

**Desert Greens 2001 HOA
OCTOBER 2018 FINANCIAL REPORT
Submitted to the Board on November 13, 2018
Treasurer, Patty Maitland**

Snap Shot of CYTD (through November 11, 2018)

See last page of report.

Account Balances a/o November 11, 2018

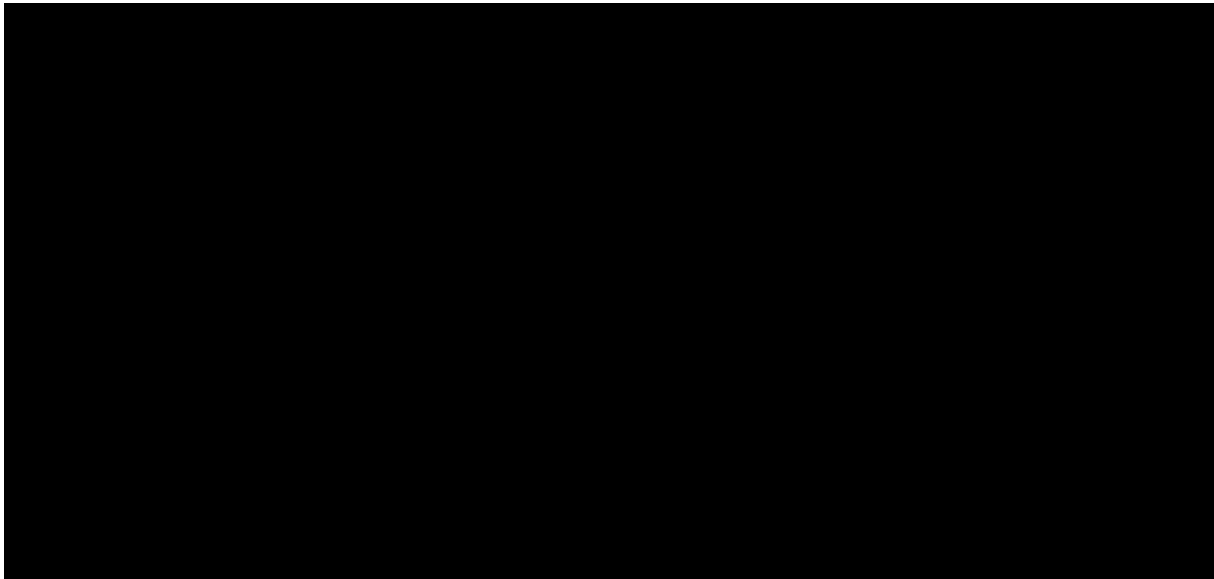
	2018					
	January	February	March	April	May	June
Checking	\$100,016.81	\$111,350.56	\$98,878.01	\$55,894.94	\$57,507.82	\$79,625.43
Money Market	\$168,980.68	\$171,514.99	\$175,471.00	\$22,954.50	\$20,990.24	\$13,873.23
CD 18 Month	\$101,875.65	\$101,875.65	\$102,017.25	\$102,017.25	\$102,305.79	\$102,452.73
CD 12 Month				\$200,000.00	\$200,269.76	\$200,548.90
Total	\$370,873.14	\$384,741.20	\$376,366.26	\$380,866.69	\$381,073.61	\$396,500.29
	July	August	September	October	November	December
Checking	\$41,241.10	\$39,520.78	\$35,319.40	\$32,113.99		
Money Market	\$39,342.88	\$36,292.47	\$38,955.03	\$24,883.37		
CD 18 Month	\$102,595.14	\$102,742.50	\$102,890.07	\$103,033.09		
CD 12 Month	\$200,819.41	\$201,009.31	\$201,379.61	\$201,932.30		
Total	\$383,998.53	\$379,565.06	\$378,544.11	\$329,848.76		

Budget to Actual Revenues & Expenditures

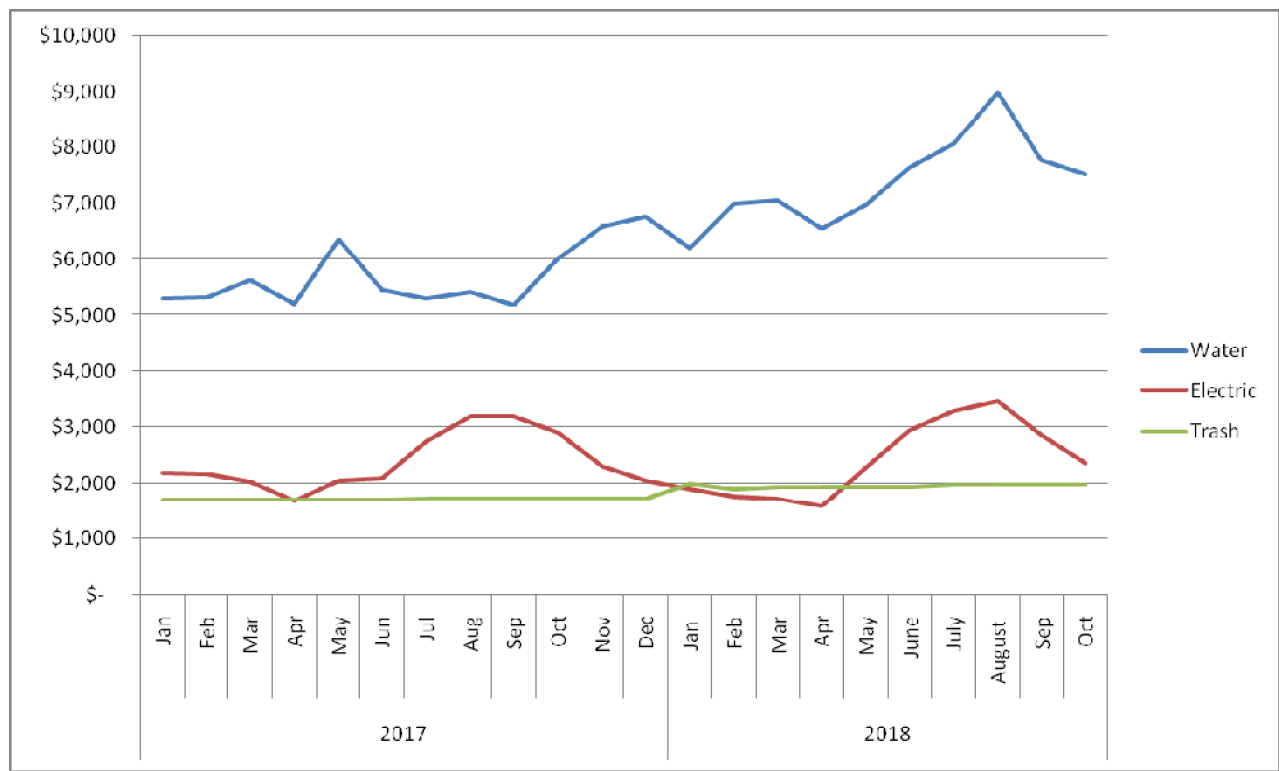
October 2018 YTD Budget vs. Actual

	Actual	Budget	over Budget	% of Budget
Total Expenses	\$361,358.99	\$346,500.00	\$14,858.99	104.29%
Net Operating Income	\$361,713.67	\$390,690.00	-\$28,976.33	92.58%

Delinquent Assessments



Utility Trends



Updates and New Business:

The Board prioritized the Reserve Items in February (see table below). Report from members on quotes.

Reserve Expenses					
Given: Any item with a useful life of 2 years or less (based on 2016 Reserve Study for Operating Year 2018)					
Component		RUL	Cost		Priority/Status
Wrought Iron Fence Repaint		0	Unfunded	COMPLETED IN 2018	Completed 5/2018
Stucco Wall Repair/Repaint		0	Unfunded	HIGH	
Phone Entry system Replace		0	\$ 4,500	COMPLETED IN 2018	
Vehicle Gate Operators		0	\$ 21,000	COMPLETED IN 2018	
Gym Eqpt. Partial Replace		2	\$ 3,500	COMPLETED IN 2018	Weight machine and Treadmill installed 10/2018
Pool/Spa Pumps Partial Replace		0	\$ 2,000	SPARE PUMP ON HAND AUTHORIZED FEB 2018	
Sewer & Utility		0	Unfunded		
Clubhouse Int/Ext Repaint		0	Unfunded	COMPLETED IN 2017	
Interior Surfaces Repaint		0	Unfunded	COMPLETED IN 2017	
HVAC Partial Replace		2	\$ 4,500	MAINTAINED ANNUALLY	
Asphalt		0		COMPLETED IN 2017	
Furniture Partial Replace		2	\$ 3,250	COMPLETED IN 2017	
Pond & Sprinkler Pumps		1		COMPLETED IN 2017	
Mailboxes Replace		0	Unfunded	AS NEEDED FROM OPS	
Landscaping Renovation		0	Unfunded	AS NEEDED FROM OPS	
Vehicle Gates Repaint		0	Unfunded	AS NEEDED FROM OPS	
Pool Furniture Replace		0	Unfunded	AS NEEDED FROM OPS	
			\$ 38,750		

1. Adopt 2019 Budget. Draft 2019 Budget was forwarded to Board Members October 31, 2018 for review. The Draft 2019 Budget includes the increased assessments effective January 1, 2019 as authorized by the Board at the October meeting (Improved Lots at \$140.00 per month, Unimproved Lots at \$35.00 per month, RV Parking at \$30.00 per month).

2. 2019 Budget: Timing of the Budget is as follows:

a. Board Adopts Budget 45 days prior to fiscal year. Today

b. Within 30 days of adoption, provide a summary to all Owners and set a meeting date for members to ratify. (Summary will be distributed door-to-door the week of November 18th and mailed to homeowners not currently in residence.) That meeting date should be not less than 14 days or more than 30 days after the summary has been sent. (Member ship will vote on Budget at Quarterly meeting on December 12, 2018).

Business Snapshot

