

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

Snap Shot of CYTD (through November 11, 2018)

See last page of report.

Account Balances a/o December 9, 2018

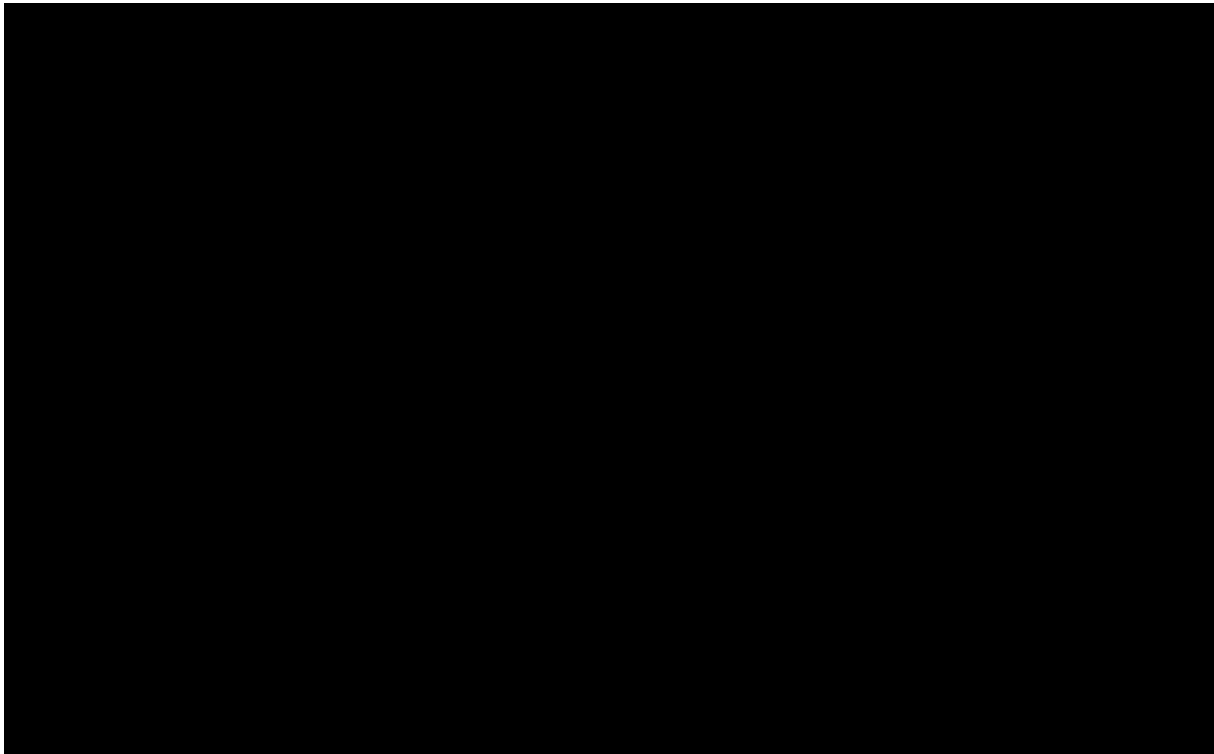
	2018					
	January	February	March	April	May	June
Checking	\$100,016.81	\$111,350.56	\$98,878.01	\$55,894.94	\$57,507.82	\$79,625.43
Money Market	\$168,980.68	\$171,514.99	\$175,471.00	\$22,954.50	\$20,990.24	\$13,873.23
CD 18 Month	\$101,875.65	\$101,875.65	\$102,017.25	\$102,017.25	\$102,305.79	\$102,452.73
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	\$26,549.04	
Money Market	\$39,342.88	\$36,292.47	\$38,955.03	\$24,883.37	\$22,035.29	
CD 18 Month	\$102,595.14	\$102,742.50	\$102,890.07	\$103,033.09	\$103,181.08	
CD 12 Month	\$200,819.41	\$201,009.31	\$201,379.61	\$201,932.30	\$201,932.30	
Total	\$383,998.53	\$379,565.06	\$378,544.11	\$361,962.75	\$353,697.71	

Budget to Actual Revenues & Expenditures

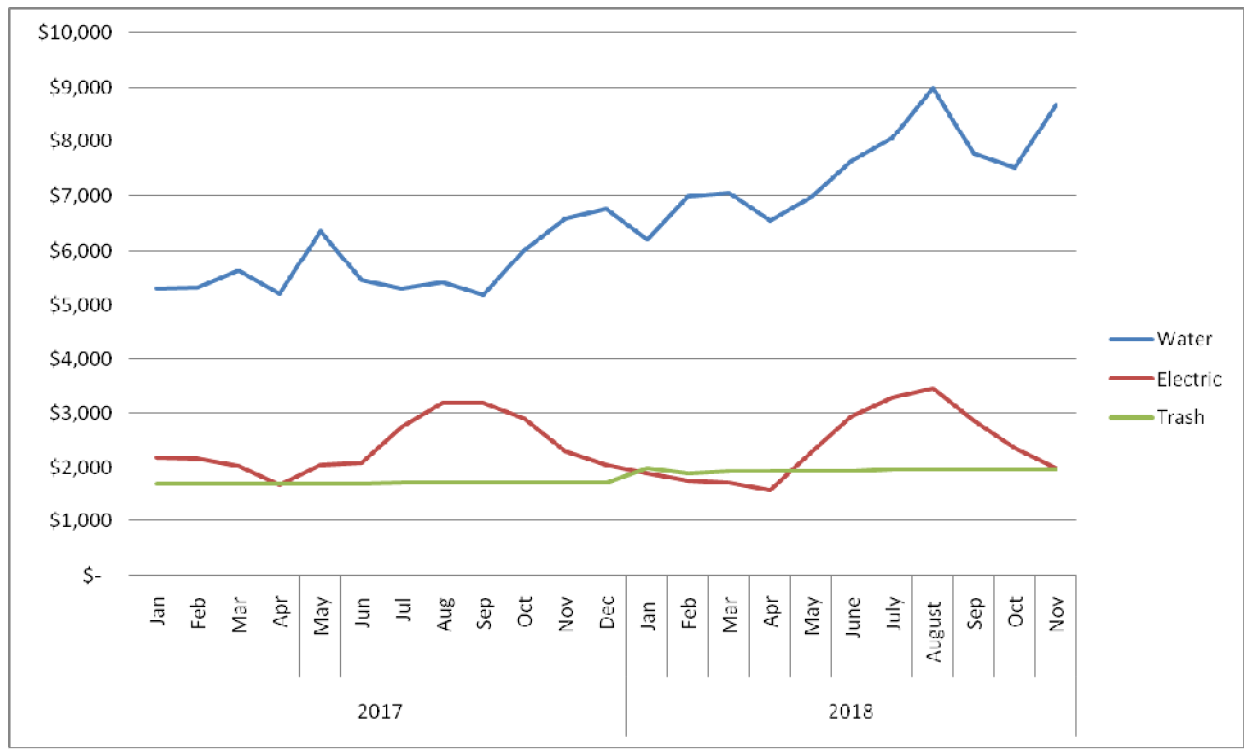
November 2018 YTD Budget vs. Actual

	Actual	Budget	over Budget	% of Budget
Total Expenses	\$377,236.41	\$346,500.00	\$30,736.41	108.87%
Net Operating Income	\$386,923.67	\$390,690.00	-\$3,766.33	99.04%

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. Proposed 2019 Budget was forwarded to all Members the week of November 25, 2018 for review. Vote by membership to adopt the Proposed 2019 Budget will occur at the Quarterly Meeting on December 12.
2. The December Financial Report will include the 2019 list of Reserve Projects.
3. New website goes live on January 1, 2018. The new site includes monthly minutes and financial reports. However, delinquent assessment information has been redacted.

Business Snapshot

