



Desert Shores Racquet Club Homeowners Association
Balance Sheet
6/30/2018

Assets

Cash-Operating

1000 - 1000 - ASSOCIATION OPR 8329	\$88,899.22
1004 - 1004 - TOWNHOME OP 0550	\$13,415.95
1005 - 1005 - BOATSLIPS OP 0618	\$930.63

Cash-Operating Total \$103,245.80

Asset

1113 - Gate/Pool Key Receivables	\$225.00
1301 - 1301 - ACCOUNTS RECEIVABLE	\$7,571.40
1302 - 1302 - ACCTS RECEIVABLE-ASSN	\$4,168.48
1303 - 1303 - ACCTS RECEIVABLE-TOWNHM	\$16,770.97
1304 - 1304 - ACCTS RECEIVABLE-BOAT	\$192.18
1305 - 1305 - A/R FINES	\$900.00
1312 - 1312 - A/R SPEC RSV - ASSN	\$996.50
1313 - 1313 - A/R SPEC RSV - TOWNHM	\$7,572.00
1314 - 1314 - A/R SPEC RSV -BOAT SLIP	\$321.82
1315 - 1315 - ALLOW FOR DBTFL ACCTS	(\$13,327.78)

Asset Total \$25,390.57

Prepaid

1120 - 1120 - PREPAID INSURANCE	\$15,124.25
---------------------------------	-------------

Prepaid Total \$15,124.25

Cash-Reserve

1200 - 1200 - ASSOCIATION RSV 8337	\$75,994.21
1202 - 1202 - TOWNHOME RESERVE 0642	\$35,753.79
1203 - 1203 - BOATSLIPS RESERVE 0709	\$5,587.72
1204 - 1204 - EDWARD JONES	\$478,959.28

Cash-Reserve Total \$596,295.00

Assets Total

\$740,055.62

Liabilities and Equity

Liability

2010 - 2010 - ACCOUNTS PAYABLE	\$15,563.29
2020 - Homeowner Overpayment	\$3,835.03
2030 - Prepaid Assessments	\$32,523.45
2050 - 2050 - CAPITAL CONTRIBUTIONS	\$520.00

Liability Total \$52,441.77

Association Equity

3001 - 3001 - PRIOR YEAR ASSOCIATION RESERVE	\$91,522.57
3030 - 3030 - ASSOCIATION RESERVE INTEREST	\$44.53
3035 - 3035 - COMMON AREA METAL	(\$239.03)
3040 - 3040 - SLURRY SEAL & REPAIR	\$5,114.47
3041 - 3041 - OVERLAY & REPLACE	\$7,220.42
3042 - 3042-CONCRETE DRIVEWAY/SIDEWLK	\$3,565.62
3043 - 3043 - ENTRY STAMPED CONCRETE	\$1,931.45
3050 - 3050 -COMMON METAL RAIL REPAIR	\$534.83
3051 - 3051 - VEHICLE GATES	\$445.69



Desert Shores Racquet Club Homeowners Association

Balance Sheet

6/30/2018

3052 - 3052 - VEHICLE GATE OPERATORS	\$832.00
3060 - 3060 - POOL RESURFACE/TILE	\$742.87
3061 - 3061 - POOL HEATER	\$267.45
3062 - 3062 - POOL FILTER	\$98.10
3063 - 3063 - POOL PUMP/MOTOR	\$95.54
3064 - 3064 - SPA RESURFACE/TILE	\$334.30
3065 - 3065 - SPA HEATER	\$267.45
3066 - 3066 - SPA FILTER	\$98.10
3067 - 3067 - SPA PUMP/MOTOR	\$95.54
3068 - 3068 - POOL DECK	\$1,188.56
3069 - 3069 - POOL FURNISHINGS	\$594.23
3070 - 3070 - RESTROOMS/SHOWERS	\$891.40
3071 - 3071 - GYM CARDIO EQUIPMENT	\$1,273.45
3072 - 3072 - GYM WEIGHT EQUIPMENT	\$371.42
3073 - 3073 - RESTROOM REFURBISH	\$427.87
3074 - 3074 - A/C UNITS	\$802.21
3075 - 3075 - RACQUETBALL REFINISH	\$594.23
3076 - 3076 - KITCHEN REMODEL	\$356.58
3077 - 3077 - FLAT ROOF	\$683.34
3078 - 3078 - TILE ROOFING	\$504.22
3079 - 3079 - CARPET	\$579.38
3080 - 3080 - EXTERIOR PAINT	\$312.02
3081 - 3081 - CARPET	\$445.69
3082 - 3082 - RESTROOM REFURBISH	\$427.87
3083 - 3083 - A/C UNITS	\$401.14
3084 - 3084 - KITCHEN REMODEL	\$356.58
3085 - 3085 - TILE ROOF	\$366.71
3086 - 3086 - EXTERIOR PAINT	(\$6,292.12)
3087 - 3087-IRRIGATION SYSTEM UPGRADE	\$1,485.66
3088 - 3088 - LANDSCAPE REPLACEMENTS	(\$20,928.18)
3089 - 3089 - MISC. COMMON LIGHTING	\$222.88
3090 - 3090 - STREET LIGHT	\$509.83
3091 - 3091 - MAILBOXES	\$4.02
3092 - 3092 - SURVEILLANCE	\$446.37
3093 - 3093 - ENTRY INTERCOM/TECH	\$592.48
3094 - 3094 - ENTRY MONUMENT	\$178.29
3095 - 3095 - MISC/OTHER	(\$192.95)
<u>Association Equity Total</u>	<u>\$99,575.08</u>

Equity

3029 - 3029 - ASSN CHANGE IN VALUE	\$963.21
------------------------------------	----------

Equity Total

\$963.21

Townhome Equity

3100 - 3100 - PRIOR YEAR RSV TOWNHOME	\$409,406.63
3130 - 3130 - TOWNHOME RESERVE INTEREST	\$15.75
3140 - 3140 - TOWNHOME TILE	\$13,189.04
3150 - 3150 - TOWNHOME EXTERIOR	\$9,115.11
3160 - 3160-TOWNHOME WALL MOUNT LIGHT	\$759.62
3170 - 3170 - MISC/OTHER	(\$8,166.96)
3175 - 3175 - PAVING/DRIVEWAYS	\$1,279.36

Townhome Equity Total

\$425,598.55



Desert Shores Racquet Club Homeowners Association
Balance Sheet
6/30/2018

<u>Boatslip Equity</u>		
3200 - 3200 - PRIOR YEAR RSV BOATSLIP	\$29,439.80	
3230 - 3230 - BOATSLIP RESERVE INTEREST	\$2.60	
3240 - 3240 - MAJOR DOCK REPAIRS	\$1,642.41	
3241 - 3241 - MINOR DOCK REPAIRS	\$488.84	
3250 - 3250 - MISC/OTHER	(\$1,363.49)	
<u>Boatslip Equity Total</u>	<u>\$30,210.16</u>	
<u>Retained Earnings</u>	\$95,900.19	
<u>Net Income</u>	\$35,366.66	
<i>Liabilities & Equity Total</i>		\$740,055.62



Desert Shores Racquet Club Homeowners Association
Budget Comparison Report
6/1/2018 - 6/30/2018

	6/1/2018 - 6/30/2018			1/1/2018 - 6/30/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5150 - ASSOCIATION LIGHTING OTHER	\$0.00	\$71.50	\$71.50	\$8,223.76	\$429.00	(\$7,794.76)	\$858.00
5155 - ASSOC JANITORIAL CONTRACT	\$1,085.00	\$1,200.00	\$115.00	\$6,477.45	\$7,200.00	\$722.55	\$14,400.00
5160 - ASSOC JANITORIAL OTHER	\$65.00	\$82.50	(\$2.50)	\$245.00	\$375.00	\$130.00	\$750.00
5165 - ASSOCIATION SECURITY CAMERAS	\$0.00	\$156.25	\$156.25	\$420.00	\$937.50	\$517.50	\$1,875.00
5170 - ASSOCIATION PEST CONTROL	\$205.00	\$205.00	\$0.00	\$1,335.00	\$1,230.00	(\$105.00)	\$2,460.00
5180 - ASSOC SURV EQUIP/LEASE/MAINT	\$1,000.00	\$133.33	(\$866.67)	\$1,703.10	\$799.98	(\$903.12)	\$1,600.00
5185 - ASSOCIATION MISC	\$667.45	\$41.00	(\$626.45)	\$869.94	\$246.00	(\$623.94)	\$492.00
5190 - ASSOCIATION LANDSCAPE CONTRACT	\$3,630.00	\$3,630.00	\$0.00	\$21,780.00	\$21,780.00	\$0.00	\$43,560.00
5191 - ASSOC LANDSCAPE REPAIR/MAINT	\$0.00	\$630.83	\$630.83	\$1,604.65	\$3,784.98	\$2,180.33	\$7,570.00
5192 - ASSOC LANDSCAPE IMPROVEMENTS	\$140.00	\$555.56	\$415.56	\$1,168.75	\$3,333.36	\$2,164.61	\$6,666.66
5193 - ASSOC TREE TRIMMING	\$0.00	\$283.75	\$283.75	\$0.00	\$1,702.50	\$1,702.50	\$3,405.00
5200 - ASSOCIATION POOL CONTRACT	\$700.00	\$750.00	\$50.00	\$3,705.00	\$4,500.00	\$795.00	\$9,000.00
5210 - ASSOCIATION POOL PERMITS/FEEES	\$0.00	\$93.58	\$93.58	\$0.00	\$561.48	\$561.48	\$1,123.00
5220 - ASSOCIATION POOL REPAIR/SUPP	\$160.33	\$83.33	(\$67.00)	\$224.00	\$499.98	\$275.98	\$1,000.00
5300 - ASSOCIATION ELECTRIC	\$876.35	\$1,123.69	\$247.34	\$5,008.46	\$6,742.14	\$1,733.68	\$13,484.28
5310 - ASSOCIATION GAS	\$336.74	\$328.17	(\$8.57)	\$1,812.57	\$1,969.02	\$156.45	\$3,938.04
5320 - ASSOCIATION TELEPHONE/INTERNET	\$530.79	\$400.00	(\$130.79)	\$3,176.32	\$2,400.00	(\$776.32)	\$4,800.00
5330 - ASSOCIATION SEWER	\$0.00	\$291.94	\$291.94	\$1,600.96	\$1,751.64	\$150.68	\$3,503.28
5340 - ASSOCIATION WATER	\$180.25	\$1,083.33	\$903.08	\$912.51	\$6,499.98	\$5,587.47	\$13,000.00
5900 - ASSOCIATION RESERVE CONTRIB	\$6,337.50	\$6,337.50	\$0.00	\$38,025.00	\$38,025.00	\$0.00	\$76,050.00
Total Association Expenses	\$22,752.15	\$29,737.04	\$6,984.89	\$155,166.20	\$178,422.24	\$23,256.04	\$356,844.70
Boatslip Expenses							
7510 - BOAT SLIP LEGAL FEES	\$0.00	\$166.67	\$166.67	\$0.00	\$1,000.02	\$1,000.02	\$2,000.00
7520 - BOAT SLIP MANAGEMENT FEE	\$20.00	\$20.00	\$0.00	\$120.00	\$120.00	\$0.00	\$240.00
7600 - BOAT SLIP GENERAL REPAIRS/MAIN	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
7620 - BOAT SLIP LIGHTING MAINTENANCE	\$0.00	\$0.00	\$0.00	\$3.00	\$0.00	(\$3.00)	\$0.00
7900 - BOAT SLIP RESERVE CONTRIBUTION	\$371.66	\$371.67	\$0.01	\$2,229.96	\$2,230.02	\$0.06	\$4,460.00
Total Boatslip Expenses	\$391.66	\$600.01	\$208.35	\$2,352.96	\$3,600.06	\$1,247.10	\$7,200.00
Townhome Expenses							
6510 - TOWNHOME LEGAL FEES	\$562.50	\$166.67	(\$395.83)	\$2,658.75	\$1,000.02	(\$1,658.73)	\$2,000.00
6520 - TOWNHOME MANAGEMENT FEE	\$660.00	\$660.00	\$0.00	\$3,960.00	\$3,960.00	\$0.00	\$7,920.00
6600 - TOWNHOME GENERAL REPAIRS/MAINT	\$150.00	\$120.00	(\$30.00)	\$1,665.00	\$720.00	(\$945.00)	\$1,440.00
6630 - TOWNHOME LIGHTING CONTRACT	\$0.00	\$119.00	\$119.00	\$75.00	\$714.00	\$639.00	\$1,428.00
6640 - TOWNHOME LIGHTING OTHER	\$0.00	\$36.83	\$36.83	\$96.95	\$220.98	\$124.03	\$442.00
6660 - TOWNHOME JANITORIAL OTHER	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
6670 - TOWNHOME SECURITY CAMERAS	\$0.00	\$50.00	\$50.00	\$0.00	\$300.00	\$300.00	\$600.00
6680 - TOWNHOME MISC	\$0.00	\$10.00	\$10.00	\$0.00	\$60.00	\$60.00	\$120.00
6690 - TOWNHOME LANDSCAPE CONTRACT	\$1,870.00	\$1,870.00	\$0.00	\$11,220.00	\$11,220.00	\$0.00	\$22,440.00
6691 - TOWNHOME LANDSCAPE REPAIR/MAIN	\$0.00	\$258.33	\$258.33	\$937.20	\$1,549.98	\$612.78	\$3,100.00
6692 - TOWNHOME LANDSCAPE IMPROVEMNTS	\$0.00	\$255.00	\$255.00	\$0.00	\$1,530.00	\$1,530.00	\$3,060.00
6693 - TOWNHOME TREE TRIMMING	\$0.00	\$146.25	\$146.25	\$125.00	\$877.50	\$752.50	\$1,755.00
6700 - TOWNHOME WATER	\$0.00	\$1,666.67	\$1,666.67	\$6,402.92	\$10,000.02	\$3,597.10	\$20,000.00
6900 - TOWN HOME RESERVE CONTRIBUTION	\$4,252.50	\$4,252.50	\$0.00	\$25,515.00	\$25,515.00	\$0.00	\$51,030.00
Total Townhome Expenses	\$7,495.00	\$9,652.92	\$2,157.92	\$52,655.82	\$57,917.52	\$5,261.70	\$115,835.00
Total Expense	\$30,638.81	\$39,989.97	\$9,351.16	\$210,174.98	\$239,939.82	\$29,764.84	\$479,879.70
Operating Net Income	\$9,881.02	\$15.03	\$9,865.99	\$35,366.66	\$90.18	\$35,276.48	\$180.30
Net Income	\$9,881.02	\$15.03	\$9,865.99	\$35,366.66	\$90.18	\$35,276.48	\$180.30