

**ROSEVILLE CORNER**

MONTHLY FINANCIAL REPORTS

PREPARED FOR THE BOARD OF DIRECTORS

DECEMBER 2020

64E ROSEVILLE CORNER BUNGALOW  
BALANCE SHEET - OPERATING (UNAUDITED)  
12/31/2020

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

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
OPERATING CASH	<u>80,700.45</u>	<u>79,132.02</u>	<u>1,568.43</u>
TOTAL CASH	80,700.45	79,132.02	1,568.43
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	758.85	1,264.69	(505.84)
RESERVE FOR BAD DEBT	<u>(40.48)</u>	<u>(30.48)</u>	<u>(10.00)</u>
TOTAL ACCOUNTS RECEIVABLE	718.37	1,234.21	(515.84)
OTHER ASSETS			
PREPAID EXPENSE	<u>5,280.00</u>	<u>5,690.00</u>	<u>(410.00)</u>
TOTAL OTHER ASSETS	5,280.00	5,690.00	(410.00)
TOTAL ASSETS	<u><u>86,698.82</u></u>	<u><u>86,056.23</u></u>	<u><u>642.59</u></u>

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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
ACCRUED EXPENSES	0.00	4,406.41	(4,406.41)
UNCLAIMED FUNDS	158.42	158.42	0.00
PREPAID ASSESSMENTS	<u>2,553.00</u>	<u>2,722.88</u>	<u>(169.88)</u>
TOTAL CURRENT LIABILITIES	2,711.42	7,287.71	(4,576.29)
EQUITY			
OWNERS' EQUITY	81,405.90	81,405.90	0.00
CURRENT YEAR INCOME (LOSS)	<u>2,581.50</u>	<u>(2,637.38)</u>	<u>5,218.88</u>
TOTAL EQUITY	83,987.40	78,768.52	5,218.88
TOTAL LIABILITIES & EQUITY	<u>86,698.82</u>	<u>86,056.23</u>	<u>642.59</u>

64E ROSEVILLE CORNER BUNGALOW  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
12/31/2020

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

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE	Dec2020 GL#		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
<b>INCOME</b>									
13,401.08	13,402	(0.92)	0401	ASSOCIATION DUES	160,812.96	160,813	(0.04)	160,813	(0.04)
(6,500.00)	(6,500)	0.00	0402	RESERVE FUND CONTRIBUTION	(78,000.00)	(78,000)	0.00	(78,000)	0.00
(10.00)	(294)	284.00	0423	LESS: BAD DEBT	350.00	(3,495)	3,845.00	(3,495)	3,845.00
(50.00)	0	(50.00)	0441	LATE CHARGES	250.63	0	250.63	0	250.63
(18.92)	0	(18.92)	0449	DELINQUENCY INTEREST	58.22	0	58.22	0	58.22
0.00	0	0.00	0456	COLLECTION FEE INCOME	25.00	0	25.00	0	25.00
<u>6,822.16</u>	<u>6,608</u>	<u>214.16</u>		<b>TOTAL INCOME</b>	<u>83,496.81</u>	<u>79,318</u>	<u>4,178.81</u>	<u>79,318</u>	<u>4,178.81</u>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
880.00	880	0.00	6514	ADMINISTRATIVE FEE	10,560.00	10,560	0.00	10,560	0.00
0.00	0	0.00		LEGAL & PROFESSIONAL	257.69	0	(257.69)	0	(257.69)
<u>313.28</u>	<u>60</u>	<u>(253.28)</u>		MISC - ADMINISTRATIVE	<u>342.50</u>	<u>120</u>	<u>(222.50)</u>	<u>120</u>	<u>(222.50)</u>
<u>1,193.28</u>	<u>940</u>	<u>(253.28)</u>		<b>TOTAL ADMINISTRATIVE</b>	<u>11,160.19</u>	<u>10,680</u>	<u>(480.19)</u>	<u>10,680</u>	<u>(480.19)</u>
<b>OPERATIONAL EXPENSES</b>									
0.00	125	125.00	6603	GENERAL MAINTENANCE	1,586.20	1,500	(86.20)	1,500	(86.20)
0.00	0	0.00	66030002	POWER WASHING	8,050.00	6,600	(1,450.00)	6,600	(1,450.00)
0.00	0	0.00	66030003	GUTTER CLEANING	0.00	1,450	1,450.00	1,450	1,450.00
0.00	4,406	4,406.00	6607	LANDSCAPE MANAGEMENT	52,876.92	52,872	(4.92)	52,872	(4.92)
0.00	100	100.00	66070001	LANDSCAPE & IRRIGATION	2,322.00	1,200	(1,122.00)	1,200	(1,122.00)
<u>410.00</u>	<u>418</u>	<u>8.00</u>	6626	TERMITE BOND	<u>4,920.00</u>	<u>5,016</u>	<u>96.00</u>	<u>5,016</u>	<u>96.00</u>
<u>410.00</u>	<u>5,049</u>	<u>4,639.00</u>		<b>TOTAL OPERATIONAL EXPENSE</b>	<u>69,755.12</u>	<u>68,638</u>	<u>(1,117.12)</u>	<u>68,638</u>	<u>(1,117.12)</u>
<u>1,603.28</u>	<u>5,989</u>	<u>4,385.72</u>		<b>TOTAL OPERATING EXPENSES</b>	<u>80,915.31</u>	<u>79,318</u>	<u>(1,597.31)</u>	<u>79,318</u>	<u>(1,597.31)</u>
<u>5,218.88</u>	<u>619</u>	<u>4,599.88</u>		<b>NET INCOME BEFORE DEBT&amp;DEPRECIATION</b>	<u>2,581.50</u>	<u>0</u>	<u>2,581.50</u>	<u>0</u>	<u>2,581.50</u>
<u>5,218.88</u>	<u>619</u>	<u>4,599.88</u>		<b>OPERATING NET INCOME (LOSS)</b>	<u>2,581.50</u>	<u>0</u>	<u>2,581.50</u>	<u>0</u>	<u>2,581.50</u>

64E ROSEVILLE CORNER BUNGALOW  
BALANCE SHEET - RESERVES (UNAUDITED)  
12/31/2020

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>155,006.08</u>	<u>148,479.10</u>	<u>6,526.98</u>
TOTAL CASH	155,006.08	148,479.10	6,526.98
TOTAL ASSETS	<u>155,006.08</u>	<u>148,479.10</u>	<u>6,526.98</u>
LIABILITIES & EQUITY			
EQUITY			
RESERVE FUND BALANCE	76,566.32	76,566.32	0.00
NET INCOME (LOSS)	<u>78,439.76</u>	<u>71,912.78</u>	<u>6,526.98</u>
TOTAL EQUITY	155,006.08	148,479.10	6,526.98
TOTAL LIABILITIES & EQUIT	<u>155,006.08</u>	<u>148,479.10</u>	<u>6,526.98</u>

64E ROSEVILLE CORNER BUNGALOW  
RESERVE STATEMENT - DETAIL (UNAUDITED)  
12/31/2020

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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					
6,500.00	6,500	0.00	RESERVE FUND CONTRIBUTION	78,000.00	78,000	0.00	78,000	0.00
<u>26.98</u>	<u>0</u>	<u>26.98</u>	INTEREST INCOME - RESERVE	<u>439.76</u>	<u>0</u>	<u>439.76</u>	<u>0</u>	<u>439.76</u>
6,526.98	6,500	26.98	TOTAL INCOME	78,439.76	78,000	439.76	78,000	439.76
			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>6,526.98</u>	<u>6,500</u>	<u>26.98</u>	NET INCOME (LOSS)	<u>78,439.76</u>	<u>74,427</u>	<u>4,012.76</u>	<u>74,427</u>	<u>4,012.76</u>