

**Desert Greens 2001 HOA  
AUGUST 2018 FINANCIAL REPORT  
Submitted to the Board on September 11, 2018  
Treasurer, Patty Maitland**

**Snap Shot of CYTD (through September 8, 2018)**

See last page of report.

**Account Balances a/o September 8, 2018**

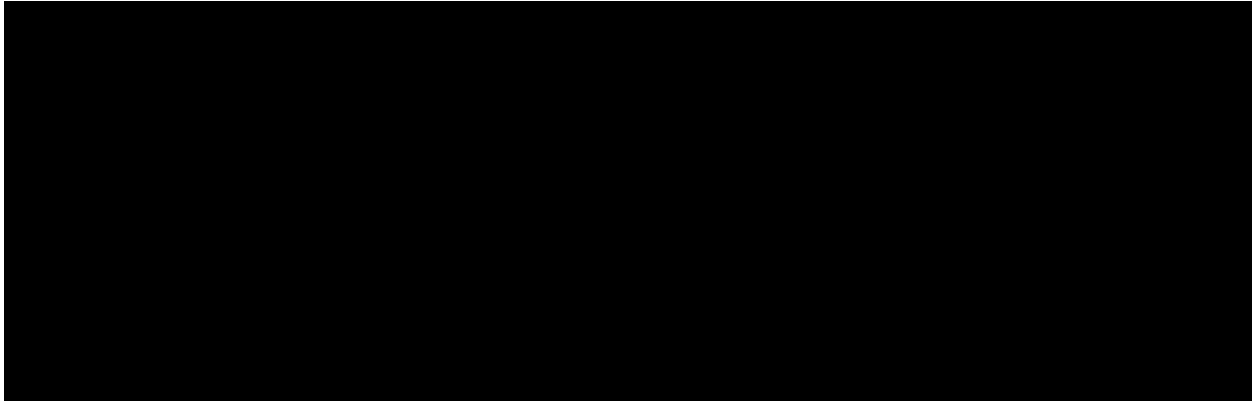
	<b>2018</b>					
	January	February	March	April	May	June
Checking	\$100,016.81	\$111,350.56	\$98,878.01	\$55,894.94	\$57,507.82	\$79,625.43
Money Market	\$168,980.68	\$171,514.99	\$175,471.00	\$22,954.50	\$20,990.24	\$13,873.23
CD 18 Month	\$101,875.65	\$101,875.65	\$102,017.25	\$102,017.25	\$102,305.79	\$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				
Money Market	\$39,342.88	\$36,292.47				
CD 18 Month	\$102,595.14	\$102,742.50				
CD 12 Month	\$200,819.41	\$201,009.31				
Total	\$383,998.53	<b>\$379,565.06</b>				

**Budget to Actual Revenues & Expenditures**

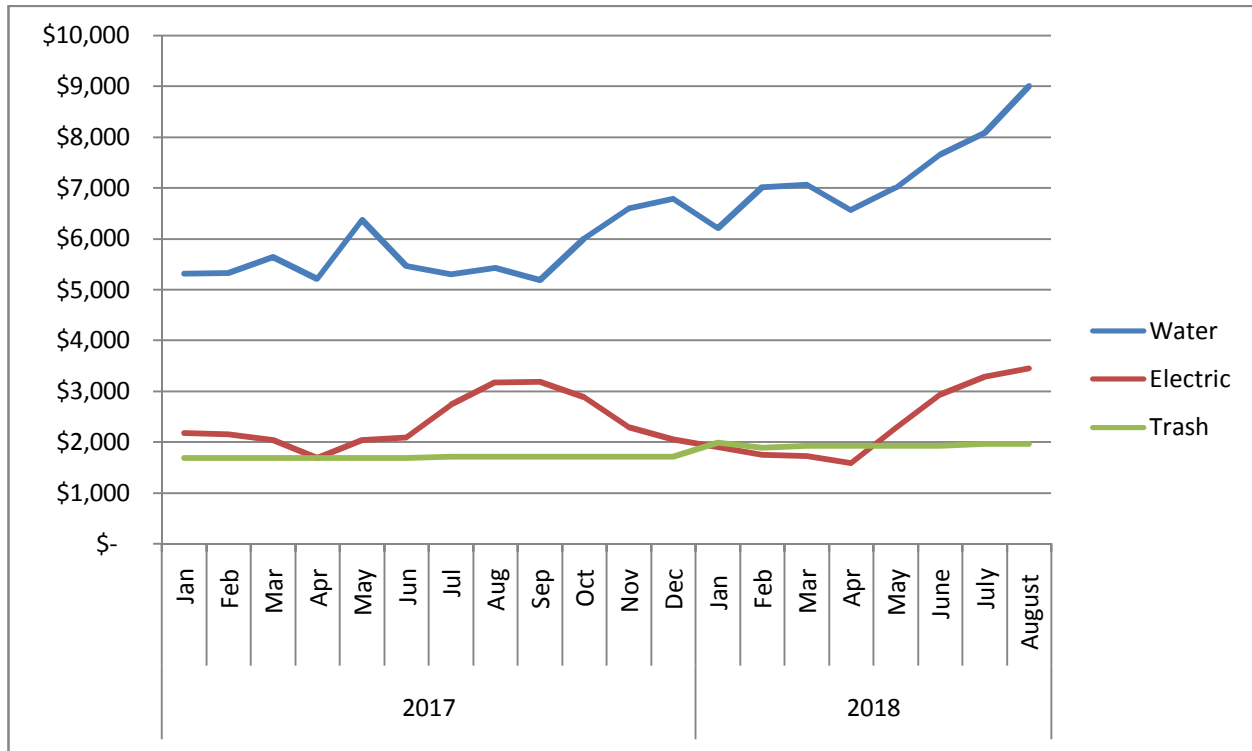
**August 2018 YTD Budget vs. Actual**

	Actual	Budget	over Budget	% of Budget
Total Expenses	\$279,189.89	\$346,500.00	-\$67,310.11	80.57%
Net Operating Income	\$297,861.73	\$390,690.00	-\$92,828.27	76.24%

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	In progress by A-1 for \$11,850, estimated completion 5/4/18
Stucco Wall Repair/Repaint	0	Unfunded	HIGH	
Phone Entry system Replace	0	\$ 4,500	COMPLETED IN 2018	DNG Quote for Door King System of \$7,625. Existing remotes can be converted.
Vehicle Gate Operators	0	\$ 21,000	COMPLETED IN 2018	
Gym Eqpt. Partial Replace	2	\$ 3,500	LOW	Bob Jacobs recommended \$800 piece of eqpt.
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. 2015 & 2016 Audit Findings** - Only finding was in the 2016 audit: HOA has in excess of \$250K FDIC insured amount at a single bank. Currently that exposure is approximately \$130,000 with Meadows Bank. The 2017 audit will indicate the same finding. Possible solutions are to relocate funds into other instruments, i.e. the CDs when they mature to another banking entity.

**2. Audit Letter of Engagement** -Holburn Lien has sent letter of engagement for the 2018 Audit. I have forwarded the required documents. Recommend engaging the firm for a fee of \$2675 and request authorization to sign the LOE.

**3. HOPA Audit** - Kim has completed the HOPA audit for the 55+ community age requirement. Recommend that the HOPA audit be entered into the record. Recommend that this audit be entered into the record every two years.

**4. Assessment Increase:** Based on the prior month's discussions, the water and utilities studies, and the upcoming reserve requirements, I recommend that the Board present to the membership an assessment increase of \$25.00 per month. This incorporates the rate and consumption increase in water, the rate increase in electricity, the required increase to fund the future reserve projects. (The 2019 Reserve study recommends a beginning balance of \$312,989, an ending balance of \$360,897, and an annual contribution of \$45,895 (\$3,825 per month)

Business Snapshot

