

ROSEVILLE CORNER

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

December 2019

64E ROSEVILLE CORNER BUNGALOW
BALANCE SHEET - OPERATING (UNAUDITED)
02/20/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>79,441.94</u>	<u>81,697.07</u>	<u>(2,255.13)</u>
TOTAL CASH	79,441.94	81,697.07	(2,255.13)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	3,753.50	2,679.38	1,074.12
RESERVE FOR BAD DEBT	<u>(390.48)</u>	<u>(130.48)</u>	<u>(260.00)</u>
TOTAL ACCOUNTS RECEIVABLE	3,363.02	2,548.90	814.12
OTHER ASSETS			
PREPAID EXPENSE	<u>4,920.00</u>	<u>418.00</u>	<u>4,502.00</u>
TOTAL OTHER ASSETS	4,920.00	418.00	4,502.00
TOTAL ASSETS	<u>87,724.96</u>	<u>84,663.97</u>	<u>3,060.99</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE	0.00	4.50	(4.50)
UNCLAIMED FUNDS	158.42	158.42	0.00
PREPAID ASSESSMENTS	5,770.64	3,013.76	2,756.88
ACCOUNTS PAYABLE - DUE TO RESERVES	<u>390.00</u>	<u>390.00</u>	<u>0.00</u>
TOTAL CURRENT LIABILITIES	6,319.06	3,566.68	2,752.38
EQUITY			
OWNERS' EQUITY	71,769.91	71,769.91	0.00
CURRENT YEAR INCOME (LOSS)	<u>9,635.99</u>	<u>9,327.38</u>	<u>308.61</u>
TOTAL EQUITY	81,405.90	81,097.29	308.61
TOTAL LIABILITIES & EQUITY	<u>87,724.96</u>	<u>84,663.97</u>	<u>3,060.99</u>

64E ROSEVILLE CORNER BUNGALOW
OPERATING STATEMENT - DETAIL (UNAUDITED)
02/20/2020

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Dec2019 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)
(6,184.00)	(6,184)	0.00	0402	RESERVE FUND CONTRIBUTION	(74,208.00)	(74,208)	0.00	(74,208)	0.00
(260.00)	(216)	(44.00)	0423	LESS: BAD DEBT	6,620.00	(2,592)	9,212.00	(2,592)	9,212.00
0.00	0	0.00	0441	LATE CHARGES	50.00	0	50.00	0	50.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	(1,692.72)	0	(1,692.72)	0	(1,692.72)
0.00	0	0.00	04590661	REPAIRS REIMBURSMT	6,925.00	0	6,925.00	0	6,925.00
<u>6,384.64</u>	<u>6,429</u>	<u>(44.36)</u>		TOTAL INCOME	<u>91,637.96</u>	<u>77,148</u>	<u>14,489.96</u>	<u>77,148</u>	<u>14,489.96</u>
				EXPENSES					
				ADMINISTRATIVE					
748.00	748	0.00	6514	ADMINISTRATIVE FEE	8,976.00	8,976	0.00	8,976	0.00
78.62	0	(78.62)		MISC - ADMINISTRATIVE	83.12	135	51.88	135	51.88
<u>826.62</u>	<u>748</u>	<u>(78.62)</u>		TOTAL ADMINISTRATIVE	<u>9,059.12</u>	<u>9,111</u>	<u>51.88</u>	<u>9,111</u>	<u>51.88</u>
				OPERATIONAL EXPENSES					
425.00	125	(300.00)	6603	GENERAL MAINTENANCE	8,804.93	1,500	(7,304.93)	1,500	(7,304.93)
0.00	0	0.00	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	52,876.92	52,872	(4.92)	52,872	(4.92)
0.00	50	50.00	66070001	LANDSCAPE & IRRIGATION	1,100.00	600	(500.00)	600	(500.00)
418.00	0	(418.00)	6626	TERMITE BOND	5,016.00	5,365	349.00	5,365	349.00
<u>5,249.41</u>	<u>4,581</u>	<u>(668.41)</u>		TOTAL OPERATIONAL EXPENSE	<u>72,942.85</u>	<u>68,037</u>	<u>(4,905.85)</u>	<u>68,037</u>	<u>(4,905.85)</u>
<u>6,076.03</u>	<u>5,329</u>	<u>(747.03)</u>		TOTAL OPERATING EXPENSES	<u>82,001.97</u>	<u>77,148</u>	<u>(4,853.97)</u>	<u>77,148</u>	<u>(4,853.97)</u>
<u>308.61</u>	<u>1,100</u>	<u>(791.39)</u>		NET INCOME BEFORE DEBT&DEPRECIATION	<u>9,635.99</u>	<u>0</u>	<u>9,635.99</u>	<u>0</u>	<u>9,635.99</u>
<u>308.61</u>	<u>1,100</u>	<u>(791.39)</u>		OPERATING NET INCOME (LOSS)	<u>9,635.99</u>	<u>0</u>	<u>9,635.99</u>	<u>0</u>	<u>9,635.99</u>

64E ROSEVILLE CORNER BUNGALOW
BALANCE SHEET - RESERVES (UNAUDITED)
02/20/2020

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>51,959.82</u>	<u>45,737.51</u>	<u>6,222.31</u>
TOTAL CASH	51,959.82	45,737.51	6,222.31
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE - DUE FROM OPER	<u>12,758.00</u>	<u>12,758.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	12,758.00	12,758.00	0.00
 TOTAL ASSETS	 <u>64,717.82</u>	 <u>58,495.51</u>	 <u>6,222.31</u>
 LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	58,171.12	58,171.12	0.00
NET INCOME (LOSS)	<u>6,546.70</u>	<u>324.39</u>	<u>6,222.31</u>
TOTAL EQUITY	64,717.82	58,495.51	6,222.31
 TOTAL LIABILITIES & EQUIT	 <u>64,717.82</u>	 <u>58,495.51</u>	 <u>6,222.31</u>

64E ROSEVILLE CORNER BUNGALOW
RESERVE STATEMENT - DETAIL (UNAUDITED)
02/20/2020

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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	74,208.00	74,208	0.00	74,208	0.00
0.00	0	0.00	MISC RSV EXP REIMB	300.00	0	300.00	0	300.00
38.31	0	38.31	INTEREST INCOME - RESERVE	615.70	0	615.70	0	615.70
<u>6,222.31</u>	<u>6,184</u>	<u>38.31</u>	TOTAL INCOME	<u>75,123.70</u>	<u>74,208</u>	<u>915.70</u>	<u>74,208</u>	<u>915.70</u>
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	LANDSCAPING	9,992.50	0	(9,992.50)	0	(9,992.50)
0.00	0	0.00	PAINTING	18,864.15	0	(18,864.15)	0	(18,864.15)
0.00	0	0.00	ROOF	39,720.35	0	(39,720.35)	0	(39,720.35)
<u>0.00</u>	<u>0</u>	<u>0.00</u>	TOTAL EXPENSE	<u>68,577.00</u>	<u>27,606</u>	<u>(40,971.00)</u>	<u>27,606</u>	<u>(40,971.00)</u>
<u>6,222.31</u>	<u>6,184</u>	<u>38.31</u>	NET INCOME (LOSS)	<u>6,546.70</u>	<u>46,602</u>	<u>(40,055.30)</u>	<u>46,602</u>	<u>(40,055.30)</u>