

64E ROSEVILLE CORNER BUNGALOW
BALANCE SHEET - OPERATING (UNAUDITED)
02/28/2017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>78,991.77</u>	<u>82,471.49</u>	<u>(3,479.72)</u>
TOTAL CASH	78,991.77	82,471.49	(3,479.72)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	8,141.39	7,057.48	1,083.91
RESERVE FOR BAD DEBT	<u>(4,270.48)</u>	<u>(4,290.48)</u>	<u>20.00</u>
TOTAL ACCOUNTS RECEIVABLE	3,870.91	2,767.00	1,103.91
TOTAL ASSETS	<u>82,862.68</u>	<u>85,238.49</u>	<u>(2,375.81)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	0.00	2,922.81	(2,922.81)
ACCOUNTS PAYABLE	0.00	1,523.00	(1,523.00)
UNCLAIMED FUNDS	158.42	158.42	0.00
PREPAID ASSESSMENTS	<u>8,684.58</u>	<u>8,214.27</u>	<u>470.31</u>
TOTAL CURRENT LIABILITIES	8,843.00	12,818.50	(3,975.50)
EQUITY			
OWNERS' EQUITY	77,373.24	77,373.24	0.00
CURRENT YEAR INCOME (LOSS)	<u>(3,353.56)</u>	<u>(4,953.25)</u>	<u>1,599.69</u>
TOTAL EQUITY	74,019.68	72,419.99	1,599.69
TOTAL LIABILITIES & EQUITY	<u>82,862.68</u>	<u>85,238.49</u>	<u>(2,375.81)</u>

64E ROSEVILLE CORNER BUNGALOW
OPERATING STATEMENT - DETAIL (UNAUDITED)
02/28/2017

8360 E VIA DE VENTURA
BLDG L SUITE 100
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MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Feb2017 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
INCOME									
11,153.56	11,154	(0.44)	0401	ASSOCIATION DUES	22,307.12	22,308	(0.88)	133,843	(111,535.88)
(6,000.00)	(6,000)	0.00	0402	RESERVE FUND CONTRIBUTION	(12,000.00)	(12,000)	0.00	(72,000)	60,000.00
20.00	(233)	253.00	0423	LESS: BAD DEBT	(180.00)	(466)	286.00	(2,801)	2,621.00
50.00	0	50.00	0441	LATE CHARGES	75.00	0	75.00	0	75.00
7.80	0	7.80	0449	DELINQUENCY INTEREST	11.50	0	11.50	0	11.50
<u>5,231.36</u>	<u>4,921</u>	<u>310.36</u>		TOTAL INCOME	<u>10,213.62</u>	<u>9,842</u>	<u>371.62</u>	<u>59,042</u>	<u>(48,828.38)</u>
EXPENSES									
ADMINISTRATIVE									
748.00	748	0.00	6514	ADMINISTRATIVE FEE	1,496.00	1,496	0.00	8,976	7,480.00
0.00	0	0.00		MISC - ADMINISTRATIVE	(240.00)	0	240.00	152	392.00
<u>748.00</u>	<u>748</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>1,256.00</u>	<u>1,496</u>	<u>240.00</u>	<u>9,128</u>	<u>7,872.00</u>
OPERATIONAL EXPENSES									
0.00	500	500.00	6603	GENERAL MAINTENANCE	240.00	500	260.00	1,500	1,260.00
0.00	0	0.00	66030002	POWER WASHING	0.00	0	0.00	3,000	3,000.00
0.00	0	0.00	66030003	GUTTER CLEANING	0.00	0	0.00	2,000	2,000.00
2,883.67	2,923	39.33	6607	LANDSCAPE MANAGEMENT	5,806.48	5,846	39.52	35,074	29,267.52
0.00	125	125.00	66070001	LANDSCAPE & IRRIGATION	(46.30)	250	296.30	1,500	1,546.30
0.00	0	0.00	6626	TERMITE BOND	5,016.00	4,840	(176.00)	4,840	(176.00)
<u>2,883.67</u>	<u>3,548</u>	<u>664.33</u>		TOTAL OPERATIONAL EXPENSE	<u>11,016.18</u>	<u>11,436</u>	<u>419.82</u>	<u>47,914</u>	<u>36,897.82</u>
RECREATIONAL/FACILITY MAIN MAINTENANCE									
0.00	0	0.00			1,295.00	0	(1,295.00)	2,000	705.00
<u>0.00</u>	<u>0</u>	<u>0.00</u>		TOTAL RECREATIONAL EXPENS	<u>1,295.00</u>	<u>0</u>	<u>(1,295.00)</u>	<u>2,000</u>	<u>705.00</u>
<u>3,631.67</u>	<u>4,296</u>	<u>664.33</u>		TOTAL OPERATING EXPENSES	<u>13,567.18</u>	<u>12,932</u>	<u>(635.18)</u>	<u>59,042</u>	<u>45,474.82</u>
1,599.69	625	974.69		NET INCOME BEFORE DEBT&DEPRECIATION	(3,353.56)	(3,090)	(263.56)	0	(3,353.56)
<u>1,599.69</u>	<u>625</u>	<u>974.69</u>		OPERATING NET INCOME (LOSS)	<u>(3,353.56)</u>	<u>(3,090)</u>	<u>(263.56)</u>	<u>0</u>	<u>(3,353.56)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>321,367.18</u>	<u>315,249.86</u>	<u>6,117.32</u>
TOTAL CASH	321,367.18	315,249.86	6,117.32
TOTAL ASSETS	<u>321,367.18</u>	<u>315,249.86</u>	<u>6,117.32</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	309,129.77	309,129.77	0.00
NET INCOME (LOSS)	<u>12,237.41</u>	<u>6,120.09</u>	<u>6,117.32</u>
TOTAL EQUITY	321,367.18	315,249.86	6,117.32
TOTAL LIABILITIES & EQUIT	<u>321,367.18</u>	<u>315,249.86</u>	<u>6,117.32</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
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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	12,000.00	12,000	0.00	72,000	(60,000.00)
<u>117.32</u>	<u>0</u>	<u>117.32</u>	INTEREST INCOME - RESERVE	<u>237.41</u>	<u>0</u>	<u>237.41</u>	<u>0</u>	<u>237.41</u>
6,117.32	6,000	117.32	TOTAL INCOME	12,237.41	12,000	237.41	72,000	(59,762.59)
<u>6,117.32</u>	<u>6,000</u>	<u>117.32</u>	NET INCOME (LOSS)	<u>12,237.41</u>	<u>12,000</u>	<u>237.41</u>	<u>72,000</u>	<u>(59,762.59)</u>