

DESERT SHORES RACQUET CLUB HOMEOWNERS ASSOCIATION
BALANCE SHEET
AS OF 12/31/2017

ASSETS

ASSOCIATION FUND			
1000 - ASSOCIATION OPR 8329	48,444.68		
1315 - ALLOW FOR DBTFL ACCTS	(13,846.00)		
TOTAL ASSOCIATION FUNDS		34,598.68	
TOWNHOME OPERATING FUND			
1004 - TOWNHOME OP 0550	31,757.41		
TOTAL TOWNHOMES OPERATING FUND		31,757.41	
BOATSLIP OPERATING FUND			
1005 - BOATSLIPS OP 0618	3,282.50		
TOTAL BOATSLIP OPERATING FUND		3,282.50	
PREPAID ACCOUNTS			
1120 - PREPAID INSURANCE	<u>7,101.66</u>		
TOTAL PREPAID ACCOUNTS		7,101.66	
ACCOUNTS RECEIVABLE			
1301 - ACCOUNTS RECEIVABLE	7,069.00		
1302 - ACCTS RECEIVABLE-ASSN	10,837.81		
1312 - A/R SPEC RSV - ASSN	3,067.00		
1305 - A/R FINES	950.00		
1303 - ACCTS RECEIVABLE-TOWNHM	12,885.79		
1313 - A/R SPEC RSV - TOWNHM	2,272.00		
1304 - ACCTS RECEIVABLE-BOAT	165.87		
1314 - A/R SPEC RSV -BOAT SLIP	<u>275.13</u>		
TOTAL ACCOUNTS RECEIVABLE		37,522.60	
RESERVE FUNDS			
1200 - ASSOCIATION RSV 8337	67,941.70		
1202 - TOWNHOME RESERVE 0642	19,561.87		
1203 - BOATSLIPS RESERVE 0709	4,817.36		
1204 - EDWARD JONES	<u>477,996.07</u>		
1250 - DUE FROM OPER TO RSV	1,308.75		
TOTAL RESERVE FUNDS		571,625.75	
TOTAL ASSETS			<u>685,888.60</u>
LIABILITIES & EQUITY			
LIABILITIES			
2010 - ACCOUNTS PAYABLE	24,428.46		
2021 - HOMEOWNER OVERPAYMENT	2,597.48		
2050 - CAPITAL CONTRIBUTIONS	1,200.00		
2210 - PREPAID ASSESSMENTS	<u>29,984.72</u>		
2300 - DUE TO RSV FROM OPER	1,308.75		
TOTAL LIABILITIES		59,519.41	
RESERVE EQUITY			
ASSOCIATION RESERVE EQUITY	91,522.57		
TOWNHOME RESERVE EQUITY	409,406.63		
BOATSLIP RESERVE EQUITY	<u>29,439.80</u>		
TOTAL RESERVES		530,369.00	
MEMBERS' EQUITY			
MEMBERS' EQUITY	46,803.01		
YTD SURPLUS(DEFICIT)	<u>49,197.18</u>		
TOTAL MEMBERS' EQUITY		96,000.19	
TOTAL LIABILITIES & MEMBERS' EQUITY			<u>685,888.60</u>

DESERT SHORES RACQUET CLUB HOMEOWNERS ASSOCIATION
 INCOME STATEMENT
 FOR THE PERIOD 12/01/2017 TO 12/31/2017

REVENUE	CURRENT ACTUAL	CURRENT BUDGET	CURRENT VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE
4020 MAINTENANCE ASSESSMENTS	21,774.00	22,230.00 (	456.00)	266,760.00	266,760.00	0.00
4022 RESERVE ASSESSMENTS	5,730.00	5,850.00 (	120.00)	70,200.00	70,200.00	0.00
4025 VIOLATIONS & FINES	0.00	0.00	0.00 (	1,100.00)	0.00 (	1,100.00)
4075 GUEST HANG TAGS	0.00	0.00	0.00	45.00	0.00	45.00
4040 ASSOCIATION INTEREST INCO	4.22	0.00	4.22	62.74	0.00	62.74
4050 LATE CHARGES	2,100.00	0.00	2,100.00	6,900.00	0.00	6,900.00
4055 NSF FEES	0.00	0.00	0.00	45.00	0.00	45.00
4060 POOL KEY/GATE REMOTE FEES	70.00	0.00	70.00	1,650.00	0.00	1,650.00
TOTAL ASSOCIATION REVENUE	<u>29,678.22</u>	<u>28,080.00</u>	<u>1,598.22</u>	<u>344,562.74</u>	<u>336,960.00</u>	<u>7,602.74</u>
ASSOCIATION EXPENSES						
5000 ASSOCIATION INSURANCE	3,824.33	3,833.37	9.04	46,449.66	46,000.00 (	449.66)
5025 ASSOCIATION ANNUAL MEETIN	0.00	32.50	32.50	390.00	390.00	0.00
5005 ASSOC AUDIT/TAX PREP	0.00	133.37	133.37	1,475.00	1,600.00	125.00
5010 ASSOCIATION LEGAL	0.00	666.74	666.74	5,625.00	8,000.00	2,375.00
5020 ASSOCIATION MGMT FEES	1,122.00	1,122.00	0.00	13,464.00	13,464.00	0.00
5040 ASSOCIATION FILING FEES S	0.00	50.62	50.62	50.00	607.44	557.44
5045 ASSOC BANK CHARGES	100.00	8.37 (	91.63)	100.00	100.00	0.00
5100 CLUBHOUSE REPAIRS/MAINT/S	1,615.00	250.00 (	1,365.00)	6,489.26	3,000.00 (	3,489.26)
5105 SAIL CLUB REPAIRS/MAINT/S	3,678.75	208.37 (	3,470.38)	4,393.75	2,500.00 (	1,893.75)
5110 GENERAL REPAIRS/MAINT/SUP (	922.53)	375.00	1,297.53	3,571.33	4,500.00	928.67
5115 ASSOCIATION ROOF REPAIRS	0.00	125.00	125.00	0.00	1,500.00	1,500.00
5125 ASSOC EXERCISE MAINT CONT	142.00	100.00 (	42.00)	1,704.00	1,200.00 (	504.00)
5130 ASSOC ENTRY GATE REPAIR/M	121.00	125.00	4.00	3,303.59	1,500.00 (	1,803.59)
5135 ASSOC SECURITY SERVICES	4,828.41	4,500.00 (	328.41)	50,093.99	54,000.00	3,906.01
5145 ASSOCIATION LIGHTING MAIN	600.00	259.00 (	341.00)	3,309.60	3,108.00 (	201.60)
5150 ASSOCIATION LIGHTING OTHE	396.79	125.00 (	271.79)	1,453.26	1,500.00	46.74
5155 ASSOC JANITORIAL CONTRACT	1,085.00	1,200.00	115.00	11,899.90	14,400.00	2,500.10
5160 ASSOC JANITORIAL OTHER	45.00	62.50	17.50	1,262.35	750.00 (	512.35)
5165 ASSOCIATION SECURITY CAME	0.00	156.25	156.25	525.00	1,875.00	1,350.00
5170 ASSOCIATION PEST CONTROL	205.00	205.00	0.00	2,565.00	2,460.00 (	105.00)
5175 ASSOCIATION PLUMBING REPA	0.00	0.00	0.00	429.25	0.00 (	429.25)
5180 ASSOC SURV EQUIP/LEASE/MA	0.00	133.37	133.37	1,459.02	1,600.00	140.98
5185 ASSOCIATION MISC	1,706.12	41.00 (	1,665.12)	4,169.86	492.00 (	3,677.86)
5190 ASSOCIATION LANDSCAPE CON	3,630.00	3,200.00 (	430.00)	40,613.65	38,400.00 (	2,213.65)
5191 ASSOC LANDSCAPE REPAIR/MA	1,777.09	555.61 (	1,221.48)	5,500.03	6,666.66	1,166.63
5192 ASSOC LANDSCAPE IMPROVEME	800.00	555.61 (	244.39)	4,155.00	6,666.66	2,511.66
5193 ASSOC TREE TRIMMING	8,875.00	166.74 (	8,708.26)	9,437.00	2,000.00 (	7,437.00)
5200 ASSOCIATION POOL CONTRACT	475.00	635.00	160.00	6,660.00	7,620.00	960.00
5210 ASSOCIATION POOL PERMITS/	0.00	93.62	93.62	1,123.00	1,123.00	0.00
5220 ASSOCIATION POOL REPAIR/S	58.58	83.37	24.79	4,813.63	1,000.00 (	3,813.63)
5300 ASSOCIATION ELECTRIC (	140.73)	1,123.69	1,264.42	11,389.02	13,484.28	2,095.26
5310 ASSOCIATION GAS (	242.83)	328.17	571.00	2,576.84	3,938.04	1,361.20
5320 ASSOCIATION TELEPHONE/INT	527.31	400.00 (	127.31)	5,887.60	4,800.00 (	1,087.60)
5330 ASSOCIATION SEWER	0.00	291.94	291.94	3,245.69	3,503.28	257.59
5340 ASSOCIATION WATER (	975.47)	1,083.37	2,058.84	5,830.73	13,000.00	7,169.27
5900 ASSOCIATION RESERVE CONTR	5,850.00	5,850.00	0.00	70,200.00	70,200.00	0.00
TOTAL ASSOCIATION EXPENSE	<u>39,180.82</u>	<u>28,079.58 (</u>	<u>11,101.24)</u>	<u>335,615.01</u>	<u>336,948.36</u>	<u>1,333.35</u>

DESERT SHORES RACQUET CLUB HOMEOWNERS ASSOCIATION
INCOME STATEMENT
FOR THE PERIOD 12/01/2017 TO 12/31/2017

	<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 INCOME						
4120 TOWNHOME MAINTENANCE ASMT	4,884.00	4,995.00	(111.00)	59,940.00	59,940.00	0.00
4122 TOWNHOME RESERVE ASMT	3,300.00	3,375.00	(75.00)	40,500.00	40,500.00	0.00
4140 TOWNHOME INTEREST INCOME	<u>3.21</u>	<u>0.00</u>	<u>3.21</u>	<u>23.25</u>	<u>0.00</u>	<u>23.25</u>
TOTAL TOWNHOME INCOME	<u>8,187.21</u>	<u>8,370.00</u>	<u>(182.79)</u>	<u>100,463.25</u>	<u>100,440.00</u>	<u>23.25</u>
TOWNHOME EXPENSES						
6510 TOWNHOME LEGAL FEES	1,500.00	166.74	(1,333.26)	6,979.55	2,000.00	(4,979.55)
6520 TOWNHOME MANAGEMENT FEE	561.00	561.00	0.00	6,732.00	6,732.00	0.00
6600 TOWNHOME GENERAL REPAIRS/	5,850.00	120.00	(5,730.00)	5,850.00	1,440.00	(4,410.00)
6610 TOWNHOME ROOF REPAIRS	780.00	0.00	(780.00)	780.00	0.00	(780.00)
6630 TOWNHOME LIGHTING CONTRAC	0.00	87.50	87.50	510.00	1,050.00	540.00
6640 TOWNHOME LIGHTING OTHER	93.58	40.00	(53.58)	93.58	480.00	386.42
6660 TOWNHOME JANITORIAL OTHER	0.00	41.74	41.74	0.00	500.00	500.00
6670 TOWNHOME SECURITY CAMERAS	0.00	50.00	50.00	0.00	600.00	600.00
6680 TOWNHOME MISC	0.00	10.00	10.00	375.00	120.00	(255.00)
6690 TOWNHOME LANDSCAPE CONTRA	1,870.00	1,600.00	(270.00)	17,980.35	19,200.00	1,219.65
6691 TOWNHOME LANDSCAPE REPAIR	479.55	277.87	(201.68)	1,625.52	3,333.34	1,707.82
6692 TOWNHOME LANDSCAPE IMPROV	250.00	277.87	27.87	5,824.99	3,333.34	(2,491.65)
6693 TOWNHOME TREE TRIMMING	0.00	96.74	96.74	0.00	1,160.00	1,160.00
6700 TOWNHOME WATER	(34.95)	1,666.74	1,701.69	15,433.07	20,000.00	4,566.93
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>14,724.18</u>	<u>8,371.20</u>	<u>(6,352.98)</u>	<u>102,684.06</u>	<u>100,448.68</u>	<u>(2,235.38)</u>
BOATSLIP INCOME						
4220 BOATSLIP MAINTENANCE ASMT	200.21	228.80	(28.59)	2,745.60	2,745.60	0.00
4222 BOAT SLIP RESERVE ASMT	324.79	371.20	(46.41)	4,454.40	4,454.40	0.00
4240 BOATSLIP INTEREST INCOME	<u>0.28</u>	<u>0.00</u>	<u>0.28</u>	<u>2.26</u>	<u>0.00</u>	<u>2.26</u>
TOTAL BOAT SLIP INCOME	<u>525.28</u>	<u>600.00</u>	<u>(74.72)</u>	<u>7,202.26</u>	<u>7,200.00</u>	<u>2.26</u>
BOAT SLIP EXPENSES						
7510 BOAT SLIP LEGAL FEES	0.00	166.74	166.74	0.00	2,000.00	2,000.00
7520 BOAT SLIP MANAGEMENT FEE	17.00	17.00	0.00	204.00	204.00	0.00
7600 BOAT SLIP GENERAL REPAIRS	0.00	41.74	41.74	0.00	500.00	500.00
7620 BOAT SLIP LIGHTING MAINTEN	0.00	3.50	3.50	0.00	42.00	42.00
7630 BOAT SLIP LIGHTING OTHER	0.00	0.00	0.00	20.40	0.00	(20.40)
7900 BOAT SLIP RESERVE CONTRIB	<u>371.30</u>	<u>371.30</u>	<u>0.00</u>	<u>4,455.60</u>	<u>4,455.60</u>	<u>0.00</u>
TOTAL BOAT SLIP EXPENSES	<u>388.30</u>	<u>600.28</u>	<u>211.98</u>	<u>4,680.00</u>	<u>7,201.60</u>	<u>2,521.60</u>
ASSOCIATION INCOME						
ASSOCIATION INCOME	29,678.22	28,080.00	1,598.22	344,562.74	336,960.00	7,602.74
TOWNHOME INCOME	8,187.21	8,370.00	(182.79)	100,463.25	100,440.00	23.25
BOATSLIP INCOME	<u>525.28</u>	<u>600.00</u>	<u>(74.72)</u>	<u>7,202.26</u>	<u>7,200.00</u>	<u>2.26</u>
TOTAL INCOME	<u>38,390.71</u>	<u>37,050.00</u>	<u>1,340.71</u>	<u>452,228.25</u>	<u>444,600.00</u>	<u>7,628.25</u>
ASSOCIATION EXPENSES						
ASSOCIATION EXPENSES	39,180.82	28,079.58	(11,101.24)	335,615.01	336,948.36	1,333.35
TOWNHOME EXPENSES	14,724.18	8,371.20	(6,352.98)	102,684.06	100,448.68	(2,235.38)
BOATSLIP EXPENSES	<u>388.30</u>	<u>600.28</u>	<u>211.98</u>	<u>4,680.00</u>	<u>7,201.60</u>	<u>2,521.60</u>
TOTAL EXPENSES	<u>(54,293.30)</u>	<u>(37,051.06)</u>	<u>(17,242.24)</u>	<u>(442,979.07)</u>	<u>(444,598.64)</u>	<u>(1,619.57)</u>
NET PROFIT (LOSS)	<u>(15,902.59)</u>	<u>74,101.06</u>	<u>(90,003.65)</u>	<u>9,249.18</u>	<u>889,198.64</u>	<u>(879,949.46)</u>

DESERT SHORES RACQUET CLUB HOMEOWNERS ASSOCIATION

RESERVE FUNDS

FISCAL YEAR END DECEMBER 31, 2017
FOR THE PERIOD 12/01/2017 TO 12/31/2017

	BEGINNING BALANCE	CONTRIBUTION	EXPENDITURE	TRANSFER	INTEREST	ENDING BALANCE
ASSOCIATION RESERVE SCHEDULE						
3000 - PRIOR YEAR RSV ASSOC	99,851.10	0.00	62,923.00	0.00	0.00	36,928.10
3030 - RESERVE INTEREST PAINTING	1,185.58	455.28	0.00	0.00	21.26	1,662.12
3035 - COMMON AREA METAL	1,779.98	0.00	0.00	0.00	0.00	1,779.98
ASPHALT						
3040 - SLURY SEAL & REPAIR	8,510.43	0.00	0.00	0.00	0.00	8,510.43
3041 - OVERLAY & REPLACE	11,981.29	0.00	0.00	0.00	0.00	11,981.29
3042-CONCRETE DRIVEWAY/SIDEWLK	4,560.26	0.00	0.00	0.00	0.00	4,560.26
3043 - ENTRY STAMPED CONCRETE	3,256.34	0.00	0.00	0.00	0.00	3,256.34
FENCING/RAILS						
3050 -COMMON METAL RAIL REPAIR	889.86	0.00	0.00	0.00	0.00	889.86
3051 - VEHICLE GATES	740.13	0.00	0.00	0.00	0.00	740.13
3052 - VEHICLE GATE OPERATORS	1,394.32	0.00	0.00	0.00	0.00	1,394.32
POOL & SPA						
3060 - POOL RESURFACE/TILE	1,236.08	0.00	0.00	0.00	0.00	1,236.08
3061 - POOL HEATER	438.22	0.00	0.00	0.00	0.00	438.22
3062 - POOL FILTER	181.41	0.00	0.00	0.00	0.00	181.41
3063 - POOL PUMP/MOTOR	147.00	0.00	0.00	0.00	0.00	147.00
3064 - SPA RESURFACE/TILE	551.36	0.00	0.00	0.00	0.00	551.36
3065 - SPA HEATER	438.22	0.00	0.00	0.00	0.00	438.22
3066 - SPA FILTER	151.42	0.00	0.00	0.00	0.00	151.42
3067 - SPA PUMP/MOTOR	147.07	0.00	0.00	0.00	0.00	147.07
3068 - POOL DECK	1,998.18	0.00	0.00	0.00	0.00	1,998.18
3069 - POOL FURNISHINGS	991.69	0.00	0.00	0.00	0.00	991.69
3070 - RESTROOMS/SHOWERS	1,494.97	0.00	0.00	0.00	0.00	1,494.97
RACQUET CLUBHOUSE						
3071 - GYM CARDIO EQUIPMENT	2,118.92	0.00	0.00	0.00	0.00	2,118.92
3072 - GYM WEIGHT EQUIPMENT	614.32	0.00	0.00	0.00	0.00	614.32
3073 - RESTROOM REFURBISH	710.93	0.00	0.00	0.00	0.00	710.93
3074 - A/C UNITS	499.50	0.00	0.00	0.00	0.00	499.50
3075 - RACQUETBALL REFINISH	992.69	0.00	0.00	0.00	0.00	992.69
3076 - KITCHEN REMODEL	590.16	0.00	0.00	0.00	0.00	590.16
3077 - FLAT ROOF	1,917.08	0.00	0.00	0.00	0.00	1,917.08
3078 - TILE ROOFING	(412.46)	0.00	0.00	0.00	0.00	(412.46)
3079 - CARPET	964.82	0.00	0.00	0.00	0.00	964.82
3080 - EXTERIOR PAINT	104.70	0.00	0.00	0.00	0.00	104.70
SAIL CLUBHOUSE						
3081 - CARPET	741.65	0.00	0.00	0.00	0.00	741.65
3082 - RESTROOM REFURBISH	708.20	0.00	0.00	0.00	0.00	708.20
3083 - A/C UNITS	662.91	0.00	0.00	0.00	0.00	662.91
3084 - KITCHEN REMODEL	589.16	0.00	0.00	0.00	0.00	589.16
3085 - TILE ROOF	605.27	0.00	0.00	0.00	0.00	605.27
3086 - EXTERIOR PAINT	361.83	0.00	0.00	0.00	0.00	361.83
LANDSCAPING						
3087-IRRIGATION SYSTEM UPGRADE(	1,661.12)	0.00	881.30	0.00	0.00	(2,542.42)
3088 - LANDSCAPE REPLACEMENTS	136.39	0.00	3,200.00	0.00	0.00	(3,063.61)
LIGHTING						
3089 - MISC. COMMON LIGHTING	370.90	0.00	0.00	0.00	0.00	370.90
3090 - STREET LIGHT	847.74	0.00	0.00	0.00	0.00	847.74
3091 - MAILBOXES	16.21	0.00	0.00	0.00	0.00	16.21
3092 - SURVEILLANCE	747.81	0.00	0.00	0.00	0.00	747.81
3093 - ENTRY INTERCOM/TECH	966.56	0.00	0.00	0.00	0.00	966.56
3094 - ENTRY MONUMENT	286.52	0.00	0.00	0.00	0.00	286.52
3095 - MISC/OTHER	2,644.73	0.00	0.00	0.00	0.00	2,644.73
TOTAL ASSOCIATION RESERVE	158,050.33	455.28	67,004.30	0.00	21.26	91,522.57

[NEW]

DESERT SHORES RACQUET CLUB HOMEOWNERS ASSOCIATION
RESERVE FUNDS
FISCAL YEAR END DECEMBER 31, 2017
FOR THE PERIOD 12/01/2017 TO 12/31/2017

	BEGINNING BALANCE	CONTRIBUTION	EXPENDITURE	TRANSFER	INTEREST	ENDING BALANCE
TOWNHOME RESERVE SCHEDULE						
3100 - PRIOR YEAR RSV TOWNHOME	426,167.05	0.00	0.00	0.00	0.00	426,167.05
3130 - RESERVE INTEREST THOMES	8.88	0.00	0.00	0.00	4.22	13.10
ROOFING						
3140 - TOWNHOME TILE	12,037.69	0.00	0.00	0.00	0.00	12,037.69
PAINTING						
3150 - TOWNHOME EXTERIOR	13,523.60	0.00	0.00	0.00	0.00	13,523.60
LIGHTING						
3160-TOWNHOME WALL MOUNT LIGHT	1,126.91	0.00	0.00	0.00	0.00	1,126.91
MISCELLANEOUS						
3170 - MISC/OTHER	(55,980.10)	22,975.00	0.00	0.00	0.00	(33,005.10)
PAVING/DRIVEWAYS						
3175 - PAVING/DRIVEWAYS	(10,456.62)	0.00	0.00	0.00	0.00	(10,456.62)
TOTAL TOWNHOME RESERVES	386,427.41	22,975.00	0.00	0.00	4.22	409,406.63
BOATSLIPS RESERVE SCHEDULE						
3200 - PRIOR YEAR RSV BOATSLIP	26,754.95	0.00	0.00	0.00	0.00	26,754.95
3230 - RESERVE INTEREST BSLIPS	1.82	0.00	0.00	0.00	0.61	2.43
DOCKS						
3240 - MAJOR DOCK REPAIRS	1,588.27	0.00	0.00	0.00	0.00	1,588.27
3241 - MINOR DOCK REPAIRS	898.41	0.00	0.00	0.00	0.00	898.41
MISCELLANEOUS						
3250 - MISC/OTHER	195.74	0.00	0.00	0.00	0.00	195.74
TOTAL BOATSLIPS RESERVES	29,439.19	0.00	0.00	0.00	0.61	29,439.80
TOTAL RESERVES						
TOTAL ASSOCIATION RESERVES	158,050.33	455.28	67,004.30	0.00	21.26	91,522.57
TOTAL TOWNHOME RESERVES	386,427.41	22,975.00	0.00	0.00	4.22	409,406.63
TOTAL BOATSLIPS RESERVES	29,439.19	0.00	0.00	0.00	0.61	29,439.80
RESERVE TOTAL	573,916.93	23,430.28	67,004.30	0.00	26.09	530,369.00