

DESERT SHORES RACQUET CLUB HOMEOWNERS ASSOCIATION

BALANCE SHEET
AS OF 12/31/2016

ASSETS	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
ASSOCIATION FUND			
1000 - AAB 8329	26,115.51	59,710.11	33,594.60
1315 - ALLOW FOR DBTFL ACCTS	(9,554.29)	(5,413.04)	4,141.25
TOTAL ASSOCIATION FUNDS	16,561.22	54,297.07	37,735.85
TOWNHOME OPERATING FUND			
1004 - TOWNHOME OP 0550	10,443.86	5,590.73	(4,853.13)
1316 - ALLOW FOR DBTFL ACCTS	(20,723.47)	(11,103.47)	9,620.00
TOTAL TOWNHOMES OPERATING FUND	(10,279.61)	(5,512.74)	4,766.87
BOATSLIP OPERATING FUND			
1005 - BOATSLIPS OP 0618	1,590.91	1,587.64	(3.27)
1317 - ALLOW FOR DBTFL ACCTS	(96.54)	33.46	130.00
TOTAL BOATSLIP OPERATING FUND	1,494.37	1,621.10	126.73
PREPAID ACCOUNTS			
1120 - PREPAID INSURANCE	11,499.48	7,666.32	(3,833.16)
1125 - PREPAID UTILITIES	260.01	0.00	(260.01)
TOTAL PREPAID ACCOUNTS	11,759.49	7,666.32	(4,093.17)
ACCOUNTS RECEIVABLE			
1301 - ACCOUNTS RECEIVABLE	5,589.15	8,688.46	3,099.31
1302 - ACCTS RECEIVABLE-ASSN	4,180.00	4,550.00	370.00
1312 - A/R SPEC RSV - ASSN	2,118.32	1,734.02	(384.30)
1305 - A/R FINES	4,238.25	738.25	(3,500.00)
1303 - ACCTS RECEIVABLE-TOWNHM	14,735.13	14,201.48	(533.65)
1313 - A/R SPEC RSV - TOWNHM	1,168.32	760.82	(407.50)
1304 - ACCTS RECEIVABLE-BOAT	30.25	6.50	(23.75)
1314 - A/R SPEC RSV -BOAT SLIP	35.25	8.00	(27.25)
TOTAL ACCOUNTS RECEIVABLE	32,094.67	30,687.53	(1,407.14)
RESERVE FUNDS			
1200 - AAB 8337	215,038.21	48,772.09	(166,266.12)
1202 - TOWNHOME RESERVE 0642	25,362.29	28,742.17	3,379.88
1203 - BOATSLIPS RESERVE 0709	448.51	608.59	160.08
1204 - EDWARD JONES	0.00	474,680.25	474,680.25
1232 - WF CD 8681	100,062.38	0.00	(100,062.38)
1233 - WF CD 8673	95,702.43	0.00	(95,702.43)
1224 - CAB CD 2286 0.35% 8/17	107,173.28	0.00	(107,173.28)
TOTAL RESERVE FUNDS	543,787.10	552,803.10	9,016.00
TOTAL ASSETS	595,417.24	641,562.38	46,145.14
LIABILITIES & EQUITY			
LIABILITIES			
2010 - ACCOUNTS PAYABLE	(11,014.00)	2,645.71	13,659.71
2020 - ACCOUNT SET UP FEE	900.00	0.00	(900.00)
2021 - HOMEOWNER OVERPAYMENT	2,029.66	2,328.91	299.25
2050 - CAPITAL CONTRIBUTIONS	195.00	0.00	(195.00)
2210 - PREPAID ASSESSMENTS	20,300.22	27,355.72	7,055.50
TOTAL LIABILITIES	12,410.88	32,330.34	19,919.46
RESERVE EQUITY			
ASSOCIATION RESERVE EQUITY	94,405.34	99,881.10	5,475.76
TOWNHOME RESERVE EQUITY	422,786.90	426,167.05	3,380.15
BOATSLIP RESERVE EQUITY	26,594.86	26,754.95	160.09
TOTAL RESERVES	543,787.10	552,803.10	9,016.00
MEMBERS' EQUITY			
MEMBERS' EQUITY	42,795.10	57,869.00	15,073.90
YTD SURPLUS(DEFICIT)	(3,575.84)	(1,440.06)	2,135.78
TOTAL MEMBERS' EQUITY	39,219.26	56,428.94	17,209.68
TOTAL LIABILITIES & MEMBERS' EQUITY	595,417.24	641,562.38	46,145.14

DESERT SHORES RACQUET CLUB HOMEOWNERS ASSOCIATION
INCOME STATEMENT
FOR THE PERIOD 12/01/2016 TO 12/31/2016

	CURRENT ACTUAL	CURRENT BUDGET	CURRENT VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE
REVENUE						
4020 MAINTENANCE ASSESSMENTS	24,925.00	24,925.00	0.00	299,100.00	299,100.00	0.00
4022 RESERVE ASSESSMENTS	9,385.00	9,385.00	0.00	112,620.00	112,620.00	0.00
4025 VIOLATIONS & FINES (250.00)	0.00	(250.00)	2,007.00	0.00	2,007.00
4075 GUEST HANG TAGS	0.00	0.00	0.00	30.00	0.00	30.00
4040 INTEREST INCOME	4.67	6.25	(1.58)	68.48	75.00	(6.52)
4050 LATE CHARGES	850.00	750.00	100.00	5,548.25	9,000.00	(3,451.75)
4055 NSF FEES	25.00	0.00	25.00	200.00	0.00	200.00
4060 POOL KEY/GATE REMOTE FEES	330.00	125.00	205.00	1,695.00	1,500.00	195.00
4065 MISC CHARGES	0.00	39.62	(39.62)	0.00	475.00	(475.00)
4070 FACILITY RENTAL FEE	0.00	41.74	(41.74)	0.00	500.00	(500.00)
TOTAL REVENUE	35,269.67	35,272.61	(2.94)	421,268.73	423,270.00	(2,001.27)
ASSOCIATION EXPENSES	29,917.49	23,386.20	(6,531.29)	311,751.23	280,624.50	(31,126.73)
TOWN HOME EXPENSES	2,886.00	11,705.02	8,819.02	108,425.16	140,459.80	32,034.64
BOAT SLIP EXPENSES	180.40	203.24	22.84	2,382.40	2,434.70	52.30
TOTAL PROFIT/(LOSS)	2,285.78	(21.85)	2,307.63	(1,290.06)	(249.00)	(1,041.06)
ASSOCIATION EXPENSES						
5000 ASSOCIATION INSURANCE	10,384.80	3,833.37	(6,551.43)	47,351.98	46,000.00	(1,351.98)
5025 ASSOCIATION ANNUAL MEETIN	0.00	0.00	0.00	390.00	0.00	(390.00)
5005 ASSOC AUDIT/TAX PREP	0.00	100.00	100.00	1,475.00	1,200.00	(275.00)
5010 ASSOCIATION LEGAL	0.00	156.25	156.25	6,429.86	1,875.00	(4,554.86)
5020 ASSOCIATION MGMT FEES	1,258.00	1,275.00	17.00	15,096.00	15,300.00	204.00
5040 ASSOCIATION FILING FEES S	0.00	50.68	50.68	0.00	607.50	607.50
5045 ASSOC BANK CHARGES	0.00	0.00	0.00	64.00	0.00	(64.00)
5050 ASSOC BAD DEBT	1,000.78	58.87	(941.91)	1,294.93	706.00	(588.93)
5100 CLUBHOUSE REPAIRS/MAINT/S	520.00	83.37	(436.63)	5,905.42	1,000.00	(4,905.42)
5105 SAIL CLUB REPAIRS/MAINT/S	0.00	83.37	83.37	1,430.00	1,000.00	(430.00)
5110 GENERAL REPAIRS/MAINT/SUP	1,173.87	187.50	(986.37)	9,824.98	2,250.00	(7,574.98)
5115 ASSOCIATION ROOF REPAIRS	0.00	281.25	281.25	0.00	3,375.00	3,375.00
5120 ASSOCIATION EXERCISE EQUI	71.00	41.74	(29.26)	1,520.98	500.00	(1,020.98)
5125 ASSOC EXERCISE MAINT CONT	0.00	16.74	16.74	0.00	200.00	200.00
5127 ASSOC POOL AREA FURNITURE	0.00	166.74	166.74	0.00	2,000.00	2,000.00
5130 ASSOC ENTRY GATE REPAIR/M	297.20	250.00	(47.20)	2,753.36	3,000.00	246.64
5135 ASSOC SECURITY SERVICES	4,900.24	4,333.37	(566.87)	53,236.42	52,000.00	(1,236.42)
5145 ASSOCIATION LIGHTING MAIN	813.98	232.50	(581.48)	3,619.65	2,790.00	(829.65)
5150 ASSOCIATION LIGHTING OTHE	0.00	125.00	125.00	1,672.42	1,500.00	(172.42)
5155 ASSOC JANITORIAL CONTRACT	1,100.00	802.50	(297.50)	13,644.85	9,630.00	(4,014.85)
5160 ASSOC JANITORIAL OTHER	0.00	62.50	62.50	396.45	750.00	353.55
5165 ASSOCIATION SECURITY CAME	0.00	156.25	156.25	939.41	1,875.00	935.59
5170 ASSOCIATION PEST CONTROL	205.00	205.00	0.00	2,460.00	2,460.00	0.00
5175 ASSOCIATION PLUMBING REPA	0.00	83.37	83.37	0.00	1,000.00	1,000.00
5180 ASSOC SURV EQUIP/LEASE/MA	0.00	205.00	205.00	1,343.75	2,460.00	1,116.25
5185 ASSOCIATION MISC	0.00	31.25	31.25	207.00	375.00	168.00
5190 ASSOCIATION LANDSCAPE CON	1,074.25	1,074.25	0.00	13,611.00	12,891.00	(720.00)
5191 ASSOC LANDSCAPE EXTRAS	400.00	208.37	(191.63)	9,370.10	2,500.00	(6,870.10)
5192 ASSOC LANDSCAPE IMPROVEME	0.00	208.37	208.37	2,133.00	2,500.00	367.00
5193 ASSOC TREE TRIMMING	0.00	27.12	27.12	0.00	325.00	325.00
5200 ASSOCIATION POOL CONTRACT	475.00	635.00	160.00	6,660.00	7,620.00	960.00
5210 ASSOCIATION POOL PERMITS/	0.00	93.75	93.75	1,123.00	1,125.00	2.00
5220 ASSOCIATION POOL REPAIR/S	0.00	108.37	108.37	543.68	1,300.00	756.32
5300 ASSOCIATION ELECTRIC (1,242.27)	1,166.74	2,409.01	10,477.46	14,000.00	3,522.54
5310 ASSOCIATION GAS	445.15	333.37	(111.78)	3,887.15	4,000.00	112.85
5320 ASSOCIATION TELEPHONE	376.60	333.37	(43.23)	4,567.50	4,000.00	(567.50)
5330 ASSOCIATION SEWER	260.01	333.37	73.36	3,375.53	4,000.00	624.47
5340 ASSOCIATION WATER	553.88	192.50	(361.38)	14,746.35	2,310.00	(12,436.35)
5900 ASSOCIATION RESERVE CONTR	5,850.00	5,850.00	0.00	70,200.00	70,200.00	0.00
TOTAL ASSOCIATION EXPENSE	29,917.49	23,386.20	(6,531.29)	311,751.23	280,624.50	(31,126.73)

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	<u>CURRENT ACTUAL</u>	<u>CURRENT BUDGET</u>	<u>CURRENT VARIANCE</u>	<u>Y-T-D ACTUAL</u>	<u>Y-T-D BUDGET</u>	<u>Y-T-D VARIANCE</u>
TOWNHOME EXPENSES						
6505 TOWNHOME AUDIT/TAX PREP	0.00	32.00	32.00	0.00	384.00	384.00
6510 TOWNHOME LEGAL FEES	0.00	50.00	50.00	375.00	600.00	225.00
6520 TOWNHOME MANAGEMENT FEE	425.00	408.00	(17.00)	5,100.00	4,896.00	(204.00)
6530 TOWNHOME FILING FEE	0.00	16.20	16.20	0.00	194.40	194.40
6540 TOWNHOME BAD DEBT	(1,776.34)	107.37	1,883.71	(1,239.69)	1,288.00	2,527.69
6600 TOWNHOME GENERAL REPAIRS/	0.00	60.00	60.00	2,783.20	720.00	(2,063.20)
6610 TOWNHOME ROOF REPAIRS	0.00	93.75	93.75	0.00	1,125.00	1,125.00
6630 TOWNHOME LIGHTING CONTRAC	85.00	74.40	(10.60)	945.00	892.80	(52.20)
6640 TOWNHOME LIGHTING OTHER	0.00	40.00	40.00	55.16	480.00	424.84
6650 TOWNHOME JANITORIAL CONTR	0.00	256.80	256.80	520.80	3,081.60	2,560.80
6660 TOWNHOME JANITORIAL OTHER	0.00	20.00	20.00	14.40	240.00	225.60
6670 TOWNHOME SECURITY CAMERAS	0.00	50.00	50.00	19.19	600.00	580.81
6680 TOWNHOME MISC	0.00	10.00	10.00	0.00	120.00	120.00
6690 TOWNHOME LANDSCAPE CONTRA	3,222.75	3,222.75	0.00	38,673.00	38,673.00	0.00
6691 TOWNHOME LANDSCAPE EXTRAS	225.00	625.00	400.00	2,581.36	7,500.00	4,918.64
6692 TOWNHOME LANDSCAPE IMPROV	0.00	625.00	625.00	5,988.00	7,500.00	1,512.00
6693 TOWNHOME TREE TRIMMING	0.00	81.25	81.25	0.00	975.00	975.00
6700 TOWNHOME WATER	(2,670.41)	2,557.50	5,227.91	12,109.74	30,690.00	18,580.26
6900 TOWN HOME RESERVE CONTRIB	<u>3,375.00</u>	<u>3,375.00</u>	<u>0.00</u>	<u>40,500.00</u>	<u>40,500.00</u>	<u>0.00</u>
TOTAL TOWNHOME EXPENSES	<u>2,886.00</u>	<u>11,705.02</u>	<u>8,819.02</u>	<u>108,425.16</u>	<u>140,459.80</u>	<u>32,034.64</u>
BOAT SLIP EXPENSES						
7505 BOAT SLIP AUDIT/TAX PREP	0.00	1.37	1.37	0.00	16.00	16.00
7510 BOAT SLIP LEGAL FEES	0.00	2.12	2.12	0.00	25.00	25.00
7520 BOAT SLIP MANAGEMENT FEE	17.00	17.00	0.00	204.00	204.00	0.00
7530 BOAT SLIP FILING FEES SOS	0.00	0.73	0.73	0.00	8.10	8.10
7540 BOAT SLIP BAD DEBT	0.00	0.50	0.50	2.50	6.00	3.50
7600 BOAT SLIP GENERAL REPAIRS	0.00	2.50	2.50	0.00	30.00	30.00
7620 BOAT SLIP LIGHTING MAINTEN	0.00	3.10	3.10	24.80	37.20	12.40
7630 BOAT SLIP LIGHTING OTHER	3.40	1.74	(1.66)	95.50	20.00	(75.50)
7640 BOAT SLIP JANITORIAL CONT	0.00	10.70	10.70	21.70	128.40	106.70
7650 BOAT SLIP JANITORIAL OTHE	0.00	0.87	0.87	113.10	10.00	(103.10)
7660 BOAT SLIP SECURITY CAMERA	0.00	2.12	2.12	0.80	25.00	24.20
7670 BOAT SLIP MISC	0.00	0.49	0.49	0.00	5.00	5.00
7900 BOAT SLIP RESERVE CONTRIB	<u>160.00</u>	<u>160.00</u>	<u>0.00</u>	<u>1,920.00</u>	<u>1,920.00</u>	<u>0.00</u>
TOTAL BOAT SLIP EXPENSES	<u>180.40</u>	<u>203.24</u>	<u>22.84</u>	<u>2,382.40</u>	<u>2,434.70</u>	<u>52.30</u>