

ROSEVILLE CORNER

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

JUNE 30, 2018

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64E ROSEVILLE CORNER BUNGALOW
BALANCE SHEET - OPERATING (UNAUDITED)
06/30/2018

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>87,149.21</u>	<u>85,237.64</u>	<u>1,911.57</u>
TOTAL CASH	87,149.21	85,237.64	1,911.57
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	8,694.01	8,788.67	(94.66)
RESERVE FOR BAD DEBT	<u>(5,040.48)</u>	<u>(4,740.48)</u>	<u>(300.00)</u>
TOTAL ACCOUNTS RECEIVABLE	3,653.53	4,048.19	(394.66)
OTHER ASSETS			
PREPAID EXPENSE	<u>104.48</u>	<u>121.90</u>	<u>(17.42)</u>
TOTAL OTHER ASSETS	104.48	121.90	(17.42)
TOTAL ASSETS	<u>90,907.22</u>	<u>89,407.73</u>	<u>1,499.49</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	5,806.48	5,806.48	0.00
ACCOUNTS PAYABLE	350.00	772.33	(422.33)
UNCLAIMED FUNDS	158.42	158.42	0.00
PREPAID ASSESSMENTS	<u>5,882.88</u>	<u>5,395.48</u>	<u>487.40</u>
TOTAL CURRENT LIABILITIES	12,197.78	12,132.71	65.07
EQUITY			
OWNERS' EQUITY	75,178.85	75,178.85	0.00
CURRENT YEAR INCOME (LOSS)	<u>3,530.59</u>	<u>2,096.17</u>	<u>1,434.42</u>
TOTAL EQUITY	78,709.44	77,275.02	1,434.42
TOTAL LIABILITIES & EQUITY	<u><u>90,907.22</u></u>	<u><u>89,407.73</u></u>	<u><u>1,499.49</u></u>

64E ROSEVILLE CORNER BUNGALOW
OPERATING STATEMENT - DETAIL (UNAUDITED)
06/30/2018

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Jun2018 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
INCOME									
12,828.64	12,829	(0.36)	0401	ASSOCIATION DUES	76,971.84	76,974	(2.16)	153,948	(76,976.16)
(6,092.00)	(6,092)	0.00	0402	RESERVE FUND CONTRIBUTION	(36,552.00)	(36,552)	0.00	(73,100)	36,548.00
(300.00)	(253)	(47.00)	0423	LESS: BAD DEBT	(580.00)	(1,518)	938.00	(3,036)	2,456.00
75.00	0	75.00	0441	LATE CHARGES	475.00	0	475.00	0	475.00
112.28	0	112.28	0449	DELINQUENCY INTEREST	642.91	0	642.91	0	642.91
<u>6,623.92</u>	<u>6,484</u>	<u>139.92</u>		TOTAL INCOME	<u>40,957.75</u>	<u>38,904</u>	<u>2,053.75</u>	<u>77,812</u>	<u>(36,854.25)</u>
EXPENSES									
ADMINISTRATIVE									
748.00	748	0.00	6514	ADMINISTRATIVE FEE	4,488.00	4,488	0.00	8,976	4,488.00
0.00	0	0.00		MISC - ADMINISTRATIVE	0.00	20	20.00	154	154.00
<u>748.00</u>	<u>748</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>4,488.00</u>	<u>4,508</u>	<u>20.00</u>	<u>9,130</u>	<u>4,642.00</u>
OPERATIONAL EXPENSES									
0.00	0	0.00	6603	GENERAL MAINTENANCE	530.00	1,500	970.00	1,500	970.00
0.00	0	0.00	66030002	POWER WASHING	1,250.00	1,500	250.00	9,500	8,250.00
0.00	0	0.00	66030003	GUTTER CLEANING	0.00	0	0.00	2,000	2,000.00
1,748.74	3,596	1,847.26	6607	LANDSCAPE MANAGEMENT	19,730.87	21,576	1,845.13	43,152	23,421.13
2,325.34	126	(2,199.34)	66070001	LANDSCAPE & IRRIGATION	5,454.77	756	(4,698.77)	1,512	(3,942.77)
17.42	418	400.58	6626	TERMITE BOND	5,348.52	2,508	(2,840.52)	5,018	(330.52)
<u>4,091.50</u>	<u>4,140</u>	<u>48.50</u>		TOTAL OPERATIONAL EXPENSE	<u>32,314.16</u>	<u>27,840</u>	<u>(4,474.16)</u>	<u>62,682</u>	<u>30,367.84</u>
RECREATIONAL/FACILITY MAIN MAINTENANCE									
<u>350.00</u>	<u>800</u>	<u>450.00</u>			<u>625.00</u>	<u>5,200</u>	<u>4,575.00</u>	<u>6,000</u>	<u>5,375.00</u>
<u>350.00</u>	<u>800</u>	<u>450.00</u>		TOTAL RECREATIONAL EXPENS	<u>625.00</u>	<u>5,200</u>	<u>4,575.00</u>	<u>6,000</u>	<u>5,375.00</u>
<u>5,189.50</u>	<u>5,688</u>	<u>498.50</u>		TOTAL OPERATING EXPENSES	<u>37,427.16</u>	<u>37,548</u>	<u>120.84</u>	<u>77,812</u>	<u>40,384.84</u>
<u>1,434.42</u>	<u>796</u>	<u>638.42</u>		NET INCOME BEFORE DEBT&DEPRECIATION	<u>3,530.59</u>	<u>1,356</u>	<u>2,174.59</u>	<u>0</u>	<u>3,530.59</u>
<u>1,434.42</u>	<u>796</u>	<u>638.42</u>		OPERATING NET INCOME (LOSS)	<u>3,530.59</u>	<u>1,356</u>	<u>2,174.59</u>	<u>0</u>	<u>3,530.59</u>

64E ROSEVILLE CORNER BUNGALOW
BALANCE SHEET - RESERVES (UNAUDITED)
06/30/2018

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>369,911.05</u>	<u>363,727.81</u>	<u>6,183.24</u>
TOTAL CASH	369,911.05	363,727.81	6,183.24
TOTAL ASSETS	<u>369,911.05</u>	<u>363,727.81</u>	<u>6,183.24</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	332,408.13	332,408.13	0.00
NET INCOME (LOSS)	<u>37,502.92</u>	<u>31,319.68</u>	<u>6,183.24</u>
TOTAL EQUITY	369,911.05	363,727.81	6,183.24
TOTAL LIABILITIES & EQUIT	<u>369,911.05</u>	<u>363,727.81</u>	<u>6,183.24</u>

64E ROSEVILLE CORNER BUNGALOW
RESERVE STATEMENT - DETAIL (UNAUDITED)
06/30/2018

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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					
6,092.00	6,092	0.00	RESERVE FUND CONTRIBUTION	36,552.00	36,552	0.00	73,100	(36,548.00)
<u>91.24</u>	<u>0</u>	<u>91.24</u>	INTEREST INCOME - RESERVE	<u>1,040.92</u>	<u>0</u>	<u>1,040.92</u>	<u>0</u>	<u>1,040.92</u>
6,183.24	6,092	91.24	TOTAL INCOME	37,592.92	36,552	1,040.92	73,100	(35,507.08)
			EXPENSES					
<u>0.00</u>	<u>0</u>	<u>0.00</u>	ROOF	<u>90.00</u>	<u>0</u>	<u>(90.00)</u>	<u>0</u>	<u>(90.00)</u>
0.00	0	0.00	TOTAL EXPENSE	90.00	0	(90.00)	0	(90.00)
<u>6,183.24</u>	<u>6,092</u>	<u>91.24</u>	NET INCOME (LOSS)	<u>37,502.92</u>	<u>36,552</u>	<u>950.92</u>	<u>73,100</u>	<u>(35,597.08)</u>