

DESERT SHORES RACQUET CLUB HOMEOWNERS ASSOCIATION  
BALANCE SHEET  
AS OF 04/30/2018

	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
<b>ASSETS</b>			
<b>ASSOCIATION FUND</b>			
1000 - ASSOCIATION OPR 8329	106,863.62	111,823.24	4,959.62
TOTAL ASSOCIATION FUNDS	106,863.62	111,823.24	4,959.62
<b>TOWNHOME OPERATING FUND</b>			
1004 - TOWNHOME OP 0550	7,094.24	( 2,000.45)	( 9,094.69)
TOTAL TOWNHOMES OPERATING FUND	7,094.24	( 2,000.45)	( 9,094.69)
<b>BOATSLIP OPERATING FUND</b>			
1005 - BOATSLIPS OP 0618	2,105.22	1,713.70	( 391.52)
TOTAL BOATSLIP OPERATING FUND	2,105.22	1,713.70	( 391.52)
<b>PREPAID ACCOUNTS</b>			
1120 - PREPAID INSURANCE	11,505.75	11,467.50	( 38.25)
TOTAL PREPAID ACCOUNTS	11,505.75	11,467.50	( 38.25)
<b>ACCOUNTS RECEIVABLE</b>			
1301 - ACCOUNTS RECEIVABLE	5,989.35	5,201.85	( 787.50)
1302 - ACCTS RECEIVABLE-ASSN	5,224.09	3,368.42	( 1,855.67)
1303 - ACCTS RECEIVABLE-TOWNHM	17,076.63	15,563.29	( 1,513.34)
1304 - ACCTS RECEIVABLE-BOAT	119.98	137.10	17.12
1305 - A/R FINES	900.00	900.00	0.00
1312 - A/R SPEC RSV - ASSN	1,736.00	1,084.00	( 652.00)
1313 - A/R SPEC RSV - TOWNHM	4,074.71	3,330.04	( 744.67)
1314 - A/R SPEC RSV -BOAT SLIP	204.31	222.90	18.59
1315 - ALLOW FOR DBTFL ACCTS	( 13,379.78)	( 13,327.78)	52.00
TOTAL ACCOUNTS RECEIVABLE	21,945.29	16,479.82	( 5,465.47)
<b>RESERVE FUNDS</b>			
1200 - ASSOCIATION RSV 8337	63,370.11	69,746.60	6,376.49
1202 - TOWNHOME RESERVE 0642	22,816.94	27,482.99	4,666.05
1203 - BOATSLIPS RESERVE 0709	4,465.36	4,839.31	373.95
1204 - EDWARD JONES	478,959.28	478,959.28	0.00
TOTAL RESERVE FUNDS	569,611.69	581,028.18	11,416.49
TOTAL ASSETS	719,125.81	720,511.99	1,386.18
<b>LIABILITIES &amp; EQUITY</b>			
<b>LIABILITIES</b>			
2010 - ACCOUNTS PAYABLE	29,207.30	15,836.30	( 13,371.00)
2021 - HOMEOWNER OVERPAYMENT	2,749.98	2,653.08	( 96.90)
2050 - CAPITAL CONTRIBUTIONS	115.00	520.00	405.00
2210 - PREPAID ASSESSMENTS	36,529.77	32,846.17	( 3,683.60)
TOTAL LIABILITIES	68,602.05	51,855.55	( 16,746.50)
<b>RESERVE EQUITY</b>			
ASSOCIATION RESERVE EQUITY	87,914.19	94,290.68	6,376.49
TOWNHOME RESERVE EQUITY	412,661.70	417,327.75	4,666.05
BOATSLIP RESERVE EQUITY	29,087.80	29,461.75	373.95
TOTAL RESERVES	529,663.69	541,080.18	11,416.49
<b>MEMBERS' EQUITY</b>			
MEMBERS' EQUITY	95,900.19	95,900.19	0.00
YTD SURPLUS(DEFICIT)	24,959.88	31,676.07	6,716.19
TOTAL MEMBERS' EQUITY	120,860.07	127,576.26	6,716.19
TOTAL LIABILITIES & MEMBERS' EQUITY	719,125.81	720,511.99	1,386.18

DESERT SHORES RACQUET CLUB HOMEOWNERS ASSOCIATION  
INCOME STATEMENT  
FOR THE PERIOD 04/01/2018 TO 04/30/2018

REVENUE	CURRENT ACTUAL	CURRENT BUDGET	CURRENT VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE
4020 MAINTENANCE ASSESSMENTS	7,200.00	7,200.00	0.00	28,800.00	28,800.00	0.00
4022 RESERVE ASSESSMENTS	1,950.00	1,950.00	0.00	7,800.00	7,800.00	0.00
4040 ASSOCIATION INTEREST INCO	8.80	0.00	8.80	29.92	0.00	29.92
4050 LATE CHARGES (	50.00)	0.00	( 50.00)	2,300.00	0.00	2,300.00
4060 POOL KEY/GATE REMOTE FEES	120.00	0.00	120.00	720.00	0.00	720.00
TOTAL ASSOCIATION REVENUE	<u>9,228.80</u>	<u>9,150.00</u>	<u>78.80</u>	<u>39,649.92</u>	<u>36,600.00</u>	<u>3,049.92</u>
ASSOCIATION EXPENSES						
5000 ASSOCIATION INSURANCE	3,733.25	3,833.33	100.08	14,568.16	15,333.32	765.16
5005 ASSOC AUDIT/TAX PREP	0.00	133.33	133.33	1,500.00	533.32	( 966.68)
5010 ASSOCIATION LEGAL	0.00	666.66	666.66	187.50	2,666.64	2,479.14
5020 ASSOCIATION MGMT FEES	1,320.00	1,320.00	0.00	5,280.00	5,280.00	0.00
5025 ASSOCIATION ANNUAL MEETIN	390.00	32.50	( 357.50)	390.00	130.00	( 260.00)
5040 ASSOCIATION FILING FEES S	0.00	50.62	50.62	0.00	202.48	202.48
5045 ASSOC BANK CHARGES	0.00	8.33	8.33	0.00	33.32	33.32
5100 CLUBHOUSE REPAIRS/MAINT/S	0.00	250.00	250.00	( 2,303.19)	1,000.00	3,303.19
5105 SAIL CLUB REPAIRS/MAINT/S	0.00	208.33	208.33	0.00	833.32	833.32
5110 GENERAL REPAIRS/MAINT/SUP	0.00	375.00	375.00	304.62	1,500.00	1,195.38
5115 ASSOCIATION ROOF REPAIRS	0.00	125.00	125.00	880.00	500.00	( 380.00)
5125 ASSOC EXERCISE MAINT CONT	71.00	250.00	179.00	426.00	1,000.00	574.00
5130 ASSOC ENTRY GATE REPAIR/M	0.00	125.00	125.00	85.00	500.00	415.00
5135 ASSOC SECURITY SERVICES	3,880.11	4,666.66	786.55	16,032.27	18,666.64	2,634.37
5145 ASSOCIATION LIGHTING MAIN	0.00	231.00	231.00	222.00	924.00	702.00
5150 ASSOCIATION LIGHTING OTHE	0.00	71.50	71.50	718.76	286.00	( 432.76)
5155 ASSOC JANITORIAL CONTRACT	1,085.00	1,200.00	115.00	4,307.45	4,800.00	492.55
5160 ASSOC JANITORIAL OTHER	30.00	62.50	32.50	150.00	250.00	100.00
5165 ASSOCIATION SECURITY CAME	0.00	156.25	156.25	210.00	625.00	415.00
5170 ASSOCIATION PEST CONTROL	205.00	205.00	0.00	820.00	820.00	0.00
5180 ASSOC SURV EQUIP/LEASE/MA	0.00	133.33	133.33	429.77	533.32	103.55
5185 ASSOCIATION MISC	0.00	41.00	41.00	139.76	164.00	24.24
5190 ASSOCIATION LANDSCAPE CON	3,630.00	3,630.00	0.00	14,520.00	14,520.00	0.00
5191 ASSOC LANDSCAPE REPAIR/MA	0.00	630.83	630.83	1,063.80	2,523.32	1,459.52
5192 ASSOC LANDSCAPE IMPROVEME	0.00	555.55	555.55	280.00	2,222.20	1,942.20
5193 ASSOC TREE TRIMMING	0.00	283.75	283.75	0.00	1,135.00	1,135.00
5200 ASSOCIATION POOL CONTRACT	700.00	750.00	50.00	2,305.00	3,000.00	695.00
5210 ASSOCIATION POOL PERMITS/	0.00	93.58	93.58	0.00	374.32	374.32
5220 ASSOCIATION POOL REPAIR/S	0.00	83.33	83.33	0.00	333.32	333.32
5300 ASSOCIATION ELECTRIC	787.82	1,123.69	335.87	3,349.38	4,494.76	1,145.38
5310 ASSOCIATION GAS	281.59	328.17	46.58	821.49	1,312.68	491.19
5320 ASSOCIATION TELEPHONE/INT	530.90	400.00	( 130.90)	2,110.00	1,600.00	( 510.00)
5330 ASSOCIATION SEWER	800.48	291.94	( 508.54)	1,600.96	1,167.76	( 433.20)
5340 ASSOCIATION WATER	98.75	1,083.33	984.58	591.04	4,333.32	3,742.28
5900 ASSOCIATION RESERVE CONTR	6,337.50	6,337.50	0.00	25,350.00	25,350.00	0.00
TOTAL ASSOCIATION EXPENSE	<u>23,881.40</u>	<u>29,737.01</u>	<u>5,855.61</u>	<u>96,339.77</u>	<u>118,948.04</u>	<u>22,608.27</u>
ASSOCIATION NET INCOME (D (	<u>14,652.60)</u>	<u>20,587.01)</u>	<u>5,934.41</u>	<u>56,689.85)</u>	<u>82,348.04)</u>	<u>25,658.19</u>

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 INCOME STATEMENT  
 FOR THE PERIOD 04/01/2018 TO 04/30/2018

	<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>
<b>TOWNHOME INCOME</b>						
4120 TOWNHOME MAINTENANCE ASMT	21,600.00	21,600.00	0.00	86,400.00	86,400.00	0.00
4122 TOWNHOME RESERVE ASMT	8,640.00	8,640.00	0.00	34,560.00	34,560.00	0.00
4140 TOWNHOME INTEREST INCOME	0.11	0.00	0.11	5.88	0.00	5.88
TOTAL TOWNHOME INCOME	<u>30,240.11</u>	<u>30,240.00</u>	<u>0.11</u>	<u>120,965.88</u>	<u>120,960.00</u>	<u>5.88</u>
<b>TOWNHOME EXPENSES</b>						
6510 TOWNHOME LEGAL FEES	0.00	166.66	166.66	616.25	666.64	50.39
6520 TOWNHOME MANAGEMENT FEE	660.00	660.00	0.00	2,640.00	2,640.00	0.00
6600 TOWNHOME GENERAL REPAIRS/	0.00	120.00	120.00	215.00	480.00	265.00
6630 TOWNHOME LIGHTING CONTRAC	0.00	119.00	119.00	75.00	476.00	401.00
6640 TOWNHOME LIGHTING OTHER	0.00	36.83	36.83	96.95	147.32	50.37
6660 TOWNHOME JANITORIAL OTHER	0.00	41.66	41.66	0.00	166.64	166.64
6670 TOWNHOME SECURITY CAMERAS	0.00	50.00	50.00	0.00	200.00	200.00
6680 TOWNHOME MISC	0.00	10.00	10.00	0.00	40.00	40.00
6690 TOWNHOME LANDSCAPE CONTRA	1,870.00	1,870.00	0.00	7,480.00	7,480.00	0.00
6691 TOWNHOME LANDSCAPE REPAIR	0.00	258.33	258.33	937.20	1,033.32	96.12
6692 TOWNHOME LANDSCAPE IMPROV	0.00	255.00	255.00	0.00	1,020.00	1,020.00
6693 TOWNHOME TREE TRIMMING	0.00	146.25	146.25	125.00	585.00	460.00
6700 TOWNHOME WATER	2,312.30	1,666.66	645.64	4,474.76	6,666.64	2,191.88
6900 TOWN HOME RESERVE CONTRIB	4,252.50	4,252.50	0.00	17,010.00	17,010.00	0.00
TOTAL TOWNHOME EXPENSES	<u>9,094.80</u>	<u>9,652.89</u>	<u>558.09</u>	<u>33,670.16</u>	<u>38,611.56</u>	<u>4,941.40</u>
TOWNHOME NET INCOME (DEFI	<u>21,145.31</u>	<u>20,587.11</u>	<u>558.20</u>	<u>87,295.72</u>	<u>82,348.44</u>	<u>4,947.28</u>
<b>BOATSLIP INCOME</b>						
4220 BOATSLIP MAINTENANCE ASMT	234.11	234.11	0.00	1,004.59	936.44	68.15
4222 BOAT SLIP RESERVE ASMT	380.89	380.89	0.00	1,634.41	1,523.56	110.85
4240 BOATSLIP INTEREST INCOME	0.14	0.00	0.14	0.84	0.00	0.84
TOTAL BOAT SLIP INCOME	<u>615.14</u>	<u>615.00</u>	<u>0.14</u>	<u>2,639.84</u>	<u>2,460.00</u>	<u>179.84</u>
<b>BOAT SLIP EXPENSES</b>						
7510 BOAT SLIP LEGAL FEES	0.00	166.66	166.66	0.00	666.64	666.64
7520 BOAT SLIP MANAGEMENT FEE	20.00	20.00	0.00	80.00	80.00	0.00
7600 BOAT SLIP GENERAL REPAIRS	0.00	41.66	41.66	0.00	166.64	166.64
7620 BOAT SLIP LIGHTING MAINTE	0.00	0.00	0.00	3.00	0.00	3.00
7900 BOAT SLIP RESERVE CONTRIB	371.66	371.66	0.00	1,486.64	1,486.64	0.00
TOTAL BOAT SLIP EXPENSES	<u>391.66</u>	<u>599.98</u>	<u>208.32</u>	<u>1,569.64</u>	<u>2,399.92</u>	<u>830.28</u>
BOAT SLIP NET INCOME (DEF	<u>223.48</u>	<u>15.02</u>	<u>208.46</u>	<u>1,070.20</u>	<u>60.08</u>	<u>1,010.12</u>
TOTAL NET INCOME (DEFICIT	<u>6,716.19</u>	<u>15.12</u>	<u>6,701.07</u>	<u>31,676.07</u>	<u>60.48</u>	<u>31,615.59</u>