OPERATIONAL EXPENSE	<u>18,391.28</u>	<u>21,286</u>	<u>2,894.72</u>	<u>26,427</u>	<u>8,035.72</u>
RECREATIONAL/FACILITY MAIN WATER/RECLAIMED WATER									
226.98	183	(43.98)			1,934.58	1,647	(287.58)	2,196	261.42
<u>226.98</u>	<u>183</u>	<u>(43.98)</u>		TOTAL RECREATIONAL EXPENS	<u>1,934.58</u>	<u>1,647</u>	<u>(287.58)</u>	<u>2,196</u>	<u>261.42</u>
UTILITIES									
34.00	31	(3.00)	6663	ELECTRICITY-OTHER	324.41	279	(45.41)	372	47.59
<u>34.00</u>	<u>31</u>	<u>(3.00)</u>		TOTAL UTILITIES	<u>324.41</u>	<u>279</u>	<u>(45.41)</u>	<u>372</u>	<u>47.59</u>
<u>2,193.40</u>	<u>5,538</u>	<u>3,344.60</u>		TOTAL OPERATING EXPENSES	<u>24,250.27</u>	<u>26,812</u>	<u>2,561.73</u>	<u>33,870</u>	<u>9,619.73</u>
1,268.80	(2,716)	3,984.80		NET INCOME BEFORE DEBT&DEPRECIATION	1,241.24	(1,414)	2,655.24	0	1,241.24
<u>1,268.80</u>	<u>(2,716)</u>	<u>3,984.80</u>		OPERATING NET INCOME (LOSS)	<u>1,241.24</u>	<u>(1,414)</u>	<u>2,655.24</u>	<u>0</u>	<u>1,241.24</u>

64K GREENLAWN TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
09/30/2020

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>60,990.09</u>	<u>279,214.21</u>	<u>(218,224.12)</u>
TOTAL CASH	60,990.09	279,214.21	(218,224.12)
TOTAL ASSETS	<u>60,990.09</u>	<u>279,214.21</u>	<u>(218,224.12)</u>
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
RESERVE ACCT PAYABLE	<u>0.00</u>	<u>219,540.00</u>	<u>(219,540.00)</u>
TOTAL CURRENT LIABILITIES	0.00	219,540.00	(219,540.00)
EQUITY			
RESERVE FUND BALANCE	330,885.46	330,885.46	0.00
NET INCOME (LOSS)	<u>(269,895.37)</u>	<u>(271,211.25)</u>	<u>1,315.88</u>
TOTAL EQUITY	60,990.09	59,674.21	1,315.88
TOTAL LIABILITIES & EQUIT	<u>60,990.09</u>	<u>279,214.21</u>	<u>(218,224.12)</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
09/30/2020

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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	26,253.00	26,253	0.00	35,000	(8,747.00)
24.22	0	24.22	INTEREST INCOME - RESERVE	1,167.34	0	1,167.34	0	1,167.34
<u>2,941.22</u>	<u>2,917</u>	<u>24.22</u>	TOTAL INCOME	<u>27,420.34</u>	<u>26,253</u>	<u>1,167.34</u>	<u>35,000</u>	<u>(7,579.66)</u>
			EXPENSES					
0.00	0	0.00	LANDSCAPING	0.00	1,634	1,634.00	1,634	1,634.00
1,625.34	0	(1,625.34)	ROOF	297,315.71	337,328	40,012.29	337,328	40,012.29
<u>1,625.34</u>	<u>0</u>	<u>(1,625.34)</u>	TOTAL EXPENSE	<u>297,315.71</u>	<u>338,962</u>	<u>41,646.29</u>	<u>338,962</u>	<u>41,646.29</u>
<u>1,315.88</u>	<u>2,917</u>	<u>(1,601.12)</u>	NET INCOME (LOSS)	<u>(269,895.37)</u>	<u>(312,709)</u>	<u>42,813.63</u>	<u>(303,962)</u>	<u>34,066.63</u>