

**ROSEVILLE CORNER**

**MONTHLY FINANCIAL REPORTS**

**PREPARED FOR THE BOARD OF DIRECTORS**

**MARCH 2019**

64E ROSEVILLE CORNER BUNGALOW  
BALANCE SHEET - OPERATING (UNAUDITED)  
03/31/2019

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>84,588.24</u>	<u>79,180.99</u>	<u>5,407.25</u>
TOTAL CASH	84,588.24	79,180.99	5,407.25
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	3,528.29	3,069.66	458.63
RESERVE FOR BAD DEBT	(730.48)	(200.48)	(530.00)
ACCOUNTS RECEIVABLE - DUE FRM RESVS	<u>3.00</u>	<u>3.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	2,800.81	2,872.18	(71.37)
OTHER ASSETS			
PREPAID EXPENSE	<u>3,762.00</u>	<u>4,180.00</u>	<u>(418.00)</u>
TOTAL OTHER ASSETS	3,762.00	4,180.00	(418.00)
TOTAL ASSETS	<u>91,151.05</u>	<u>86,233.17</u>	<u>4,917.88</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
<b>LIABILITIES &amp; EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
ACCRUED EXPENSES	(1,402.89)	0.00	(1,402.89)
ACCOUNTS PAYABLE	20.00	200.00	(180.00)
UNCLAIMED FUNDS	158.42	158.42	0.00
PREPAID ASSESSMENTS	6,202.20	5,241.61	960.59
ACCOUNTS PAYABLE - DUE TO RESERVES	6,182.00	6,182.00	0.00
DUE TO (FROM) CROA	0.00	(3,454.52)	3,454.52
<b>TOTAL CURRENT LIABILITIES</b>	<b>11,159.73</b>	<b>8,327.51</b>	<b>2,832.22</b>
<b>EQUITY</b>			
OWNERS' EQUITY	71,769.91	71,769.91	0.00
CURRENT YEAR INCOME (LOSS)	8,221.41	6,135.75	2,085.66
<b>TOTAL EQUITY</b>	<b>79,991.32</b>	<b>77,905.66</b>	<b>2,085.66</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>91,151.05</b>	<b>86,233.17</b>	<b>4,917.88</b>

64E ROSEVILLE CORNER BUNGALOW  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
03/31/2019

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Mar2019 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
12,828.64	12,829	(0.36)	0401	<b>INCOME</b>					
(6,184.00)	(6,184)	0.00	0402	ASSOCIATION DUES	38,485.92	38,487	(1.08)	153,948	(115,462.08)
(530.00)	(216)	(314.00)	0423	RESERVE FUND CONTRIBUTION	(18,552.00)	(18,552)	0.00	(74,208)	55,656.00
125.00	0	125.00	0441	LESS: BAD DEBT	6,280.00	(648)	6,928.00	(2,592)	8,872.00
35.54	0	35.54	0449	LATE CHARGES	(525.00)	0	(525.00)	0	(525.00)
				DELINQUENCY INTEREST	(1,933.17)	0	(1,933.17)	0	(1,933.17)
<u>6,275.18</u>	<u>6,429</u>	<u>(153.82)</u>		<b>TOTAL INCOME</b>	<u>23,755.75</u>	<u>19,287</u>	<u>4,468.75</u>	<u>77,148</u>	<u>(53,392.25)</u>
				<b>EXPENSES</b>					
748.00	748	0.00	6514	ADMINISTRATIVE					
0.00	0	0.00		ADMINISTRATIVE FEE	2,244.00	2,244	0.00	8,976	6,732.00
				MISC - ADMINISTRATIVE	0.00	0	0.00	135	135.00
<u>748.00</u>	<u>748</u>	<u>0.00</u>		<b>TOTAL ADMINISTRATIVE</b>	<u>2,244.00</u>	<u>2,244</u>	<u>0.00</u>	<u>9,111</u>	<u>6,867.00</u>
				<b>OPERATIONAL EXPENSES</b>					
0.00	125	125.00	6603	GENERAL MAINTENANCE	200.00	375	175.00	1,500	1,300.00
0.00	0	0.00	66030002	POWER WASHING	0.00	0	0.00	7,700	7,700.00
4,406.41	4,406	(0.41)	6607	LANDSCAPE MANAGEMENT	13,219.23	13,218	(1.23)	52,872	39,652.77
(1,382.89)	50	1,432.89	66070001	LANDSCAPE & IRRIGATION	(1,382.89)	150	1,532.89	600	1,982.89
418.00	0	(418.00)	6626	TERMITE BOND	1,254.00	5,365	4,111.00	5,365	4,111.00
<u>3,441.52</u>	<u>4,581</u>	<u>1,139.48</u>		<b>TOTAL OPERATIONAL EXPENSE</b>	<u>13,290.34</u>	<u>19,108</u>	<u>5,817.66</u>	<u>68,037</u>	<u>54,746.66</u>
<u>4,189.52</u>	<u>5,329</u>	<u>1,139.48</u>		<b>TOTAL OPERATING EXPENSES</b>	<u>15,534.34</u>	<u>21,352</u>	<u>5,817.66</u>	<u>77,148</u>	<u>61,613.66</u>
<u>2,085.66</u>	<u>1,100</u>	<u>985.66</u>		<b>NET INCOME BEFORE DEBT&amp;DEPRECIATION</b>	<u>8,221.41</u>	<u>(2,065)</u>	<u>10,286.41</u>	<u>0</u>	<u>8,221.41</u>
<u>2,085.66</u>	<u>1,100</u>	<u>985.66</u>		<b>OPERATING NET INCOME (LOSS)</b>	<u>8,221.41</u>	<u>(2,065)</u>	<u>10,286.41</u>	<u>0</u>	<u>8,221.41</u>

64E ROSEVILLE CORNER BUNGALOW BALANCE SHEET - RESERVES (UNAUDITED) 03/31/2019
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8360 E VIA DE VENTURA  
BLDG L SUITE 100  
SCOTTSDALE AZ 85258

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
<b>ASSETS</b>			
CASH			
RESERVES CASH	<u>64,697.02</u>	<u>70,863.16</u>	<u>(6,166.14)</u>
TOTAL CASH	64,697.02	70,863.16	(6,166.14)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPE	<u>90.00</u>	<u>90.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	90.00	90.00	0.00
TOTAL ASSETS	<u>64,787.02</u>	<u>70,953.16</u>	<u>(6,166.14)</u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
RESERVE ACCT PAYABLE	0.00	303.75	(303.75)
ACCOUNTS PAYABLE - DUE TO OPERATING	3.00	3.00	0.00
ACCRUED EXPENSE RESERVES	<u>14,797.57</u>	<u>0.00</u>	<u>14,797.57</u>
TOTAL CURRENT LIABILITIES	14,800.57	306.75	14,493.82
<b>EQUITY</b>			
RESERVE FUND BALANCE	58,171.12	58,171.12	0.00
NET INCOME (LOSS)	<u>(8,184.67)</u>	<u>12,475.29</u>	<u>(20,659.96)</u>
TOTAL EQUITY	49,986.45	70,646.41	(20,659.96)
TOTAL LIABILITIES & EQUIT	<u>64,787.02</u>	<u>70,953.16</u>	<u>(6,166.14)</u>

64E ROSEVILLE CORNER BUNGALOW  
RESERVE STATEMENT - DETAIL (UNAUDITED)  
03/31/2019

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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
<b>INCOME</b>								
6,184.00	6,184	0.00	RESERVE FUND CONTRIBUTION	18,552.00	18,552	0.00	74,208	(55,656.00)
<u>68.28</u>	<u>0</u>	<u>68.28</u>	INTEREST INCOME - RESERVE	<u>175.57</u>	<u>0</u>	<u>175.57</u>	<u>0</u>	<u>175.57</u>
6,252.28	6,184	68.28	TOTAL INCOME	18,727.57	18,552	175.57	74,208	(55,480.43)
<b>EXPENSES</b>								
0.00	0	0.00	OTHER RESERVE EXPENSES	0.00	0	0.00	27,606	27,606.00
<u>26,912.24</u>	<u>0</u>	<u>(26,912.24)</u>	ROOF	<u>26,912.24</u>	<u>0</u>	<u>(26,912.24)</u>	<u>0</u>	<u>(26,912.24)</u>
26,912.24	0	(26,912.24)	TOTAL EXPENSE	26,912.24	0	(26,912.24)	27,606	693.76
<u>(20,659.96)</u>	<u>6,184</u>	<u>(26,843.96)</u>	NET INCOME (LOSS)	<u>(8,184.67)</u>	<u>18,552</u>	<u>(26,736.67)</u>	<u>46,602</u>	<u>(54,786.67)</u>