

64E ROSEVILLE CORNER BUNGALOW
BALANCE SHEET - OPERATING (UNAUDITED)
04/30/2017

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>83,736.44</u>	<u>80,810.44</u>	<u>2,926.00</u>
TOTAL CASH	83,736.44	80,810.44	2,926.00
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	8,271.97	8,232.65	39.32
RESERVE FOR BAD DEBT	<u>(4,630.48)</u>	<u>(4,600.48)</u>	<u>(30.00)</u>
TOTAL ACCOUNTS RECEIVABLE	3,641.49	3,632.17	9.32
TOTAL ASSETS	<u>87,377.93</u>	<u>84,442.61</u>	<u>2,935.32</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	3,070.00	0.00	3,070.00
ACCOUNTS PAYABLE	2,903.24	0.00	2,903.24
UNCLAIMED FUNDS	158.42	158.42	0.00
PREPAID ASSESSMENTS	<u>7,810.20</u>	<u>9,350.93</u>	<u>(1,540.73)</u>
TOTAL CURRENT LIABILITIES	13,941.86	9,509.35	4,432.51
EQUITY			
OWNERS' EQUITY	77,373.24	77,373.24	0.00
CURRENT YEAR INCOME (LOSS)	<u>(3,937.17)</u>	<u>(2,439.98)</u>	<u>(1,497.19)</u>
TOTAL EQUITY	73,436.07	74,933.26	(1,497.19)
TOTAL LIABILITIES & EQUITY	<u>87,377.93</u>	<u>84,442.61</u>	<u>2,935.32</u>

64E ROSEVILLE CORNER BUNGALOW
OPERATING STATEMENT - DETAIL (UNAUDITED)
04/30/2017

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BLDG L SUITE 100
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MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Apr2017 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
11,153.56	11,154	(0.44)	0401	INCOME					
(6,000.00)	(6,000)	0.00	0402	ASSOCIATION DUES	44,614.24	44,616	(1.76)	133,843	(89,228.76)
(30.00)	(233)	203.00	0423	RESERVE FUND CONTRIBUTION	(24,000.00)	(24,000)	0.00	(72,000)	48,000.00
0.00	0	0.00	0441	LESS: BAD DEBT	(540.00)	(932)	392.00	(2,801)	2,261.00
100.49	0	100.49	0449	LATE CHARGES	150.00	0	150.00	0	150.00
				DELINQUENCY INTEREST	128.25	0	128.25	0	128.25
5,224.05	4,921	303.05		TOTAL INCOME	20,352.49	19,684	668.49	59,042	(38,689.51)
				EXPENSES					
748.00	748	0.00	6514	ADMINISTRATIVE					
0.00	0	0.00		ADMINISTRATIVE FEE	2,992.00	2,992	0.00	8,976	5,984.00
				MISC - ADMINISTRATIVE	(240.00)	20	260.00	152	392.00
748.00	748	0.00		TOTAL ADMINISTRATIVE	2,752.00	3,012	260.00	9,128	6,376.00
				OPERATIONAL EXPENSES					
3,070.00	0	(3,070.00)	6603	GENERAL MAINTENANCE	3,310.00	1,000	(2,310.00)	1,500	(1,810.00)
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
2,903.24	2,923	19.76	6607	LANDSCAPE MANAGEMENT	11,612.96	11,692	79.04	35,074	23,461.04
0.00	125	125.00	66070001	LANDSCAPE & IRRIGATION	303.70	500	196.30	1,500	1,196.30
0.00	0	0.00	6626	TERMITE BOND	5,016.00	4,840	(176.00)	4,840	(176.00)
5,973.24	3,048	(2,925.24)		TOTAL OPERATIONAL EXPENSE	20,242.66	18,032	(2,210.66)	47,914	27,671.34
				RECREATIONAL/FACILITY MAIN					
0.00	0	0.00		MAINTENANCE	1,295.00	500	(795.00)	2,000	705.00
0.00	0	0.00		TOTAL RECREATIONAL EXPENS	1,295.00	500	(795.00)	2,000	705.00
6,721.24	3,796	(2,925.24)		TOTAL OPERATING EXPENSES	24,289.66	21,544	(2,745.66)	59,042	34,752.34
(1,497.19)	1,125	(2,622.19)		NET INCOME BEFORE DEBT&DEPRECIATION	(3,937.17)	(1,860)	(2,077.17)	0	(3,937.17)
(1,497.19)	1,125	(2,622.19)		OPERATING NET INCOME (LOSS)	(3,937.17)	(1,860)	(2,077.17)	0	(3,937.17)

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>333,758.03</u>	<u>327,640.50</u>	<u>6,117.53</u>
TOTAL CASH	333,758.03	327,640.50	6,117.53
TOTAL ASSETS	<u>333,758.03</u>	<u>327,640.50</u>	<u>6,117.53</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	309,129.77	309,129.77	0.00
NET INCOME (LOSS)	<u>24,628.26</u>	<u>18,510.73</u>	<u>6,117.53</u>
TOTAL EQUITY	333,758.03	327,640.50	6,117.53
TOTAL LIABILITIES & EQUIT	<u>333,758.03</u>	<u>327,640.50</u>	<u>6,117.53</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
04/30/2017

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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	24,000.00	24,000	0.00	72,000	(48,000.00)
<u>117.53</u>	<u>0</u>	<u>117.53</u>	INTEREST INCOME - RESERVE	<u>628.26</u>	<u>0</u>	<u>628.26</u>	<u>0</u>	<u>628.26</u>
6,117.53	6,000	117.53	TOTAL INCOME	24,628.26	24,000	628.26	72,000	(47,371.74)
			EXPENSES					
0.00	0	0.00	LANDSCAPING	0.00	0	0.00	10,150	10,150.00
<u>0.00</u>	<u>0</u>	<u>0.00</u>	PAINTING	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>121,800</u>	<u>121,800.00</u>
0.00	0	0.00	TOTAL EXPENSE	0.00	0	0.00	131,950	131,950.00
<u>6,117.53</u>	<u>6,000</u>	<u>117.53</u>	NET INCOME (LOSS)	<u>24,628.26</u>	<u>24,000</u>	<u>628.26</u>	<u>(59,950)</u>	<u>84,578.26</u>