

ROSEVILLE CORNER

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

December 2018

64E ROSEVILLE CORNER BUNGALOW
BALANCE SHEET - OPERATING (UNAUDITED)
12/31/2018

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	86,653.05	88,870.62	(2,217.57)
TOTAL CASH	86,653.05	88,870.62	(2,217.57)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	12,250.51	11,139.20	1,111.31
RESERVE FOR BAD DEBT	(7,010.48)	(6,500.48)	(510.00)
ACCOUNTS RECEIVABLE - DUE FRM RESVS	3.00	3.00	0.00
TOTAL ACCOUNTS RECEIVABLE	5,243.03	4,641.72	601.31
OTHER ASSETS			
PREPAID EXPENSE	5,016.00	17.38	4,998.62
TOTAL OTHER ASSETS	5,016.00	17.38	4,998.62
TOTAL ASSETS	96,912.08	93,529.72	3,382.36

64E ROSEVILLE CORNER BUNGALOW
BALANCE SHEET - OPERATING (UNAUDITED)
12/31/2018

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE	11,620.00	4,391.77	7,228.23
UNCLAIMED FUNDS	158.42	158.42	0.00
PREPAID ASSESSMENTS	7,181.75	6,665.42	516.33
ACCOUNTS PAYABLE - DUE TO RESERVES	<u>6,182.00</u>	<u>90.00</u>	<u>6,092.00</u>
TOTAL CURRENT LIABILITIES	25,142.17	11,305.61	13,836.56
EQUITY			
OWNERS' EQUITY	60,204.35	60,204.35	0.00
CURRENT YEAR INCOME (LOSS)	<u>11,565.56</u>	<u>22,019.76</u>	<u>(10,454.20)</u>
TOTAL EQUITY	71,769.91	82,224.11	(10,454.20)
TOTAL LIABILITIES & EQUITY	<u>96,912.08</u>	<u>93,529.72</u>	<u>3,382.36</u>

64E ROSEVILLE CORNER BUNGALOW
OPERATING STATEMENT - DETAIL (UNAUDITED)
12/31/2018

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Dec2018 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	153,943.68	153,948	(4.32)	153,948	(4.32)
(6,092.00)	(6,091)	(1.00)	0402	RESERVE FUND CONTRIBUTION	(73,102.00)	(73,100)	(2.00)	(73,100)	(2.00)
(510.00)	(253)	(257.00)	0423	LESS: BAD DEBT	(2,550.00)	(3,036)	486.00	(3,036)	486.00
75.00	0	75.00	0441	LATE CHARGES	850.00	0	850.00	0	850.00
136.63	0	136.63	0449	DELINQUENCY INTEREST	1,264.40	0	1,264.40	0	1,264.40
25.00	0	25.00	0456	COLLECTION FEE INCOME	25.00	0	25.00	0	25.00
<u>6,463.27</u>	<u>6,485</u>	<u>(21.73)</u>		TOTAL INCOME	<u>80,431.08</u>	<u>77,812</u>	<u>2,619.08</u>	<u>77,812</u>	<u>2,619.08</u>
EXPENSES									
ADMINISTRATIVE									
748.00	748	0.00	6514	ADMINISTRATIVE FEE	8,976.00	8,976	0.00	8,976	0.00
125.68	0	(125.68)		MISC - ADMINISTRATIVE	125.68	154	28.32	154	28.32
<u>873.68</u>	<u>748</u>	<u>(125.68)</u>		TOTAL ADMINISTRATIVE	<u>9,101.68</u>	<u>9,130</u>	<u>28.32</u>	<u>9,130</u>	<u>28.32</u>
OPERATIONAL EXPENSES									
3,550.00	0	(3,550.00)	6603	GENERAL MAINTENANCE	5,355.00	1,500	(3,855.00)	1,500	(3,855.00)
5,000.00	0	(5,000.00)	66030002	POWER WASHING	6,250.00	9,500	3,250.00	9,500	3,250.00
0.00	0	0.00	66030003	GUTTER CLEANING	0.00	2,000	2,000.00	2,000	2,000.00
4,406.41	3,596	(810.41)	6607	LANDSCAPE MANAGEMENT	41,052.85	43,152	2,099.15	43,152	2,099.15
3,070.00	126	(2,944.00)	66070001	LANDSCAPE & IRRIGATION	1,165.99	1,512	346.01	1,512	346.01
17.38	420	402.62	6626	TERMITE BOND	5,225.00	5,018	(207.00)	5,018	(207.00)
<u>16,043.79</u>	<u>4,142</u>	<u>(11,901.79)</u>		TOTAL OPERATIONAL EXPENSE	<u>59,048.84</u>	<u>62,682</u>	<u>3,633.16</u>	<u>62,682</u>	<u>3,633.16</u>
RECREATIONAL/FACILITY MAIN MAINTENANCE									
0.00	0	0.00			715.00	6,000	5,285.00	6,000	5,285.00
<u>0.00</u>	<u>0</u>	<u>0.00</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>
16,917.47	4,890	(12,027.47)		TOTAL OPERATING EXPENSES	68,865.52	77,812	8,946.48	77,812	8,946.48
<u>(10,454.20)</u>	<u>1,595</u>	<u>(12,049.20)</u>		NET INCOME BEFORE DEBT&DEPRECIATION	<u>11,565.56</u>	<u>0</u>	<u>11,565.56</u>	<u>0</u>	<u>11,565.56</u>
<u>(10,454.20)</u>	<u>1,595</u>	<u>(12,049.20)</u>		OPERATING NET INCOME (LOSS)	<u>11,565.56</u>	<u>0</u>	<u>11,565.56</u>	<u>0</u>	<u>11,565.56</u>

64E ROSEVILLE CORNER BUNGALOW
BALANCE SHEET - RESERVES (UNAUDITED)
12/31/2018

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>76,763.73</u>	<u>74,371.93</u>	<u>2,391.80</u>
TOTAL CASH	76,763.73	74,371.93	2,391.80
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPER	<u>90.00</u>	<u>90.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	90.00	90.00	0.00
TOTAL ASSETS	<u><u>76,853.73</u></u>	<u><u>74,461.93</u></u>	<u><u>2,391.80</u></u>
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE - DUE TO OPERATING	3.00	3.00	0.00
ACCRUED EXPENSE RESERVES	<u>18,679.61</u>	<u>9,369.00</u>	<u>9,310.61</u>
TOTAL CURRENT LIABILITIES	18,682.61	9,372.00	9,310.61
EQUITY			
RESERVE FUND BALANCE	332,408.13	332,408.13	0.00
NET INCOME (LOSS)	<u>(274,237.01)</u>	<u>(267,318.20)</u>	<u>(6,918.81)</u>
TOTAL EQUITY	58,171.12	65,089.93	(6,918.81)
TOTAL LIABILITIES & EQUIT	<u><u>76,853.73</u></u>	<u><u>74,461.93</u></u>	<u><u>2,391.80</u></u>

64E ROSEVILLE CORNER BUNGALOW
RESERVE STATEMENT - DETAIL (UNAUDITED)
12/31/2018

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

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	73,102.00	73,100	2.00	73,100	2.00
<u>81.30</u>	<u>0</u>	<u>81.30</u>	INTEREST INCOME - RESERVE	<u>2,148.59</u>	<u>0</u>	<u>2,148.59</u>	<u>0</u>	<u>2,148.59</u>
6,173.30	6,091	82.30	TOTAL INCOME	75,250.59	73,100	2,150.59	73,100	2,150.59
			EXPENSES					
<u>13,092.11</u>	<u>0</u>	<u>(13,092.11)</u>	ROOF	<u>349,487.60</u>	<u>0</u>	<u>(349,487.60)</u>	<u>0</u>	<u>(349,487.60)</u>
13,092.11	0	(13,092.11)	TOTAL EXPENSE	349,487.60	0	(349,487.60)	0	(349,487.60)
<u>(6,918.81)</u>	<u>6,091</u>	<u>(13,009.81)</u>	NET INCOME (LOSS)	<u>(274,237.01)</u>	<u>73,100</u>	<u>(347,337.01)</u>	<u>73,100</u>	<u>(347,337.01)</u>