

GREENLAWN

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

DECEMBER 2020

64K GREENLAWN TOWNHOMES
BALANCE SHEET - OPERATING (UNAUDITED)
12/31/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>51,522.79</u>	<u>50,705.81</u>	<u>816.98</u>
TOTAL CASH	51,522.79	50,705.81	816.98
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	500.15	1,327.98	(827.83)
RESERVE FOR BAD DEBT	(37.28)	(27.28)	(10.00)
INTERCOMPANY CROA	<u>(216.77)</u>	<u>0.00</u>	<u>(216.77)</u>
TOTAL ACCOUNTS RECEIVABLE	246.10	1,300.70	(1,054.60)
OTHER ASSETS			
PREPAID EXPENSE	<u>2,396.00</u>	<u>2,615.63</u>	<u>(219.63)</u>
TOTAL OTHER ASSETS	2,396.00	2,615.63	(219.63)
TOTAL ASSETS	<u>54,164.89</u>	<u>54,622.14</u>	<u>(457.25)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	34.14	237.47	(203.33)
PREPAID ASSESSMENTS	<u>914.13</u>	<u>1,766.58</u>	<u>(852.45)</u>
TOTAL CURRENT LIABILITIES	948.27	2,004.05	(1,055.78)
EQUITY			
OWNERS' EQUITY	53,472.17	53,472.17	0.00
CURRENT YEAR INCOME (LOSS)	<u>(255.55)</u>	<u>(854.08)</u>	<u>598.53</u>
TOTAL EQUITY	53,216.62	52,618.09	598.53
TOTAL LIABILITIES & EQUITY	<u><u>54,164.89</u></u>	<u><u>54,622.14</u></u>	<u><u>(457.25)</u></u>

64K GREENLAWN TOWNHOMES
OPERATING STATEMENT - DETAIL (UNAUDITED)
12/31/2020

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Dec2020 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
INCOME									
5,739.20	5,741	(1.80)	0401	ASSOCIATION DUES	68,870.40	68,870	0.40	68,870	0.40
(2,917.00)	(2,913)	(4.00)	0402	RESERVE FUND CONTRIBUTION	(35,004.00)	(35,000)	(4.00)	(35,000)	(4.00)
(10.00)	0	(10.00)	0423	LESS: BAD DEBT	(20.00)	0	(20.00)	0	(20.00)
0.00	0	0.00	0441	LATE CHARGES	25.00	0	25.00	0	25.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	(11.97)	0	(11.97)	0	(11.97)
<u>2,812.20</u>	<u>2,828</u>	<u>(15.80)</u>		TOTAL INCOME	<u>33,859.43</u>	<u>33,870</u>	<u>(10.57)</u>	<u>33,870</u>	<u>(10.57)</u>
EXPENSES									
ADMINISTRATIVE									
400.00	400	0.00	6514	ADMINISTRATIVE FEE	4,800.00	4,800	0.00	4,800	0.00
30.24	0	(30.24)		MISC - ADMINISTRATIVE	30.24	75	44.76	75	44.76
<u>430.24</u>	<u>400</u>	<u>(30.24)</u>		TOTAL ADMINISTRATIVE	<u>4,830.24</u>	<u>4,875</u>	<u>44.76</u>	<u>4,875</u>	<u>44.76</u>
OPERATIONAL EXPENSES									
0.00	45	45.00	6603	GENERAL MAINTENANCE	616.00	540	(76.00)	540	(76.00)
0.00	0	0.00	66030002	POWER WASHING	4,810.00	4,810	0.00	4,810	0.00
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	15,753.00	15,756	3.00	15,756	3.00
0.00	165	165.00	66070001	LANDSCAPE & IRRIGATION	2,458.50	1,991	(467.50)	1,991	(467.50)
219.63	190	(29.63)	6626	TERMITE BOND	2,636.00	2,280	(356.00)	2,280	(356.00)
<u>1,532.38</u>	<u>1,713</u>	<u>180.62</u>		TOTAL OPERATIONAL EXPENSE	<u>26,273.50</u>	<u>26,427</u>	<u>153.50</u>	<u>26,427</u>	<u>153.50</u>
RECREATIONAL/FACILITY MAIN WATER/RECLAIMED WATER									
<u>216.77</u>	<u>183</u>	<u>(33.77)</u>			<u>2,601.62</u>	<u>2,196</u>	<u>(405.62)</u>	<u>2,196</u>	<u>(405.62)</u>
<u>216.77</u>	<u>183</u>	<u>(33.77)</u>		TOTAL RECREATIONAL EXPENS	<u>2,601.62</u>	<u>2,196</u>	<u>(405.62)</u>	<u>2,196</u>	<u>(405.62)</u>
UTILITIES									
<u>34.28</u>	<u>31</u>	<u>(3.28)</u>	6663	ELECTRICITY-OTHER	<u>409.62</u>	<u>372</u>	<u>(37.62)</u>	<u>372</u>	<u>(37.62)</u>
<u>34.28</u>	<u>31</u>	<u>(3.28)</u>		TOTAL UTILITIES	<u>409.62</u>	<u>372</u>	<u>(37.62)</u>	<u>372</u>	<u>(37.62)</u>
<u>2,213.67</u>	<u>2,327</u>	<u>113.33</u>		TOTAL OPERATING EXPENSES	<u>34,114.98</u>	<u>33,870</u>	<u>(244.98)</u>	<u>33,870</u>	<u>(244.98)</u>
598.53	501	97.53		NET INCOME BEFORE DEBT&DEPRECIATION	(255.55)	0	(255.55)	0	(255.55)
<u>598.53</u>	<u>501</u>	<u>97.53</u>		OPERATING NET INCOME (LOSS)	<u>(255.55)</u>	<u>0</u>	<u>(255.55)</u>	<u>0</u>	<u>(255.55)</u>

64K GREENLAWN TOWNHOMES
BALANCE SHEET - RESERVES (UNAUDITED)
12/31/2020

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>69,794.05</u>	<u>66,864.91</u>	<u>2,929.14</u>
TOTAL CASH	69,794.05	66,864.91	2,929.14
TOTAL ASSETS	<u>69,794.05</u>	<u>66,864.91</u>	<u>2,929.14</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	330,885.46	330,885.46	0.00
NET INCOME (LOSS)	<u>(261,091.41)</u>	<u>(264,020.55)</u>	<u>2,929.14</u>
TOTAL EQUITY	69,794.05	66,864.91	2,929.14
TOTAL LIABILITIES & EQUIT	<u>69,794.05</u>	<u>66,864.91</u>	<u>2,929.14</u>

64K GREENLAWN TOWNHOMES
RESERVE STATEMENT - DETAIL (UNAUDITED)
12/31/2020

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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	2,913	4.00	RESERVE FUND CONTRIBUTION	35,004.00	35,000	4.00	35,000	4.00
<u>12.14</u>	<u>0</u>	<u>12.14</u>	INTEREST INCOME - RESERVE	<u>1,220.30</u>	<u>0</u>	<u>1,220.30</u>	<u>0</u>	<u>1,220.30</u>
2,929.14	2,913	16.14	TOTAL INCOME	36,224.30	35,000	1,224.30	35,000	1,224.30
			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>297,315.71</u>	<u>337,328</u>	<u>40,012.29</u>	<u>337,328</u>	<u>40,012.29</u>
0.00	0	0.00	TOTAL EXPENSE	297,315.71	338,962	41,646.29	338,962	41,646.29
<u>2,929.14</u>	<u>2,913</u>	<u>16.14</u>	NET INCOME (LOSS)	<u>(261,091.41)</u>	<u>(303,962)</u>	<u>42,870.59</u>	<u>(303,962)</u>	<u>42,870.59</u>