

64E ROSEVILLE CORNER BUNGALOW
BALANCE SHEET - OPERATING (UNAUDITED)
09/30/2017

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

Sep 2017 GL#		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
	CASH			
	OPERATING CASH	<u>87,468.25</u>	<u>84,595.34</u>	<u>2,872.91</u>
	TOTAL CASH	87,468.25	84,595.34	2,872.91
	ACCOUNTS RECEIVABLE			
0111	ACCOUNTS RECEIVABLE	7,466.70	8,150.74	(684.04)
0119	RESERVE FOR BAD DEBT	<u>(4,750.48)</u>	<u>(5,250.48)</u>	<u>500.00</u>
	TOTAL ACCOUNTS RECEIVABLE	2,716.22	2,900.26	(184.04)
	TOTAL ASSETS	<u>90,184.47</u>	<u>87,495.60</u>	<u>2,688.87</u>

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Sep 2017 GL#		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
	LIABILITIES & EQUITY			
	CURRENT LIABILITIES			
0210	ACCRUED EXPENSES	170.00	0.00	170.00
02120100	UNCLAIMED FUNDS	158.42	158.42	0.00
0215	PREPAID ASSESSMENTS	7,298.73	8,566.03	(1,267.30)
01120610	DUE TO (FROM) CROA	<u>(357.00)</u>	<u>0.00</u>	<u>(357.00)</u>
	TOTAL CURRENT LIABILITIES	7,270.15	8,724.45	(1,454.30)
	EQUITY			
0309	OWNERS' EQUITY	77,373.24	77,373.24	0.00
	CURRENT YEAR INCOME (LOSS)	<u>5,541.08</u>	<u>1,397.91</u>	<u>4,143.17</u>
	TOTAL EQUITY	82,914.32	78,771.15	4,143.17
	TOTAL LIABILITIES & EQUITY	<u>90,184.47</u>	<u>87,495.60</u>	<u>2,688.87</u>

64E ROSEVILLE CORNER BUNGALOW
OPERATING STATEMENT - DETAIL (UNAUDITED)
09/30/2017

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MONTHLY ACTUAL	MONTHLY BUDGET	VARIANCE FAV/ (UNFAV)	Sep 2017 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	VARIANCE FAV/ (UNFAV)	ANNUAL BUDGET	BUDGET REMAINING
INCOME									
11,153.56	11,154	(0.44)	0401	ASSOCIATION DUES	100,382.04	100,386	(3.96)	133,843	(33,460.96)
(6,000.00)	(6,000)	0.00	0402	RESERVE FUND CONTRIBUTION	(54,000.00)	(54,000)	0.00	(72,000)	18,000.00
500.00	(233)	733.00	0423	LESS: BAD DEBT	(660.00)	(2,097)	1,437.00	(2,801)	2,141.00
0.00	0	0.00	0441	LATE CHARGES	400.00	0	400.00	0	400.00
7.61	0	7.61	0449	DELINQUENCY INTEREST	584.19	0	584.19	0	584.19
<u>5,661.17</u>	<u>4,921</u>	<u>740.17</u>		TOTAL INCOME	<u>46,706.23</u>	<u>44,289</u>	<u>2,417.23</u>	<u>59,042</u>	<u>(12,335.77)</u>
EXPENSES									
ADMINISTRATIVE									
748.00	748	0.00	6514	ADMINISTRATIVE FEE	6,732.00	6,732	0.00	8,976	2,244.00
0.00	0	0.00		MISC - ADMINISTRATIVE	(207.80)	20	227.80	152	359.80
<u>748.00</u>	<u>748</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>6,524.20</u>	<u>6,752</u>	<u>227.80</u>	<u>9,128</u>	<u>2,603.80</u>
OPERATIONAL EXPENSES									
0.00	0	0.00	6603	GENERAL MAINTENANCE	3,310.00	1,500	(1,810.00)	1,500	(1,810.00)
0.00	0	0.00	66030002	POWER WASHING	0.00	3,000	3,000.00	3,000	3,000.00
0.00	2,000	2,000.00	66030003	GUTTER CLEANING	0.00	2,000	2,000.00	2,000	2,000.00
170.00	2,923	2,753.00	6607	LANDSCAPE MANAGEMENT	23,395.92	26,307	2,911.08	35,074	11,678.08
600.00	125	(475.00)	66070001	LANDSCAPE & IRRIGATION	1,624.03	1,125	(499.03)	1,500	(124.03)
0.00	0	0.00	6626	TERMITE BOND	5,016.00	4,840	(176.00)	4,840	(176.00)
<u>770.00</u>	<u>5,048</u>	<u>4,278.00</u>		TOTAL OPERATIONAL EX	<u>33,345.95</u>	<u>38,772</u>	<u>5,426.05</u>	<u>47,914</u>	<u>14,568.05</u>
RECREATIONAL/FACILITY MAIN MAINTENANCE									
0.00	1,000	1,000.00			1,295.00	2,000	705.00	2,000	705.00
<u>0.00</u>	<u>1,000</u>	<u>1,000.00</u>		TOTAL RECREATIONAL E	<u>1,295.00</u>	<u>2,000</u>	<u>705.00</u>	<u>2,000</u>	<u>705.00</u>
<u>1,518.00</u>	<u>6,796</u>	<u>5,278.00</u>		TOTAL OPERATING EXPE	<u>41,165.15</u>	<u>47,524</u>	<u>6,358.85</u>	<u>59,042</u>	<u>17,876.85</u>
4,143.17	(1,875)	6,018.17		NET INCOME BEFORE DEBT&DEPRECI	5,541.08	(3,235)	8,776.08	0	5,541.08
<u>4,143.17</u>	<u>(1,875)</u>	<u>6,018.17</u>		OPERATING NET INCOME (LOSS)	<u>5,541.08</u>	<u>(3,235)</u>	<u>8,776.08</u>	<u>0</u>	<u>5,541.08</u>

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Sep 2017		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
	ASSETS			
	CASH			
01109999	RESERVES CASH	<u>343,744.30</u>	<u>337,609.78</u>	<u>6,134.52</u>
	TOTAL CASH	343,744.30	337,609.78	6,134.52
	TOTAL ASSETS	<u>343,744.30</u>	<u>337,609.78</u>	<u>6,134.52</u>
	LIABILITIES & EQUITY			
	EQUITY			
0315	RESERVE FUND BALANCE	309,129.77	309,129.77	0.00
	NET INCOME (LOSS)	<u>34,614.53</u>	<u>28,480.01</u>	<u>6,134.52</u>
	TOTAL EQUITY	343,744.30	337,609.78	6,134.52
	TOTAL LIABILITIES & EQUITY	<u>343,744.30</u>	<u>337,609.78</u>	<u>6,134.52</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
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MONTHLY ACTUAL	MONTHLY BUDGET	VARIANCE FAV / (UNFAV)	Sep 2017 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	VARIANCE FAV / (UNFAV)	ANNUAL BUDGET	BUDGET REMAINING
				INCOME					
6,000.00	6,000	0.00	0492	RESERVE FUND CONTRIBUTION	54,000.00	54,000	0.00	72,000	(18,000.00)
<u>134.52</u>	<u>0</u>	<u>134.52</u>	0451	INTEREST INCOME - RESERVE	<u>1,539.53</u>	<u>0</u>	<u>1,539.53</u>	<u>0</u>	<u>1,539.53</u>
6,134.52	6,000	134.52		TOTAL INCOME	55,539.53	54,000	1,539.53	72,000	(16,460.47)
				EXPENSES					
0.00	0	0.00	6937	LANDSCAPING	0.00	10,150	10,150.00	10,150	10,150.00
<u>0.00</u>	<u>0</u>	<u>0.00</u>	6951	PAINTING	<u>20,925.00</u>	<u>121,800</u>	<u>100,875.00</u>	<u>121,800</u>	<u>100,875.00</u>
0.00	0	0.00		TOTAL EXPENSE	20,925.00	131,950	111,025.00	131,950	111,025.00
<u>6,134.52</u>	<u>6,000</u>	<u>134.52</u>		NET INCOME (LOSS)	<u>34,614.53</u>	<u>(77,950)</u>	<u>112,564.53</u>	<u>(59,950)</u>	<u>94,564.53</u>