

DESERT SHORES RACQUET CLUB HOMEOWNERS ASSOCIATION
BALANCE SHEET
AS OF 01/31/2017

ASSETS	<u>BEGINNING BALANCE</u>	<u>ENDING BALANCE</u>	<u>DIFFERENCE</u>
ASSOCIATION FUND			
1000 - ASSOCIATION OPR 8329	59,710.11	72,763.87	13,053.76
1315 - ALLOW FOR DBTFL ACCTS	(2,277.06)	(2,277.06)	0.00
TOTAL ASSOCIATION FUNDS	<u>57,433.05</u>	<u>70,486.81</u>	<u>13,053.76</u>
TOWNHOME OPERATING FUND			
1004 - TOWNHOME OP 0550	5,590.73	7,465.53	1,874.80
1316 - ALLOW FOR DBTFL ACCTS	(11,103.47)	(11,103.47)	0.00
TOTAL TOWNHOMES OPERATING FUND	<u>(5,512.74)</u>	<u>(3,637.94)</u>	<u>1,874.80</u>
BOATSLIP OPERATING FUND			
1005 - BOATSLIPS OP 0618	1,587.64	1,424.89	(162.75)
1317 - ALLOW FOR DBTFL ACCTS	33.46	33.46	0.00
TOTAL BOATSLIP OPERATING FUND	<u>1,621.10</u>	<u>1,458.35</u>	<u>(162.75)</u>
PREPAID ACCOUNTS			
1120 - PREPAID INSURANCE	7,666.32	3,833.16	(3,833.16)
1125 - PREPAID UTILITIES	0.00	526.78	526.78
TOTAL PREPAID ACCOUNTS	<u>7,666.32</u>	<u>4,359.94</u>	<u>(3,306.38)</u>
ACCOUNTS RECEIVABLE			
1301 - ACCOUNTS RECEIVABLE	7,043.48	2,995.00	(4,048.48)
1302 - ACCTS RECEIVABLE-ASSN	3,203.25	17,381.11	14,177.86
1312 - A/R SPEC RSV - ASSN	1,402.02	2,055.84	653.82
1305 - A/R FINES	(548.75)	1,450.00	1,998.75
1303 - ACCTS RECEIVABLE-TOWNHM	14,101.48	296.00	(13,805.48)
1313 - A/R SPEC RSV - TOWNHM	760.82	304.75	(456.07)
1304 - ACCTS RECEIVABLE-BOAT	9.75	17.16	7.41
1314 - A/R SPEC RSV -BOAT SLIP	12.50	27.34	14.84
TOTAL ACCOUNTS RECEIVABLE	<u>25,984.55</u>	<u>24,527.20</u>	<u>(1,457.35)</u>
RESERVE FUNDS			
1200 - ASSOCIATION RSV 8337	48,772.09	29,962.93	(18,809.16)
1202 - TOWNHOME RESERVE 0642	28,742.17	9,139.61	(19,602.56)
1203 - BOATSLIPS RESERVE 0709	608.59	1,280.02	671.43
1204 - EDWARD JONES	474,680.25	474,680.25	0.00
TOTAL RESERVE FUNDS	552,803.10	515,062.81	(37,740.29)
TOTAL ASSETS	<u>639,995.38</u>	<u>612,257.17</u>	<u>(27,738.21)</u>
LIABILITIES & EQUITY			
LIABILITIES			
2010 - ACCOUNTS PAYABLE	2,645.71	0.00	(2,645.71)
2021 - HOMEOWNER OVERPAYMENT	2,328.91	2,328.91	0.00
2210 - PREPAID ASSESSMENTS	25,788.72	29,635.72	3,847.00
TOTAL LIABILITIES	<u>30,763.34</u>	<u>31,964.63</u>	<u>1,201.29</u>
RESERVE EQUITY			
ASSOCIATION RESERVE EQUITY	99,881.10	107,621.94	7,740.84
TOWNHOME RESERVE EQUITY	426,167.05	381,564.49	(44,602.56)
BOATSLIP RESERVE EQUITY	26,754.95	25,876.38	(878.57)
TOTAL RESERVES	<u>552,803.10</u>	<u>515,062.81</u>	<u>(37,740.29)</u>
MEMBERS' EQUITY			
MEMBERS' EQUITY	56,428.94	56,428.94	0.00
YTD SURPLUS(DEFICIT)	0.00	8,800.79	8,800.79
TOTAL MEMBERS' EQUITY	<u>56,428.94</u>	<u>65,229.73</u>	<u>8,800.79</u>
TOTAL LIABILITIES & MEMBERS' EQUITY	<u>639,995.38</u>	<u>612,257.17</u>	<u>(27,738.21)</u>

DESERT SHORES RACQUET CLUB HOMEOWNERS ASSOCIATION
 INCOME STATEMENT
 FOR THE PERIOD 01/01/2017 TO 01/31/2017

REVENUE	CURRENT ACTUAL	CURRENT BUDGET	CURRENT VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE
4020 MAINTENANCE ASSESSMENTS	22,230.00	22,229.03	0.97	22,230.00	22,229.03	0.97
4022 RESERVE ASSESSMENTS	5,850.00	5,850.00	0.00	5,850.00	5,850.00	0.00
4025 VIOLATIONS & FINES	(500.00)	0.00	(500.00)	(500.00)	0.00	(500.00)
4040 ASSOCIATION INTEREST INCO	5.94	0.00	5.94	5.94	0.00	5.94
4050 LATE CHARGES	50.00	0.00	50.00	50.00	0.00	50.00
4060 POOL KEY/GATE REMOTE FEES	180.00	0.00	180.00	180.00	0.00	180.00
TOTAL ASSOCIATION REVENUE	<u>27,815.94</u>	<u>(28,079.03)</u>	<u>55,894.97</u>	<u>27,815.94</u>	<u>(28,079.03)</u>	<u>55,894.97</u>
TOTAL PROFIT/(LOSS)	55,631.88	0.00	55,631.88	55,631.88	0.00	55,631.88
ASSOCIATION EXPENSES						
5000 ASSOCIATION INSURANCE	3,833.16	3,833.33	0.17	3,833.16	3,833.33	0.17
5025 ASSOCIATION ANNUAL MEETIN	0.00	32.50	32.50	0.00	32.50	32.50
5005 ASSOC AUDIT/TAX PREP	0.00	133.33	133.33	0.00	133.33	133.33
5010 ASSOCIATION LEGAL	0.00	666.66	666.66	0.00	666.66	666.66
5020 ASSOCIATION MGMT FEES	1,122.00	1,122.00	0.00	1,122.00	1,122.00	0.00
5040 ASSOCIATION FILING FEES S	0.00	50.62	50.62	0.00	50.62	50.62
5045 ASSOC BANK CHARGES	0.00	8.33	8.33	0.00	8.33	8.33
5100 CLUBHOUSE REPAIRS/MAINT/S	456.00	250.00	(206.00)	456.00	250.00	(206.00)
5105 SAIL CLUB REPAIRS/MAINT/S	0.00	208.33	208.33	0.00	208.33	208.33
5110 GENERAL REPAIRS/MAINT/SUP	1,063.23	375.00	(688.23)	1,063.23	375.00	(688.23)
5115 ASSOCIATION ROOF REPAIRS	0.00	125.00	125.00	0.00	125.00	125.00
5120 ASSOCIATION EXERCISE EQUI	213.00	0.00	(213.00)	213.00	0.00	(213.00)
5125 ASSOC EXERCISE MAINT CONT	0.00	100.00	100.00	0.00	100.00	100.00
5130 ASSOC ENTRY GATE REPAIR/M	0.00	125.00	125.00	0.00	125.00	125.00
5135 ASSOC SECURITY SERVICES	1,916.32	4,500.00	2,583.68	1,916.32	4,500.00	2,583.68
5145 ASSOCIATION LIGHTING MAIN	251.60	259.00	7.40	251.60	259.00	7.40
5150 ASSOCIATION LIGHTING OTHE	17.00	125.00	108.00	17.00	125.00	108.00
5155 ASSOC JANITORIAL CONTRACT	0.00	1,200.00	1,200.00	0.00	1,200.00	1,200.00
5160 ASSOC JANITORIAL OTHER	0.00	62.50	62.50	0.00	62.50	62.50
5165 ASSOCIATION SECURITY CAME	0.00	156.25	156.25	0.00	156.25	156.25
5170 ASSOCIATION PEST CONTROL	205.00	205.00	0.00	205.00	205.00	0.00
5180 ASSOC SURV EQUIP/LEASE/MA	0.00	133.33	133.33	0.00	133.33	133.33
5185 ASSOCIATION MISC	175.00	41.00	(134.00)	175.00	41.00	(134.00)
5190 ASSOCIATION LANDSCAPE CON	2,864.66	3,200.00	335.34	2,864.66	3,200.00	335.34
5191 ASSOC LANDSCAPE EXTRAS	200.00	555.55	355.55	200.00	555.55	355.55
5192 ASSOC LANDSCAPE IMPROVEME	0.00	555.55	555.55	0.00	555.55	555.55
5193 ASSOC TREE TRIMMING	0.00	166.66	166.66	0.00	166.66	166.66
5200 ASSOCIATION POOL CONTRACT	475.00	635.00	160.00	475.00	635.00	160.00
5210 ASSOCIATION POOL PERMITS/	0.00	93.58	93.58	0.00	93.58	93.58
5220 ASSOCIATION POOL REPAIR/S	0.00	83.33	83.33	0.00	83.33	83.33
5300 ASSOCIATION ELECTRIC	1,028.25	1,123.69	95.44	1,028.25	1,123.69	95.44
5310 ASSOCIATION GAS	491.94	328.17	(163.77)	491.94	328.17	(163.77)
5320 ASSOCIATION TELEPHONE	376.28	400.00	23.72	376.28	400.00	23.72
5330 ASSOCIATION SEWER	263.41	291.94	28.53	263.41	291.94	28.53
5340 ASSOCIATION WATER	459.88	1,083.33	623.45	459.88	1,083.33	623.45
5900 ASSOCIATION RESERVE CONTR	5,850.00	5,850.00	0.00	5,850.00	5,850.00	0.00
TOTAL ASSOCIATION EXPENSE	<u>21,261.73</u>	<u>28,078.98</u>	<u>6,817.25</u>	<u>21,261.73</u>	<u>28,078.98</u>	<u>6,817.25</u>

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INCOME STATEMENT
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	CURRENT ACTUAL	CURRENT BUDGET	CURRENT VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE
TOWNHOME INCOME						
4120 TOWNHOME MAINTENANCE ASMT	4,995.00	4,995.72 (	0.72)	4,995.00	4,995.72 (	0.72)
4122 TOWNHOME RESERVE ASMT	3,375.00	3,375.00	0.00	3,375.00	3,375.00	0.00
4140 TOWNHOME INTEREST INCOME	0.52	0.00	0.52	0.52	0.00	0.52
TOTAL TOWNHOME INCOME	8,370.52 (	8,370.72)	16,741.24	8,370.52 (	8,370.72)	16,741.24
TOWNHOME EXPENSES						
6510 TOWNHOME LEGAL FEES	0.00	166.66	166.66	0.00	166.66	166.66
6520 TOWNHOME MANAGEMENT FEE	561.00	561.00	0.00	561.00	561.00	0.00
6600 TOWNHOME GENERAL REPAIRS/	0.00	120.00	120.00	0.00	120.00	120.00
6630 TOWNHOME LIGHTING CONTRAC	85.00	87.50	2.50	85.00	87.50	2.50
6640 TOWNHOME LIGHTING OTHER	0.00	40.00	40.00	0.00	40.00	40.00
6660 TOWNHOME JANITORIAL OTHER	0.00	41.66	41.66	0.00	41.66	41.66
6670 TOWNHOME SECURITY CAMERAS	0.00	50.00	50.00	0.00	50.00	50.00
6680 TOWNHOME MISC	0.00	10.00	10.00	0.00	10.00	10.00
6690 TOWNHOME LANDSCAPE CONTRA	1,432.34	1,600.00	167.66	1,432.34	1,600.00	167.66
6691 TOWNHOME LANDSCAPE EXTRAS	0.00	277.77	277.77	0.00	277.77	277.77
6692 TOWNHOME LANDSCAPE IMPROV	0.00	277.77	277.77	0.00	277.77	277.77
6693 TOWNHOME TREE TRIMMING	0.00	96.66	96.66	0.00	96.66	96.66
6700 TOWNHOME WATER	697.67	1,666.66	968.99	697.67	1,666.66	968.99
6900 TOWN HOME RESERVE CONTRIB	3,375.00	3,375.00	0.00	3,375.00	3,375.00	0.00
TOTAL TOWNHOME EXPENSES	6,151.01	8,370.68	2,219.67	6,151.01	8,370.68	2,219.67
BOATSLIP INCOME						
4220 BOATSLIP MAINTENANCE ASMT	228.80	228.83 (	0.03)	228.80	228.83 (	0.03)
4222 BOAT SLIP RESERVE ASMT	371.20	371.30 (	0.10)	371.20	371.30 (	0.10)
4240 BOATSLIP INTEREST INCOME	0.12	0.00	0.12	0.12	0.00	0.12
TOTAL BOAT SLIP INCOME	600.12 (	600.13)	1,200.25	600.12 (	600.13)	1,200.25
BOAT SLIP EXPENSES						
7510 BOAT SLIP LEGAL FEES	0.00	166.66	166.66	0.00	166.66	166.66
7520 BOAT SLIP MANAGEMENT FEE	17.00	17.00	0.00	17.00	17.00	0.00
7600 BOAT SLIP GENERAL REPAIRS	0.00	41.66	41.66	0.00	41.66	41.66
7620 BOAT SLIP LIGHTING MAINTEN	0.00	3.50	3.50	0.00	3.50	3.50
7630 BOAT SLIP LIGHTING OTHER	3.40	0.00 (	3.40)	3.40	0.00 (	3.40)
7900 BOAT SLIP RESERVE CONTRIB	371.30	371.30	0.00	371.30	371.30	0.00
TOTAL BOAT SLIP EXPENSES	391.70	600.12	208.42	391.70	600.12	208.42
TOTAL INCOME						
ASSOCIATION INCOME	27,815.94 (	28,079.03)	55,894.97	27,815.94 (	28,079.03)	55,894.97
TOWNHOME INCOME	8,370.52 (	8,370.72)	16,741.24	8,370.52 (	8,370.72)	16,741.24
BOATSLIP INCOME	600.12 (	600.13)	1,200.25	600.12 (	600.13)	1,200.25
TOTAL INCOME	36,786.58 (	37,049.88)	73,836.46	36,786.58 (	37,049.88)	73,836.46
ASSOCIATION EXPENSES						
ASSOCIATION EXPENSES	21,261.73	28,078.98	6,817.25	21,261.73	28,078.98	6,817.25
TOWNHOME EXPENSES	6,151.01	8,370.68	2,219.67	6,151.01	8,370.68	2,219.67
BOATSLIP EXPENSES	391.70	600.12	208.42	391.70	600.12	208.42
TOTAL EXPENSES	27,985.79	37,049.78	9,063.99	27,985.79	37,049.78	9,063.99
NET PROFIT (LOSS)	8,800.79 (	74,099.66)	82,900.45	8,800.79 (	74,099.66)	82,900.45