

ROSEVILLE CORNER

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

June 2019

64E ROSEVILLE CORNER BUNGALOW
BALANCE SHEET - OPERATING (UNAUDITED)
06/30/2019

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>75,984.86</u>	<u>82,026.80</u>	<u>(6,041.94)</u>
TOTAL CASH	75,984.86	82,026.80	(6,041.94)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	2,553.11	2,308.68	244.43
RESERVE FOR BAD DEBT	<u>(260.48)</u>	<u>(570.48)</u>	<u>310.00</u>
TOTAL ACCOUNTS RECEIVABLE	2,292.63	1,738.20	554.43
OTHER ASSETS			
PREPAID EXPENSE	<u>2,508.00</u>	<u>2,926.00</u>	<u>(418.00)</u>
TOTAL OTHER ASSETS	2,508.00	2,926.00	(418.00)
TOTAL ASSETS	<u>80,785.49</u>	<u>86,691.00</u>	<u>(5,905.51)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	84.16	7,100.00	(7,015.84)
UNCLAIMED FUNDS	158.42	158.42	0.00
PREPAID ASSESSMENTS	4,368.69	5,847.60	(1,478.91)
ACCOUNTS PAYABLE - DUE TO RESERVES	390.00	390.00	0.00
DUE TO (FROM) CROA	0.00	67.80	(67.80)
TOTAL CURRENT LIABILITIES	5,001.27	13,563.82	(8,562.55)
EQUITY			
OWNERS' EQUITY	71,769.91	71,769.91	0.00
CURRENT YEAR INCOME (LOSS)	4,014.31	1,357.27	2,657.04
TOTAL EQUITY	75,784.22	73,127.18	2,657.04
TOTAL LIABILITIES & EQUITY	80,785.49	86,691.00	(5,905.51)

64E ROSEVILLE CORNER BUNGALOW
OPERATING STATEMENT - DETAIL (UNAUDITED)
06/30/2019

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Jun2019 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	76,971.84	76,974	(2.16)	153,948	(76,976.16)
(6,184.00)	(6,184)	0.00	0402	RESERVE FUND CONTRIBUTION	(37,104.00)	(37,104)	0.00	(74,208)	37,104.00
310.00	(216)	526.00	0423	LESS: BAD DEBT	6,750.00	(1,296)	8,046.00	(2,592)	9,342.00
75.00	0	75.00	0441	LATE CHARGES	(325.00)	0	(325.00)	0	(325.00)
24.74	0	24.74	0449	DELINQUENCY INTEREST	(1,864.14)	0	(1,864.14)	0	(1,864.14)
0.00	0	0.00	04590661	REPAIRS REIMBURSMT	3,125.00	0	3,125.00	0	3,125.00
<u>7,054.38</u>	<u>6,429</u>	<u>625.38</u>		TOTAL INCOME	<u>47,553.70</u>	<u>38,574</u>	<u>8,979.70</u>	<u>77,148</u>	<u>(29,594.30)</u>
EXPENSES									
ADMINISTRATIVE									
748.00	748	0.00	6514	ADMINISTRATIVE FEE	4,488.00	4,488	0.00	8,976	4,488.00
0.00	0	0.00		MISC - ADMINISTRATIVE	0.00	0	0.00	135	135.00
<u>748.00</u>	<u>748</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>4,488.00</u>	<u>4,488</u>	<u>0.00</u>	<u>9,111</u>	<u>4,623.00</u>
OPERATIONAL EXPENSES									
(425.07)	125	550.07	6603	GENERAL MAINTENANCE	7,829.93	750	(7,079.93)	1,500	(6,329.93)
0.00	0	0.00	66030002	POWER WASHING	1,175.00	1,350	175.00	7,700	6,525.00
4,406.41	4,406	(0.41)	6607	LANDSCAPE MANAGEMENT	26,438.46	26,436	(2.46)	52,872	26,433.54
0.00	50	50.00	66070001	LANDSCAPE & IRRIGATION	1,100.00	300	(800.00)	600	(500.00)
418.00	0	(418.00)	6626	TERMITE BOND	2,508.00	5,365	2,857.00	5,365	2,857.00
<u>4,399.34</u>	<u>4,581</u>	<u>181.66</u>		TOTAL OPERATIONAL EXPENSE	<u>39,051.39</u>	<u>34,201</u>	<u>(4,850.39)</u>	<u>68,037</u>	<u>28,985.61</u>
RECREATIONAL/FACILITY MAIN MAINTENANCE									
(750.00)	0	750.00			0.00	0	0.00	0	0.00
<u>(750.00)</u>	<u>0</u>	<u>750.00</u>		TOTAL RECREATIONAL EXPENS	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>
<u>4,397.34</u>	<u>5,329</u>	<u>931.66</u>		TOTAL OPERATING EXPENSES	<u>43,539.39</u>	<u>38,689</u>	<u>(4,850.39)</u>	<u>77,148</u>	<u>33,608.61</u>
2,657.04	1,100	1,557.04		NET INCOME BEFORE DEBT&DEPRECIATION	4,014.31	(115)	4,129.31	0	4,014.31
<u>2,657.04</u>	<u>1,100</u>	<u>1,557.04</u>		OPERATING NET INCOME (LOSS)	<u>4,014.31</u>	<u>(115)</u>	<u>4,129.31</u>	<u>0</u>	<u>4,014.31</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
RESERVES CASH	<u>56,729.83</u>	<u>50,485.49</u>	<u>6,244.34</u>
TOTAL CASH	56,729.83	50,485.49	6,244.34
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPE	<u>390.00</u>	<u>390.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	390.00	390.00	0.00
TOTAL ASSETS	<u>57,119.83</u>	<u>50,875.49</u>	<u>6,244.34</u>
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSE RESERVES	<u>18,864.15</u>	<u>0.00</u>	<u>18,864.15</u>
TOTAL CURRENT LIABILITIES	18,864.15	0.00	18,864.15
EQUITY			
RESERVE FUND BALANCE	58,171.12	58,171.12	0.00
NET INCOME (LOSS)	<u>(19,915.44)</u>	<u>(7,295.63)</u>	<u>(12,619.81)</u>
TOTAL EQUITY	38,255.68	50,875.49	(12,619.81)
TOTAL LIABILITIES & EQUIT	<u>57,119.83</u>	<u>50,875.49</u>	<u>6,244.34</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)
06/30/2019

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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
INCOME								
6,184.00	6,184	0.00	RESERVE FUND CONTRIBUTION	37,104.00	37,104	0.00	74,208	(37,104.00)
0.00	0	0.00	MISC RSV EXP REIMB	300.00	0	300.00	0	300.00
60.34	0	60.34	INTEREST INCOME - RESERVE	352.61	0	352.61	0	352.61
<u>6,244.34</u>	<u>6,184</u>	<u>60.34</u>	TOTAL INCOME	<u>37,756.61</u>	<u>37,104</u>	<u>652.61</u>	<u>74,208</u>	<u>(36,451.39)</u>
EXPENSES								
0.00	27,606	27,606.00	OTHER RESERVE EXPENSES	0.00	27,606	27,606.00	27,606	27,606.00
18,864.15	0	(18,864.15)	PAINTING	18,864.15	0	(18,864.15)	0	(18,864.15)
0.00	0	0.00	ROOF	38,807.90	0	(38,807.90)	0	(38,807.90)
<u>18,864.15</u>	<u>27,606</u>	<u>8,741.85</u>	TOTAL EXPENSE	<u>57,672.05</u>	<u>27,606</u>	<u>(30,066.05)</u>	<u>27,606</u>	<u>(30,066.05)</u>
<u>(12,619.81)</u>	<u>(21,422)</u>	<u>8,802.19</u>	NET INCOME (LOSS)	<u>(19,915.44)</u>	<u>9,498</u>	<u>(29,413.44)</u>	<u>46,602</u>	<u>(66,517.44)</u>