

ROSEVILLE CORNER

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

September 2018

64E ROSEVILLE CORNER BUNGALOW
BALANCE SHEET - OPERATING (UNAUDITED)
09/30/2018

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>88,753.11</u>	<u>96,576.10</u>	<u>(7,822.99)</u>
TOTAL CASH	88,753.11	96,576.10	(7,822.99)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	10,957.95	9,435.14	1,522.81
RESERVE FOR BAD DEBT	<u>(5,970.48)</u>	<u>(5,740.48)</u>	<u>(230.00)</u>
TOTAL ACCOUNTS RECEIVABLE	4,987.47	3,694.66	1,292.81
OTHER ASSETS			
PREPAID EXPENSE	<u>52.22</u>	<u>69.64</u>	<u>(17.42)</u>
TOTAL OTHER ASSETS	52.22	69.64	(17.42)
TOTAL ASSETS	<u>93,792.80</u>	<u>100,340.40</u>	<u>(6,547.60)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE	0.00	1,723.95	(1,723.95)
UNCLAIMED FUNDS	158.42	158.42	0.00
PREPAID ASSESSMENTS	5,242.20	6,286.76	(1,044.56)
ACCOUNTS PAYABLE - DUE TO RESERVES	<u>90.00</u>	<u>6,182.00</u>	<u>(6,092.00)</u>
TOTAL CURRENT LIABILITIES	5,490.62	14,351.13	(8,860.51)
EQUITY			
OWNERS' EQUITY	60,204.35	60,204.35	0.00
CURRENT YEAR INCOME (LOSS)	<u>28,097.83</u>	<u>25,784.92</u>	<u>2,312.91</u>
TOTAL EQUITY	88,302.18	85,989.27	2,312.91
TOTAL LIABILITIES & EQUITY	<u>93,792.80</u>	<u>100,340.40</u>	<u>(6,547.60)</u>

64E ROSEVILLE CORNER BUNGALOW
OPERATING STATEMENT - DETAIL (UNAUDITED)
09/30/2018

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Sep2018 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	115,457.76	115,461	(3.24)	153,948	(38,480.24)
(6,092.00)	(6,091)	(1.00)	0402	RESERVE FUND CONTRIBUTION	(54,828.00)	(54,827)	(1.00)	(73,100)	18,272.00
(230.00)	(253)	23.00	0423	LESS: BAD DEBT	(1,510.00)	(2,277)	767.00	(3,036)	1,526.00
50.00	0	50.00	0441	LATE CHARGES	600.00	0	600.00	0	600.00
118.10	0	118.10	0449	DELINQUENCY INTEREST	978.69	0	978.69	0	978.69
<u>6,674.74</u>	<u>6,485</u>	<u>189.74</u>		TOTAL INCOME	<u>60,698.45</u>	<u>58,357</u>	<u>2,341.45</u>	<u>77,812</u>	<u>(17,113.55)</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	0.00	20	20.00	154	154.00
<u>748.00</u>	<u>748</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>6,732.00</u>	<u>6,752</u>	<u>20.00</u>	<u>9,130</u>	<u>2,398.00</u>
OPERATIONAL EXPENSES									
0.00	0	0.00	6603	GENERAL MAINTENANCE	85.00	1,500	1,415.00	1,500	1,415.00
0.00	0	0.00	66030002	POWER WASHING	1,250.00	9,500	8,250.00	9,500	8,250.00
0.00	2,000	2,000.00	66030003	GUTTER CLEANING	0.00	2,000	2,000.00	2,000	2,000.00
3,596.41	3,596	(0.41)	6607	LANDSCAPE MANAGEMENT	24,713.62	32,364	7,650.38	43,152	18,438.38
0.00	126	126.00	66070001	LANDSCAPE & IRRIGATION	(6,295.78)	1,134	7,429.78	1,512	7,807.78
17.42	418	400.58	6626	TERMITE BOND	5,400.78	3,762	(1,638.78)	5,018	(382.78)
<u>3,613.83</u>	<u>6,140</u>	<u>2,526.17</u>		TOTAL OPERATIONAL EXPENSE	<u>25,153.62</u>	<u>50,260</u>	<u>25,106.38</u>	<u>62,682</u>	<u>37,528.38</u>
RECREATIONAL/FACILITY MAIN MAINTENANCE									
0.00	800	800.00			715.00	6,000	5,285.00	6,000	5,285.00
<u>0.00</u>	<u>800</u>	<u>800.00</u>		TOTAL RECREATIONAL EXPENS	<u>715.00</u>	<u>6,000</u>	<u>5,285.00</u>	<u>6,000</u>	<u>5,285.00</u>
4,361.83	7,688	3,326.17		TOTAL OPERATING EXPENSES	32,600.62	63,012	30,411.38	77,812	45,211.38
2,312.91	(1,203)	3,515.91		NET INCOME BEFORE DEBT&DEPRECIATION	28,097.83	(4,655)	32,752.83	0	28,097.83
2,312.91	(1,203)	3,515.91		OPERATING NET INCOME (LOSS)	28,097.83	(4,655)	32,752.83	0	28,097.83

64E ROSEVILLE CORNER BUNGALOW
BALANCE SHEET - RESERVES (UNAUDITED)
09/30/2018

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	130,440.11	376,805.30	(246,365.19)
TOTAL CASH	130,440.11	376,805.30	(246,365.19)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPER	90.00	6,182.00	(6,092.00)
TOTAL ACCOUNTS RECEIVABLE	90.00	6,182.00	(6,092.00)
TOTAL ASSETS	<u>130,530.11</u>	<u>382,987.30</u>	<u>(252,457.19)</u>
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
RESERVE ACCT PAYABLE	3,333.74	40,470.00	(37,136.26)
ACCRUED EXPENSE RESERVES	5,809.50	0.00	5,809.50
TOTAL CURRENT LIABILITIES	9,143.24	40,470.00	(31,326.76)
EQUITY			
RESERVE FUND BALANCE	332,408.13	332,408.13	0.00
NET INCOME (LOSS)	(211,021.26)	10,109.17	(221,130.43)
TOTAL EQUITY	121,386.87	342,517.30	(221,130.43)
TOTAL LIABILITIES & EQUIT	<u>130,530.11</u>	<u>382,987.30</u>	<u>(252,457.19)</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
09/30/2018

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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	6,091	1.00	RESERVE FUND CONTRIBUTION	54,828.00	54,827	1.00	73,100	(18,272.00)
<u>46.81</u>	<u>0</u>	<u>46.81</u>	INTEREST INCOME - RESERVE	<u>1,889.98</u>	<u>0</u>	<u>1,889.98</u>	<u>0</u>	<u>1,889.98</u>
6,138.81	6,091	47.81	TOTAL INCOME	56,717.98	54,827	1,890.98	73,100	(16,382.02)
			EXPENSES					
<u>227,269.24</u>	<u>0</u>	<u>(227,269.24)</u>	ROOF	<u>267,739.24</u>	<u>0</u>	<u>(267,739.24)</u>	<u>0</u>	<u>(267,739.24)</u>
227,269.24	0	(227,269.24)	TOTAL EXPENSE	267,739.24	0	(267,739.24)	0	(267,739.24)
<u>(221,130.43)</u>	<u>6,091</u>	<u>(227,221.43)</u>	NET INCOME (LOSS)	<u>(211,021.26)</u>	<u>54,827</u>	<u>(265,848.26)</u>	<u>73,100</u>	<u>(284,121.26)</u>