

**ROSEVILLE CORNER**

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

SEPTEMBER 2019

64E ROSEVILLE CORNER BUNGALOW  
BALANCE SHEET - RESERVES (UNAUDITED)  
09/30/2019

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>49,464.31</u>	<u>43,236.18</u>	<u>6,228.13</u>
TOTAL CASH	49,464.31	43,236.18	6,228.13
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPER	<u>6,574.00</u>	<u>6,574.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	6,574.00	6,574.00	0.00
TOTAL ASSETS	<u><u>56,038.31</u></u>	<u><u>49,810.18</u></u>	<u><u>6,228.13</u></u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	58,171.12	58,171.12	0.00
NET INCOME (LOSS)	<u>(2,132.81)</u>	<u>(8,360.94)</u>	<u>6,228.13</u>
TOTAL EQUITY	56,038.31	49,810.18	6,228.13
TOTAL LIABILITIES & EQUIT	<u><u>56,038.31</u></u>	<u><u>49,810.18</u></u>	<u><u>6,228.13</u></u>

64E ROSEVILLE CORNER BUNGALOW  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
09/30/2019

8360 E VIA DE VENTURA  
BLDG L SUITE 100  
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MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Sep2019 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	115,457.76	115,461	(3.24)	153,948	(38,490.24)
(6,184.00)	(6,184)	0.00	0402	RESERVE FUND CONTRIBUTION	(55,656.00)	(55,656)	0.00	(74,208)	18,552.00
1,180.00	(216)	1,396.00	0423	LESS: BAD DEBT	6,920.00	(1,944)	8,864.00	(2,592)	9,512.00
50.00	0	50.00	0441	LATE CHARGES	(100.00)	0	(100.00)	0	(100.00)
49.66	0	49.66	0449	DELINQUENCY INTEREST	(1,756.29)	0	(1,756.29)	0	(1,756.29)
375.00	0	375.00	04590661	REPAIRS REIMBURSMT	6,325.00	0	6,325.00	0	6,325.00
8,299.30	6,429	1,870.30		TOTAL INCOME	71,190.47	57,861	13,329.47	77,148	(5,957.53)
EXPENSES									
ADMINISTRATIVE									
748.00	748	0.00	6514	ADMINISTRATIVE FEE	6,732.00	6,732	0.00	8,976	2,244.00
0.00	0	0.00		MISC - ADMINISTRATIVE	0.00	0	0.00	135	135.00
748.00	748	0.00		TOTAL ADMINISTRATIVE	6,732.00	6,732	0.00	9,111	2,379.00
OPERATIONAL EXPENSES									
0.00	125	125.00	6603	GENERAL MAINTENANCE	8,379.93	1,125	(7,254.93)	1,500	(6,879.93)
3,970.00	6,350	2,380.00	66030002	POWER WASHING	5,145.00	7,700	2,555.00	7,700	2,555.00
4,406.41	4,406	(0.41)	6607	LANDSCAPE MANAGEMENT	39,657.69	39,654	(3.69)	52,872	13,214.31
0.00	50	50.00	66070001	LANDSCAPE & IRRIGATION	1,100.00	450	(650.00)	600	(500.00)
418.00	0	(418.00)	6626	TERMITE BOND	3,762.00	5,365	1,603.00	5,365	1,603.00
8,794.41	10,931	2,136.59		TOTAL OPERATIONAL EXPENSE	58,044.62	54,294	(3,750.62)	68,037	9,992.38
9,542.41	11,679	2,136.59		TOTAL OPERATING EXPENSES	64,776.62	61,026	(3,750.62)	77,148	12,371.38
(1,243.11)	(5,250)	4,006.89		NET INCOME BEFORE DEBT&DEPRECIATION	6,413.85	(3,165)	9,578.85	0	6,413.85
(1,243.11)	(5,250)	4,006.89		OPERATING NET INCOME (LOSS)	6,413.85	(3,165)	9,578.85	0	6,413.85

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	3,970.00	0.00	3,970.00
UNCLAIMED FUNDS	158.42	158.42	0.00
PREPAID ASSESSMENTS	3,579.12	5,028.04	(1,448.92)
ACCOUNTS PAYABLE - DUE TO RESERVES	<u>390.00</u>	<u>390.00</u>	<u>0.00</u>
TOTAL CURRENT LIABILITIES	8,097.54	5,576.46	2,521.08
EQUITY			
OWNERS' EQUITY	71,769.91	71,769.91	0.00
CURRENT YEAR INCOME (LOSS)	<u>6,413.85</u>	<u>7,656.96</u>	<u>(1,243.11)</u>
TOTAL EQUITY	78,183.76	79,426.87	(1,243.11)
TOTAL LIABILITIES & EQUITY	<u>86,281.30</u>	<u>85,003.33</u>	<u>1,277.97</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>82,282.06</u>	<u>80,367.33</u>	<u>1,914.73</u>
TOTAL CASH	82,282.06	80,367.33	1,914.73
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	2,835.72	4,234.48	(1,398.76)
RESERVE FOR BAD DEBT	<u>(90.48)</u>	<u>(1,270.48)</u>	<u>1,180.00</u>
TOTAL ACCOUNTS RECEIVABLE	2,745.24	2,964.00	(218.76)
OTHER ASSETS			
PREPAID EXPENSE	<u>1,254.00</u>	<u>1,672.00</u>	<u>(418.00)</u>
TOTAL OTHER ASSETS	1,254.00	1,672.00	(418.00)
TOTAL ASSETS	<u>86,281.30</u>	<u>85,003.33</u>	<u>1,277.97</u>

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RESERVE STATEMENT - DETAIL (UNAUDITED)  
09/30/2019

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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	55,656.00	55,656	0.00	74,208	(18,552.00)
0.00	0	0.00	MISC RSV EXP REIMB	300.00	0	300.00	0	300.00
<u>44.13</u>	<u>0</u>	<u>44.13</u>	INTEREST INCOME - RESERVE	<u>495.69</u>	<u>0</u>	<u>495.69</u>	<u>0</u>	<u>495.69</u>
6,228.13	6,184	44.13	TOTAL INCOME	56,451.69	55,656	795.69	74,208	(17,756.31)
EXPENSES								
0.00	0	0.00	OTHER RESERVE EXPENSES	0.00	27,606	27,606.00	27,606	27,606.00
0.00	0	0.00	PAINTING	18,864.15	0	(18,864.15)	0	(18,864.15)
<u>0.00</u>	<u>0</u>	<u>0.00</u>	ROOF	<u>39,720.35</u>	<u>0</u>	<u>(39,720.35)</u>	<u>0</u>	<u>(39,720.35)</u>
0.00	0	0.00	TOTAL EXPENSE	58,584.50	27,606	(30,978.50)	27,606	(30,978.50)
<u>6,228.13</u>	<u>6,184</u>	<u>44.13</u>	NET INCOME (LOSS)	<u>(2,132.81)</u>	<u>28,050</u>	<u>(30,182.81)</u>	<u>46,602</u>	<u>(48,734.81)</u>