

ROSEVILLE CORNER

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

September 2020

64E ROSEVILLE CORNER BUNGALOW
BALANCE SHEET - OPERATING (UNAUDITED)
09/30/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>86,673.73</u>	<u>87,468.25</u>	<u>(794.52)</u>
TOTAL CASH	86,673.73	87,468.25	(794.52)
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	2,370.21	2,052.58	317.63
RESERVE FOR BAD DEBT	<u>(280.48)</u>	<u>(420.48)</u>	<u>140.00</u>
TOTAL ACCOUNTS RECEIVABLE	2,089.73	1,632.10	457.63
OTHER ASSETS			
PREPAID EXPENSE	<u>1,230.00</u>	<u>1,640.00</u>	<u>(410.00)</u>
TOTAL OTHER ASSETS	1,230.00	1,640.00	(410.00)
TOTAL ASSETS	<u>89,993.46</u>	<u>90,740.35</u>	<u>(746.89)</u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE	0.00	570.00	(570.00)
UNCLAIMED FUNDS	158.42	158.42	0.00
PREPAID ASSESSMENTS	<u>2,730.84</u>	<u>4,277.40</u>	<u>(1,546.56)</u>
TOTAL CURRENT LIABILITIES	2,889.26	5,005.82	(2,116.56)
EQUITY			
OWNERS' EQUITY	81,405.90	81,405.90	0.00
CURRENT YEAR INCOME (LOSS)	<u>5,698.30</u>	<u>4,328.63</u>	<u>1,369.67</u>
TOTAL EQUITY	87,104.20	85,734.53	1,369.67
TOTAL LIABILITIES & EQUITY	<u>89,993.46</u>	<u>90,740.35</u>	<u>(746.89)</u>

64E ROSEVILLE CORNER BUNGALOW
OPERATING STATEMENT - DETAIL (UNAUDITED)
09/30/2020

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Sep2020 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
INCOME									
13,401.08	13,401	0.08	0401	ASSOCIATION DUES	120,609.72	120,609	0.72	160,813	(40,203.28)
(6,500.00)	(6,500)	0.00	0402	RESERVE FUND CONTRIBUTION	(58,500.00)	(58,500)	0.00	(78,000)	19,500.00
140.00	(291)	431.00	0423	LESS: BAD DEBT	110.00	(2,619)	2,729.00	(3,495)	3,605.00
0.00	0	0.00	0441	LATE CHARGES	155.00	0	155.00	0	155.00
0.00	0	0.00	0449	DELINQUENCY INTEREST	28.19	0	28.19	0	28.19
25.00	0	25.00	0456	COLLECTION FEE INCOME	25.00	0	25.00	0	25.00
<u>7,066.08</u>	<u>6,610</u>	<u>456.08</u>		TOTAL INCOME	<u>62,427.91</u>	<u>59,490</u>	<u>2,937.91</u>	<u>79,318</u>	<u>(16,890.09)</u>
EXPENSES									
ADMINISTRATIVE									
880.00	880	0.00	6514	ADMINISTRATIVE FEE	7,920.00	7,920	0.00	10,560	2,640.00
0.00	0	0.00		LEGAL & PROFESSIONAL	257.69	0	(257.69)	0	(257.69)
0.00	0	0.00		MISC - ADMINISTRATIVE	6.03	0	(6.03)	120	113.97
<u>880.00</u>	<u>880</u>	<u>0.00</u>		TOTAL ADMINISTRATIVE	<u>8,183.72</u>	<u>7,920</u>	<u>(263.72)</u>	<u>10,680</u>	<u>2,496.28</u>
OPERATIONAL EXPENSES									
0.00	125	125.00	6603	GENERAL MAINTENANCE	1,511.20	1,125	(386.20)	1,500	(11.20)
0.00	5,350	5,350.00	66030002	POWER WASHING	2,700.00	6,600	3,900.00	6,600	3,900.00
0.00	0	0.00	66030003	GUTTER CLEANING	0.00	1,450	1,450.00	1,450	1,450.00
4,406.41	4,406	(0.41)	6607	LANDSCAPE MANAGEMENT	39,657.69	39,654	(3.69)	52,872	13,214.31
0.00	100	100.00	66070001	LANDSCAPE & IRRIGATION	987.00	900	(87.00)	1,200	213.00
410.00	418	8.00	6626	TERMITE BOND	3,690.00	3,762	72.00	5,016	1,326.00
<u>4,816.41</u>	<u>10,399</u>	<u>5,582.59</u>		TOTAL OPERATIONAL EXPENSE	<u>48,545.89</u>	<u>53,491</u>	<u>4,945.11</u>	<u>68,638</u>	<u>20,092.11</u>
<u>5,696.41</u>	<u>11,279</u>	<u>5,582.59</u>		TOTAL OPERATING EXPENSES	<u>56,729.61</u>	<u>61,411</u>	<u>4,681.39</u>	<u>79,318</u>	<u>22,588.39</u>
1,369.67	(4,669)	6,038.67		NET INCOME BEFORE DEBT&DEPRECIATION	5,698.30	(1,921)	7,619.30	0	5,698.30
<u>1,369.67</u>	<u>(4,669)</u>	<u>6,038.67</u>		OPERATING NET INCOME (LOSS)	<u>5,698.30</u>	<u>(1,921)</u>	<u>7,619.30</u>	<u>0</u>	<u>5,698.30</u>

64E ROSEVILLE CORNER BUNGALOW
BALANCE SHEET - RESERVES (UNAUDITED)
09/30/2020

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>123,547.41</u>	<u>116,998.37</u>	<u>6,549.04</u>
TOTAL CASH	123,547.41	116,998.37	6,549.04
TOTAL ASSETS	<u>123,547.41</u>	<u>116,998.37</u>	<u>6,549.04</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	64,717.82	64,717.82	0.00
NET INCOME (LOSS)	<u>58,829.59</u>	<u>52,280.55</u>	<u>6,549.04</u>
TOTAL EQUITY	123,547.41	116,998.37	6,549.04
TOTAL LIABILITIES & EQUIT	<u>123,547.41</u>	<u>116,998.37</u>	<u>6,549.04</u>

64E ROSEVILLE CORNER BUNGALOW
RESERVE STATEMENT - DETAIL (UNAUDITED)
09/30/2020

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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						
6,500.00	6,500	0.00	RESERVE FUND CONTRIBUTION	58,500.00	58,500	0.00	78,000	(19,500.00)	
<u>49.04</u>	<u>0</u>	<u>49.04</u>	INTEREST INCOME - RESERVE	<u>329.59</u>	<u>0</u>	<u>329.59</u>	<u>0</u>	<u>329.59</u>	
6,549.04	6,500	49.04	TOTAL INCOME	58,829.59	58,500	329.59	78,000	(19,170.41)	
			EXPENSES						
<u>0.00</u>	<u>0</u>	<u>0.00</u>	LANDSCAPING	<u>0.00</u>	<u>3,573</u>	<u>3,573.00</u>	<u>3,573</u>	<u>3,573.00</u>	
0.00	0	0.00	TOTAL EXPENSE	0.00	3,573	3,573.00	3,573	3,573.00	
<u>6,549.04</u>	<u>6,500</u>	<u>49.04</u>	NET INCOME (LOSS)	<u>58,829.59</u>	<u>54,927</u>	<u>3,902.59</u>	<u>74,427</u>	<u>(15,597.41)</u>	