



**Desert Shores Racquet Club Homeowners Association**  
**Balance Sheet**  
**10/31/2019**

**Assets**

Cash-Operating

1000 - 1000 - ASSOCIATION OPR 8329	\$75,952.90
1002 - 1002 - SECOND ASSOCIATION 7769	\$0.05
1004 - 1004 - TOWNHOME OP 0550	\$19,321.00
1005 - 1005 - BOATSLIPS OP 0618	\$10,812.53

Cash-Operating Total \$106,086.48

Prepaid

1120 - 1120 - PREPAID INSURANCE	\$8,927.51
---------------------------------	------------

Prepaid Total \$8,927.51

Cash-Reserve

1200 - 1200 - ASSOCIATION RSV 8337	\$142,832.74
1202 - 1202 - TOWNHOME RESERVE 0642	\$53,996.78
1203 - 1203 - BOATSLIPS RESERVE 0709	\$2,212.75
1204 - 1204 - EDWARD JONES x9111	\$498,337.10

Cash-Reserve Total \$697,379.37

Asset

1301 - 1301 - ACCOUNTS RECEIVABLE	\$2,400.00
1302 - 1302 - ACCTS RECEIVABLE-ASSN	\$1,788.50
1303 - 1303 - ACCTS RECEIVABLE-TOWNHM	\$12,773.33
1304 - 1304 - ACCTS RECEIVABLE-BOAT	\$332.92
1305 - 1305 - A/R FINES	\$600.00
1312 - 1312 - A/R SPEC RSV - ASSN	\$482.27
1313 - 1313 - A/R SPEC RSV - TOWNHM	\$2,291.00
1314 - 1314 - A/R SPEC RSV -BOAT SLIP	\$18.58
1315 - 1315 - A/R GATE/POOL KEY	\$190.00
1316 - 1316 - ALLOW FOR DBTFL ACCTS	(\$11,052.28)

Asset Total \$9,824.32

*Assets Total*

\$822,217.68

**Liabilities and Equity**

Liability

2010 - 2010 - ACCOUNTS PAYABLE	\$2,579.00
2030 - 2030 - Prepaid Assessments	\$24,118.40
2060 - Accrued Expenses	(\$1,346.70)
2100 - 2100 - Facility Security Deposit	\$50.00

Liability Total \$25,400.70

Association Equity

3001 - 3001 - PRIOR YEAR ASSOCIATION RESERVE	\$185,553.78
3010 - 3010 - ASSOCIATION RESERVE CONTRIBUTION	\$73,229.90
3020 - 3020 - ASSOCIATION RESERVE EXPENSE	(\$39,236.06)
3029 - 3029 - ASSOCIATION RESERVE CHANGE IN VALUE	\$16,484.66
3030 - 3030 - ASSOCIATION RESERVE INTEREST	\$698.98
3063 - 3063 - POOL PUMP/MOTOR	(\$344.27)

Association Equity Total \$236,386.99



**Desert Shores Racquet Club Homeowners Association**  
**Balance Sheet**  
**10/31/2019**

<u>Townhome Equity</u>		
3100 - 3100 - PRIOR YEAR RSV TOWNHOME	\$409,100.28	
3101 - 3101 - TOWNHOME RESERVE CONTRIBUTION	\$50,932.71	
3102 - 3102 - TOWNHOME RESERVE EXPENSE	(\$39,612.75)	
3130 - 3130 - TOWNHOME RESERVE INTEREST	\$358.95	
<u>Townhome Equity Total</u>	\$420,779.19	
<u>Boatslip Equity</u>		
3200 - 3200 - PRIOR YEAR RSV BOATSLIP	\$26,365.02	
3201 - 3201 - BOATSLIP RESERVE CONTRIBUTION	\$460.22	
3230 - 3230 - BOATSLIP RESERVE INTEREST	\$9.95	
<u>Boatslip Equity Total</u>	\$26,835.19	
<u>Retained Earnings</u>	\$83,030.14	
<u>Net Income</u>	\$29,785.47	
<u>Liabilities &amp; Equity Total</u>		\$822,217.68



**Desert Shores Racquet Club Homeowners Association  
Income Statement  
10/1/2019 - 10/31/2019**

10/1/2019 - 10/31/2019 | 1/1/2019 - 10/31/2019

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Association Income</u>							
4020 - MAINTENANCE ASSESSMENTS	\$25,350.00	\$25,350.00	\$0.00	\$253,500.00	\$253,500.00	\$0.00	\$304,200.00
4022 - RESERVE ASSESSMENTS	\$6,240.00	\$6,240.00	\$0.00	\$62,400.00	\$62,400.00	\$0.00	\$74,880.00
4025 - Violation & Fines	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	\$600.00	\$0.00
4030 - Late Charges	\$1,100.00	\$0.00	\$1,100.00	\$4,050.00	\$0.00	\$4,050.00	\$0.00
4040 - ASSOCIATION INTEREST INCOME	\$7.02	\$0.00	\$7.02	\$71.28	\$0.00	\$71.28	\$0.00
4055 - NSF FEES	\$25.00	\$0.00	\$25.00	\$125.00	\$0.00	\$125.00	\$0.00
4060 - POOL KEY/GATE REMOTE FEES	\$60.00	\$0.00	\$60.00	\$1,805.00	\$0.00	\$1,805.00	\$0.00
4065 - MISC INCOME	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
4071 - FACILITY CLEANING FEE	\$0.00	\$0.00	\$0.00	(\$50.00)	\$0.00	(\$50.00)	\$0.00
<b>Total Association Income</b>	<b>\$32,782.02</b>	<b>\$31,590.00</b>	<b>\$1,192.02</b>	<b>\$322,551.28</b>	<b>\$315,900.00</b>	<b>\$6,651.28</b>	<b>\$379,080.00</b>
<u>Boatslip Income</u>							
4220 - BOATSLIP MAINTENANCE ASMT	\$615.00	\$600.00	\$15.00	\$6,120.00	\$6,000.00	\$120.00	\$7,200.00
4240 - BOATSLIP INTEREST INCOME	\$0.00	\$0.00	\$0.00	\$2.74	\$0.00	\$2.74	\$0.00
<b>Total Boatslip Income</b>	<b>\$615.00</b>	<b>\$600.00</b>	<b>\$15.00</b>	<b>\$6,122.74</b>	<b>\$6,000.00</b>	<b>\$122.74</b>	<b>\$7,200.00</b>
<u>Townhome Income</u>							
4120 - TOWNHOME MAINTENANCE ASMT	\$4,995.00	\$4,995.00	\$0.00	\$49,950.00	\$49,950.00	\$0.00	\$59,940.00
4122 - TOWNHOME RESERVE ASMT	\$4,185.00	\$4,185.00	\$0.00	\$41,850.00	\$41,850.00	\$0.00	\$50,220.00
4140 - TOWNHOME INTEREST INCOME	\$2.43	\$0.00	\$2.43	\$16.36	\$0.00	\$16.36	\$0.00
<b>Total Townhome Income</b>	<b>\$9,182.43</b>	<b>\$9,180.00</b>	<b>\$2.43</b>	<b>\$91,816.36</b>	<b>\$91,800.00</b>	<b>\$16.36</b>	<b>\$110,160.00</b>
<b>Total Income</b>	<b>\$42,579.45</b>	<b>\$41,370.00</b>	<b>\$1,209.45</b>	<b>\$420,490.38</b>	<b>\$413,700.00</b>	<b>\$6,790.38</b>	<b>\$496,440.00</b>
<b>Expense</b>							
<u>Association Expenses</u>							
5000 - ASSOCIATION INSURANCE	\$4,424.41	\$3,833.33	(\$591.08)	\$40,456.99	\$38,333.30	(\$2,123.69)	\$46,000.00
5005 - ASSOC AUDIT/TAX PREP	\$0.00	\$133.33	\$133.33	\$5,475.00	\$1,333.30	(\$4,141.70)	\$1,600.00
5006 - ASSOC TAX ESTIMATE/PAYMENT	\$0.00	\$0.00	\$0.00	(\$1,036.00)	\$0.00	\$1,036.00	\$0.00
5010 - ASSOCIATION LEGAL	\$0.00	\$666.67	\$666.67	\$3,475.50	\$6,666.70	\$3,191.20	\$8,000.00
5020 - ASSOCIATION MGMT FEES	\$2,340.00	\$2,340.00	\$0.00	\$23,995.00	\$23,400.00	(\$595.00)	\$28,080.00
5025 - ASSOCIATION ANNUAL MEETING	\$0.00	\$32.50	\$32.50	\$490.00	\$325.00	(\$165.00)	\$390.00
5040 - ASSOCIATION FILING FEES SOS	\$0.00	\$50.62	\$50.62	\$0.00	\$506.20	\$506.20	\$607.44
5045 - ASSOC BANK CHARGES	\$10.00	\$8.33	(\$1.67)	\$60.00	\$83.30	\$23.30	\$100.00
5090 - General Repairs & Maintenance	\$0.00	\$0.00	\$0.00	\$1,241.26	\$0.00	(\$1,241.26)	\$0.00
5100 - CLUBHOUSE REPAIRS/MAINT/SUP	\$0.00	\$104.17	\$104.17	\$825.88	\$1,041.70	\$215.82	\$1,250.00
5105 - SAIL CLUB REPAIRS/MAINT/SUPPLI	\$0.00	\$101.67	\$101.67	\$107.00	\$1,016.70	\$909.70	\$1,220.00
5110 - GENERAL REPAIRS/MAINT/SUPPLIES	\$101.19	\$104.17	\$2.98	\$5,845.03	\$1,041.70	(\$4,803.33)	\$1,250.00
5115 - ASSOCIATION ROOF REPAIRS	\$0.00	\$125.00	\$125.00	\$0.00	\$1,250.00	\$1,250.00	\$1,500.00
5125 - ASSOC EXERCISE MAINT CONTRACT	\$331.07	\$250.00	(\$81.07)	\$1,680.07	\$2,500.00	\$819.93	\$3,000.00
5130 - ASSOC ENTRY GATE REPAIR/MAINT	\$0.00	\$125.00	\$125.00	\$527.50	\$1,250.00	\$722.50	\$1,500.00
5135 - ASSOC SECURITY SERVICES	\$3,417.12	\$5,083.33	\$1,666.21	\$43,780.91	\$50,833.30	\$7,052.39	\$61,000.00
5145 - ASSOCIATION LIGHTING MAINT	\$0.00	\$231.00	\$231.00	\$2,584.51	\$2,310.00	(\$274.51)	\$2,772.00
5150 - ASSOCIATION LIGHTING OTHER	\$180.00	\$71.50	(\$108.50)	\$2,002.52	\$715.00	(\$1,287.52)	\$858.00
5155 - ASSOC JANITORIAL CONTRACT	\$1,200.00	\$1,200.00	\$0.00	\$11,964.00	\$12,000.00	\$36.00	\$14,400.00
5160 - ASSOC JANITORIAL OTHER	\$30.00	\$104.17	\$74.17	\$795.00	\$1,041.70	\$246.70	\$1,250.00
5165 - ASSOCIATION SECURITY CAMERAS	\$0.00	\$206.25	\$206.25	\$689.22	\$2,062.50	\$1,373.28	\$2,475.00
5170 - ASSOCIATION PEST CONTROL	\$205.00	\$205.00	\$0.00	\$2,050.00	\$2,050.00	\$0.00	\$2,460.00
5175 - ASSOCIATION PLUMBING REPAIRS	\$0.00	\$0.00	\$0.00	\$108.00	\$0.00	(\$108.00)	\$0.00
5180 - ASSOC SURV EQUIP/LEASE/MAINT	\$0.00	\$133.33	\$133.33	\$350.00	\$1,333.30	\$983.30	\$1,600.00
5185 - ASSOCIATION MISC	\$0.00	\$41.00	\$41.00	\$594.17	\$410.00	(\$184.17)	\$492.00
5190 - ASSOCIATION LANDSCAPE CONTRACT	\$3,884.10	\$3,884.10	\$0.00	\$38,841.00	\$38,841.00	\$0.00	\$46,609.20
5191 - ASSOC LANDSCAPE REPAIR/MAINT	\$263.00	\$555.56	\$292.56	\$3,852.70	\$5,555.60	\$1,702.90	\$6,666.66
5192 - ASSOC LANDSCAPE IMPROVEMENTS	\$1,229.00	\$555.56	(\$673.44)	\$1,229.00	\$5,555.60	\$4,326.60	\$6,666.66
5193 - ASSOC TREE TRIMMING	\$0.00	\$283.75	\$283.75	\$0.00	\$2,837.50	\$2,837.50	\$3,405.00
5200 - ASSOCIATION POOL CONTRACT	\$535.00	\$750.00	\$215.00	\$6,340.00	\$7,500.00	\$1,160.00	\$9,000.00
5210 - ASSOCIATION POOL PERMITS/FEES	\$0.00	\$93.58	\$93.58	\$1,123.00	\$935.80	(\$187.20)	\$1,123.00
5220 - ASSOCIATION POOL REPAIR/SUPP	\$0.00	\$83.33	\$83.33	\$663.17	\$833.30	\$170.13	\$1,000.00
5300 - ASSOCIATION ELECTRIC	\$906.96	\$1,123.69	\$216.73	\$10,924.90	\$11,236.90	\$312.00	\$13,484.28
5310 - ASSOCIATION GAS	\$11.34	\$328.17	\$316.83	\$2,926.54	\$3,281.70	\$355.16	\$3,938.04
5320 - ASSOCIATION TELEPHONE/INTERNET	\$551.37	\$500.00	(\$51.37)	\$5,375.88	\$5,000.00	(\$375.88)	\$6,000.00
5330 - ASSOCIATION SEWER	\$812.42	\$291.94	(\$520.48)	\$3,249.68	\$2,919.40	(\$330.28)	\$3,503.28
5340 - ASSOCIATION WATER	\$133.79	\$1,583.33	\$1,449.54	\$16,555.11	\$15,833.30	(\$721.81)	\$19,000.00
5800 - ASSOCIATION RESERVE STUDY	\$0.00	\$166.67	\$166.67	\$2,000.00	\$1,666.70	(\$333.30)	\$2,000.00



**Desert Shores Racquet Club Homeowners Association**  
**Income Statement**  
**10/1/2019 - 10/31/2019**

10/1/2019 - 10/31/2019 | 1/1/2019 - 10/31/2019

Accounts	Actual		Budget		Variance		Annual	Budget
	10/1/2019 - 10/31/2019	1/1/2019 - 10/31/2019	10/1/2019 - 10/31/2019	1/1/2019 - 10/31/2019	10/1/2019 - 10/31/2019	1/1/2019 - 10/31/2019	10/1/2019 - 10/31/2019	1/1/2019 - 10/31/2019
5900 - ASSOCIATION RESERVE CONTRIB	\$6,420.00	\$6,240.00	(\$180.00)	\$67,134.20	\$62,400.00	(\$4,734.20)	\$74,880.00	
<b>Total Association Expenses</b>	<b>\$26,985.77</b>	<b>\$31,590.05</b>	<b>\$4,604.28</b>	<b>\$308,276.74</b>	<b>\$315,900.50</b>	<b>\$7,623.76</b>	<b>\$379,080.56</b>	
<b>Boatslip Expenses</b>								
7600 - BOAT SLIP GENERAL REPAIRS/MAIN	\$0.00	\$600.00	\$600.00	\$0.00	\$6,000.00	\$6,000.00	\$7,200.00	
7620 - BOAT SLIP LIGHTING MAINTENANCE	\$0.00	\$0.00	\$0.00	\$33.00	\$0.00	(\$33.00)	\$0.00	
7900 - BOAT SLIP RESERVE CONTRIBUTION	\$0.00	\$0.00	\$0.00	\$88.92	\$0.00	(\$88.92)	\$0.00	
<b>Total Boatslip Expenses</b>	<b>\$0.00</b>	<b>\$600.00</b>	<b>\$600.00</b>	<b>\$121.92</b>	<b>\$6,000.00</b>	<b>\$5,878.08</b>	<b>\$7,200.00</b>	
<b>Townhome Expenses</b>								
6510 - TOWNHOME LEGAL FEES	\$0.00	\$166.67	\$166.67	\$4,056.25	\$1,666.70	(\$2,389.55)	\$2,000.00	
6600 - TOWNHOME GENERAL REPAIRS/MAINT	\$0.00	\$293.13	\$293.13	\$0.00	\$2,931.30	\$2,931.30	\$3,517.52	
6610 - TOWNHOME ROOF REPAIRS	\$0.00	\$500.00	\$500.00	\$0.00	\$5,000.00	\$5,000.00	\$6,000.00	
6630 - TOWNHOME LIGHTING CONTRACT	\$75.00	\$119.00	\$44.00	\$900.00	\$1,190.00	\$290.00	\$1,428.00	
6640 - TOWNHOME LIGHTING OTHER	\$0.00	\$36.83	\$36.83	\$2,301.74	\$368.30	(\$1,933.44)	\$442.00	
6680 - TOWNHOME MISC	\$0.00	\$10.00	\$10.00	\$1,022.98	\$100.00	(\$922.98)	\$120.00	
6690 - TOWNHOME LANDSCAPE CONTRACT	\$2,000.90	\$2,000.90	\$0.00	\$20,009.00	\$20,009.00	\$0.00	\$24,010.80	
6691 - TOWNHOME LANDSCAPE REPAIR/MAIN	\$0.00	\$277.78	\$277.78	\$1,890.64	\$2,777.80	\$887.16	\$3,333.34	
6692 - TOWNHOME LANDSCAPE IMPROVEMNTS	\$0.00	\$277.78	\$277.78	\$729.25	\$2,777.80	\$2,048.55	\$3,333.34	
6693 - TOWNHOME TREE TRIMMING	\$0.00	\$146.25	\$146.25	\$0.00	\$1,462.50	\$1,462.50	\$1,755.00	
6700 - TOWNHOME WATER	\$0.00	\$1,166.67	\$1,166.67	\$3,677.98	\$11,666.70	\$7,988.72	\$14,000.00	
6900 - TOWN HOME RESERVE CONTRIBUTION	\$4,185.00	\$4,185.00	\$0.00	\$47,718.41	\$41,850.00	(\$5,868.41)	\$50,220.00	
<b>Total Townhome Expenses</b>	<b>\$6,260.90</b>	<b>\$9,180.01</b>	<b>\$2,919.11</b>	<b>\$82,306.25</b>	<b>\$91,800.10</b>	<b>\$9,493.85</b>	<b>\$110,160.00</b>	
<b>Total Expense</b>	<b>\$33,246.67</b>	<b>\$41,370.06</b>	<b>\$8,123.39</b>	<b>\$390,704.91</b>	<b>\$413,700.60</b>	<b>\$22,995.69</b>	<b>\$496,440.56</b>	
<b>Operating Net Income</b>	<b>\$9,332.78</b>	<b>(\$0.06)</b>	<b>\$9,332.84</b>	<b>\$29,785.47</b>	<b>(\$0.60)</b>	<b>\$29,786.07</b>	<b>(\$0.56)</b>	
<b>Net Income</b>	<b>\$9,332.78</b>	<b>(\$0.06)</b>	<b>\$9,332.84</b>	<b>\$29,785.47</b>	<b>(\$0.60)</b>	<b>\$29,786.07</b>	<b>(\$0.56)</b>	