

**ROSEVILLE CORNER**

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

DECEMBER 2017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>81,418.33</u>	<u>78,051.31</u>	<u>3,367.02</u>
TOTAL CASH	81,418.33	78,051.31	3,367.02
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	7,526.26	6,999.07	527.19
RESERVE FOR BAD DEBT	<u>(4,460.48)</u>	<u>(4,220.48)</u>	<u>(240.00)</u>
TOTAL ACCOUNTS RECEIVABLE	3,065.78	2,778.59	287.19
OTHER ASSETS			
PREPAID EXPENSE	<u>209.00</u>	<u>0.00</u>	<u>209.00</u>
TOTAL OTHER ASSETS	209.00	0.00	209.00
TOTAL ASSETS	<u>84,693.11</u>	<u>80,829.90</u>	<u>3,863.21</u>

64E ROSEVILLE CORNER BUNGALOW  
BALANCE SHEET - OPERATING (UNAUDITED)  
12/31/2017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	8,846.23	2,903.24	5,942.99
ACCOUNTS PAYABLE	(2,687.42)	(201.00)	(2,486.42)
UNCLAIMED FUNDS	158.42	158.42	0.00
PREPAID ASSESSMENTS	<u>3,197.03</u>	<u>3,628.46</u>	<u>(431.43)</u>
TOTAL CURRENT LIABILITIES	9,514.26	6,489.12	3,025.14
EQUITY			
OWNERS' EQUITY	77,373.24	77,373.24	0.00
CURRENT YEAR INCOME (LOSS)	<u>(2,194.39)</u>	<u>(3,032.46)</u>	<u>838.07</u>
TOTAL EQUITY	75,178.85	74,340.78	838.07
TOTAL LIABILITIES & EQUITY	<u>84,693.11</u>	<u>80,829.90</u>	<u>3,863.21</u>

64E ROSEVILLE CORNER BUNGALOW  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
12/31/2017

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Dec2017 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
<b>INCOME</b>									
11,153.56	11,149	4.56	-0401	ASSOCIATION DUES	133,842.72	133,843	(0.28)	133,843	(0.28)
(6,000.00)	(6,000)	0.00	0402	RESERVE FUND CONTRIBUTION	(72,000.00)	(72,000)	0.00	(72,000)	0.00
(240.00)	(238)	(2.00)	0423	LESS: BAD DEBT	(370.00)	(2,801)	2,431.00	(2,801)	2,431.00
100.00	0	100.00	0441	LATE CHARGES	550.00	0	550.00	0	550.00
89.63	0	89.63	0449	DELINQUENCY INTEREST	770.89	0	770.89	0	770.89
<u>5,103.19</u>	<u>4,911</u>	<u>192.19</u>		<b>TOTAL INCOME</b>	<u>62,793.61</u>	<u>59,042</u>	<u>3,751.61</u>	<u>59,042</u>	<u>3,751.61</u>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
748.00	748	0.00	6514	ADMINISTRATIVE FEE	8,976.00	8,976	0.00	8,976	0.00
60.55	0	(60.55)		MISC - ADMINISTRATIVE	(147.25)	152	299.25	152	299.25
<u>808.55</u>	<u>748</u>	<u>(60.55)</u>		<b>TOTAL ADMINISTRATIVE</b>	<u>8,828.75</u>	<u>9,128</u>	<u>299.25</u>	<u>9,128</u>	<u>299.25</u>
<b>OPERATIONAL EXPENSES</b>									
640.00	0	(640.00)	6603	GENERAL MAINTENANCE	5,622.93	1,500	(4,122.93)	1,500	(4,122.93)
0.00	0	0.00	66030002	POWER WASHING	0.00	3,000	3,000.00	3,000	3,000.00
0.00	0	0.00	66030003	GUTTER CLEANING	0.00	2,000	2,000.00	2,000	2,000.00
7,654.15	2,921	(4,733.15)	6607	LANDSCAPE MANAGEMENT	39,616.89	35,074	(4,542.89)	35,074	(4,542.89)
(4,837.58)	125	4,962.58	66070001	LANDSCAPE & IRRIGATION	4,608.43	1,500	(3,108.43)	1,500	(3,108.43)
0.00	0	0.00	6626	TERMITE BOND	5,016.00	4,840	(176.00)	4,840	(176.00)
<u>3,456.57</u>	<u>3,046</u>	<u>(410.57)</u>		<b>TOTAL OPERATIONAL EXPENSE</b>	<u>54,864.25</u>	<u>47,914</u>	<u>(6,950.25)</u>	<u>47,914</u>	<u>(6,950.25)</u>
<u>0.00</u>	<u>0</u>	<u>0.00</u>		<b>RECREATIONAL/FACILITY MAIN MAINTENANCE</b>	<u>1,295.00</u>	<u>2,000</u>	<u>705.00</u>	<u>2,000</u>	<u>705.00</u>
<u>0.00</u>	<u>0</u>	<u>0.00</u>		<b>TOTAL RECREATIONAL EXPENS</b>	<u>1,295.00</u>	<u>2,000</u>	<u>705.00</u>	<u>2,000</u>	<u>705.00</u>
<u>4,265.12</u>	<u>3,794</u>	<u>(471.12)</u>		<b>TOTAL OPERATING EXPENSES</b>	<u>64,988.00</u>	<u>59,042</u>	<u>(5,946.00)</u>	<u>59,042</u>	<u>(5,946.00)</u>
838.07	1,117	(278.93)		<b>NET INCOME BEFORE DEBT&amp;DEPRECIATION</b>	(2,194.39)	0	(2,194.39)	0	(2,194.39)
<u>838.07</u>	<u>1,117</u>	<u>(278.93)</u>		<b>OPERATING NET INCOME (LOSS)</b>	<u>(2,194.39)</u>	<u>0</u>	<u>(2,194.39)</u>	<u>0</u>	<u>(2,194.39)</u>

64E ROSEVILLE CORNER BUNGALOW  
BALANCE SHEET - RESERVES (UNAUDITED)  
12/31/2017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	332,408.13	326,254.79	6,153.34
TOTAL CASH	332,408.13	326,254.79	6,153.34
TOTAL ASSETS	<u>332,408.13</u>	<u>326,254.79</u>	<u>6,153.34</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	309,129.77	309,129.77	0.00
NET INCOME (LOSS)	<u>23,278.36</u>	<u>17,125.02</u>	<u>6,153.34</u>
TOTAL EQUITY	332,408.13	326,254.79	6,153.34
TOTAL LIABILITIES & EQUIT	<u>332,408.13</u>	<u>326,254.79</u>	<u>6,153.34</u>

64E ROSEVILLE CORNER BUNGALOW  
RESERVE STATEMENT - DETAIL (UNAUDITED)  
12/31/2017

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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					
6,000.00	6,000	0.00	RESERVE FUND CONTRIBUTION	72,000.00	72,000	0.00	72,000	0.00
<u>153.34</u>	<u>0</u>	<u>153.34</u>	INTEREST INCOME - RESERVE	<u>2,164.21</u>	<u>0</u>	<u>2,164.21</u>	<u>0</u>	<u>2,164.21</u>
6,153.34	6,000	153.34	TOTAL INCOME	74,164.21	72,000	2,164.21	72,000	2,164.21
			EXPENSES					
0.00	0	0.00	LANDSCAPING	0.00	10,150	10,150.00	10,150	10,150.00
<u>0.00</u>	<u>0</u>	<u>0.00</u>	PAINTING	<u>50,885.85</u>	<u>121,800</u>	<u>70,914.15</u>	<u>121,800</u>	<u>70,914.15</u>
0.00	0	0.00	TOTAL EXPENSE	50,885.85	131,950	81,064.15	131,950	81,064.15
<u>6,153.34</u>	<u>6,000</u>	<u>153.34</u>	NET INCOME (LOSS)	<u>23,278.36</u>	<u>(59,950)</u>	<u>83,228.36</u>	<u>(59,950)</u>	<u>83,228.36</u>