



Desert Shores Racquet Club Homeowners Association
Balance Sheet
11/30/2019

AssetsCash-Operating

1000 - 1000 - ASSOCIATION OPR 8329	\$70,204.67
1002 - 1002 - SECOND ASSOCIATION 7769	\$0.05
1004 - 1004 - TOWNHOME OP 0550	\$12,284.28
1005 - 1005 - BOATSLIPS OP 0618	\$10,813.42

Cash-Operating Total

\$93,302.42

Administrative

1014 - 1014 - Transfer to Townhomes	\$9,180.00
1015 - 1015 - Transfer to Boat Slips	\$600.00

Administrative Total

\$9,780.00

Prepaid

1120 - 1120 - PREPAID INSURANCE	\$8,228.10
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Prepaid Total

\$8,228.10

Cash-Reserve

1200 - 1200 - ASSOCIATION RSV 8337	\$136,030.00
1202 - 1202 - TOWNHOME RESERVE 0642	\$54,016.75
1203 - 1203 - BOATSLIPS RESERVE 0709	\$2,213.39
1204 - 1204 - EDWARD JONES x9111	\$498,170.27

Cash-Reserve Total

\$690,430.41

Asset

1301 - 1301 - ACCOUNTS RECEIVABLE	\$2,017.00
1302 - 1302 - ACCTS RECEIVABLE-ASSN	\$2,178.50
1303 - 1303 - ACCTS RECEIVABLE-TOWNHM	\$15,001.17
1304 - 1304 - ACCTS RECEIVABLE-BOAT	\$347.92
1305 - 1305 - A/R FINES	\$600.00
1312 - 1312 - A/R SPEC RSV - ASSN	\$578.27
1313 - 1313 - A/R SPEC RSV - TOWNHM	\$2,969.00
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

\$12,848.16

Assets Total

\$814,589.09

Liabilities and EquityLiability

2010 - 2010 - ACCOUNTS PAYABLE	\$3,962.05
2030 - 2030 - Prepaid Assessments	\$20,412.40
2060 - Accrued Expenses	\$2,130.36
2100 - 2100 - Facility Security Deposit	\$50.00

Liability Total

\$26,554.81

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)

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3029 - 3029 - ASSOCIATION RESERVE CHANGE IN VALUE	\$16,317.83	
3030 - 3030 - ASSOCIATION RESERVE INTEREST	\$752.24	
3060 - 3060 - POOL RESURFACE/TILE	(\$6,856.00)	
3063 - 3063 - POOL PUMP/MOTOR	(\$344.27)	
<u>Association Equity Total</u>	\$229,417.42	
<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	\$378.92	
<u>Townhome Equity Total</u>	\$420,799.16	
<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	\$10.59	
<u>Boatslip Equity Total</u>	\$26,835.83	
<u>Retained Earnings</u>	\$83,030.14	
<u>Net Income</u>	\$27,951.73	
<u>Liabilities & Equity Total</u>		\$814,589.09



**Desert Shores Racquet Club Homeowners Association
Income Statement
11/1/2019 - 11/30/2019**

11/1/2019 - 11/30/2019 | 11/1/2019 - 11/30/2019

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
Association Income							
4020 - MAINTENANCE ASSESSMENTS	\$25,350.00	\$25,350.00	\$0.00	\$278,850.00	\$278,850.00	\$0.00	\$304,200.00
4022 - RESERVE ASSESSMENTS	\$6,240.00	\$6,240.00	\$0.00	\$68,640.00	\$68,640.00	\$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	\$0.00	\$0.00	\$0.00	\$4,000.00	\$0.00	\$4,000.00	\$0.00
4040 - ASSOCIATION INTEREST INCOME	\$7.53	\$0.00	\$7.53	\$78.81	\$0.00	\$78.81	\$0.00
4055 - NSF FEES	\$50.00	\$0.00	\$50.00	\$175.00	\$0.00	\$175.00	\$0.00
4060 - POOL KEY/GATE REMOTE FEES	\$105.00	\$0.00	\$105.00	\$1,910.00	\$0.00	\$1,910.00	\$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
Total Association Income	\$31,752.53	\$31,590.00	\$162.53	\$354,253.81	\$347,490.00	\$6,763.81	\$379,080.00
Boatslip Income							
4220 - BOATSLIP MAINTENANCE ASMT	\$615.00	\$600.00	\$15.00	\$6,735.00	\$6,600.00	\$135.00	\$7,200.00
4240 - BOATSLIP INTEREST INCOME	\$0.89	\$0.00	\$0.89	\$3.63	\$0.00	\$3.63	\$0.00
Total Boatslip Income	\$615.89	\$600.00	\$15.89	\$6,738.63	\$6,600.00	\$138.63	\$7,200.00
Townhome Income							
4120 - TOWNHOME MAINTENANCE ASMT	\$4,995.00	\$4,995.00	\$0.00	\$54,945.00	\$54,945.00	\$0.00	\$59,940.00
4122 - TOWNHOME RESERVE ASMT	\$4,185.00	\$4,185.00	\$0.00	\$46,035.00	\$46,035.00	\$0.00	\$50,220.00
4140 - TOWNHOME INTEREST INCOME	\$1.55	\$0.00	\$1.55	\$17.91	\$0.00	\$17.91	\$0.00
Total Townhome Income	\$9,181.55	\$9,180.00	\$1.55	\$100,997.91	\$100,980.00	\$17.91	\$110,160.00
Total Income	\$41,549.97	\$41,370.00	\$179.97	\$461,990.35	\$455,070.00	\$6,920.35	\$496,440.00
Expense							
Association Expenses							
5000 - ASSOCIATION INSURANCE	\$4,424.41	\$3,833.33	(\$591.08)	\$44,881.40	\$42,166.63	(\$2,714.77)	\$46,000.00
5005 - ASSOC AUDIT/TAX PREP	\$0.00	\$133.33	\$133.33	\$5,475.00	\$1,466.63	(\$4,008.37)	\$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	\$7,333.37	\$3,857.87	\$8,000.00
5020 - ASSOCIATION MGMT FEES	\$2,340.00	\$2,340.00	\$0.00	\$26,335.00	\$25,740.00	(\$595.00)	\$28,080.00
5025 - ASSOCIATION ANNUAL MEETING	\$0.00	\$32.50	\$32.50	\$490.00	\$357.50	(\$132.50)	\$390.00
5040 - ASSOCIATION FILING FEES SOS	\$50.00	\$50.62	\$0.62	\$50.00	\$556.82	\$506.82	\$607.44
5045 - ASSOC BANK CHARGES	\$30.00	\$8.33	(\$21.67)	\$90.00	\$91.63	\$1.63	\$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	\$1,145.87	\$319.99	\$1,250.00
5105 - SAIL CLUB REPAIRS/MAINT/SUPPLI	\$0.00	\$101.67	\$101.67	\$107.00	\$1,118.37	\$1,011.37	\$1,220.00
5110 - GENERAL REPAIRS/MAINT/SUPPLIES	\$0.00	\$104.17	\$104.17	\$5,845.03	\$1,145.87	(\$4,699.16)	\$1,250.00
5115 - ASSOCIATION ROOF REPAIRS	\$0.00	\$125.00	\$125.00	\$0.00	\$1,375.00	\$1,375.00	\$1,500.00
5125 - ASSOC EXERCISE MAINT CONTRACT	\$71.00	\$250.00	\$179.00	\$1,751.07	\$2,750.00	\$998.93	\$3,000.00
5130 - ASSOC ENTRY GATE REPAIR/MAINT	\$0.00	\$125.00	\$125.00	\$527.50	\$1,375.00	\$847.50	\$1,500.00
5135 - ASSOC SECURITY SERVICES	\$3,579.84	\$5,083.33	\$1,503.49	\$47,360.75	\$55,916.63	\$8,555.88	\$61,000.00
5145 - ASSOCIATION LIGHTING MAINT	\$0.00	\$231.00	\$231.00	\$2,584.51	\$2,541.00	(\$43.51)	\$2,772.00
5150 - ASSOCIATION LIGHTING OTHER	\$0.00	\$71.50	\$71.50	\$2,002.52	\$786.50	(\$1,216.02)	\$858.00
5155 - ASSOC JANITORIAL CONTRACT	\$1,200.00	\$1,200.00	\$0.00	\$13,164.00	\$13,200.00	\$36.00	\$14,400.00
5160 - ASSOC JANITORIAL OTHER	\$60.00	\$104.17	\$44.17	\$855.00	\$1,145.87	\$290.87	\$1,250.00
5165 - ASSOCIATION SECURITY CAMERAS	\$0.00	\$206.25	\$206.25	\$689.22	\$2,268.75	\$1,579.53	\$2,475.00
5170 - ASSOCIATION PEST CONTROL	\$0.00	\$205.00	\$205.00	\$2,050.00	\$2,255.00	\$205.00	\$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	\$1,466.63	\$1,116.63	\$1,600.00
5185 - ASSOCIATION MISC	\$0.00	\$41.00	\$41.00	\$594.17	\$451.00	(\$143.17)	\$492.00
5190 - ASSOCIATION LANDSCAPE CONTRACT	\$3,884.10	\$3,884.10	\$0.00	\$42,725.10	\$42,725.10	\$0.00	\$46,609.20
5191 - ASSOC LANDSCAPE REPAIR/MAINT	\$0.00	\$555.56	\$555.56	\$3,852.70	\$6,111.16	\$2,258.46	\$6,666.66
5192 - ASSOC LANDSCAPE IMPROVEMENTS	\$0.00	\$555.56	\$555.56	\$1,229.00	\$6,111.16	\$4,882.16	\$6,666.66
5193 - ASSOC TREE TRIMMING	\$2,785.00	\$283.75	(\$2,501.25)	\$2,785.00	\$3,121.25	\$336.25	\$3,405.00
5200 - ASSOCIATION POOL CONTRACT	\$535.00	\$750.00	\$215.00	\$6,875.00	\$8,250.00	\$1,375.00	\$9,000.00
5210 - ASSOCIATION POOL PERMITS/FEES	\$0.00	\$93.58	\$93.58	\$1,123.00	\$1,029.38	(\$93.62)	\$1,123.00
5220 - ASSOCIATION POOL REPAIR/SUPP	\$0.00	\$83.33	\$83.33	\$663.17	\$916.63	\$253.46	\$1,000.00
5300 - ASSOCIATION ELECTRIC	\$847.84	\$1,123.69	\$275.85	\$11,772.74	\$12,360.59	\$587.85	\$13,484.28
5310 - ASSOCIATION GAS	\$1,787.86	\$328.17	(\$1,459.69)	\$4,714.40	\$3,609.87	(\$1,104.53)	\$3,938.04
5320 - ASSOCIATION TELEPHONE/INTERNET	\$544.04	\$500.00	(\$44.04)	\$5,919.92	\$5,500.00	(\$419.92)	\$6,000.00
5330 - ASSOCIATION SEWER	\$0.00	\$291.94	\$291.94	\$3,249.68	\$3,211.34	(\$38.34)	\$3,503.28
5340 - ASSOCIATION WATER	\$3,888.30	\$1,583.33	(\$2,304.97)	\$20,443.41	\$17,416.63	(\$3,026.78)	\$19,000.00
5800 - ASSOCIATION RESERVE STUDY	\$0.00	\$166.67	\$166.67	\$2,000.00	\$1,833.37	(\$166.63)	\$2,000.00



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Income Statement
11/1/2019 - 11/30/2019

11/1/2019 - 11/30/2019 | 1/1/2019 - 11/30/2019

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5900 - ASSOCIATION RESERVE CONTRIB	\$6,420.00	\$6,240.00	(\$180.00)	\$73,554.20	\$68,640.00	(\$4,914.20)	\$74,880.00
Total Association Expenses	\$32,447.39	\$31,590.05	(\$857.34)	\$340,724.13	\$347,490.55	\$6,766.42	\$379,080.56
Boatslip Expenses							
7600 - BOAT SLIP GENERAL REPAIRS/MAIN	\$0.00	\$600.00	\$600.00	\$0.00	\$6,600.00	\$6,600.00	\$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
Total Boatslip Expenses	\$0.00	\$600.00	\$600.00	\$121.92	\$6,600.00	\$6,478.08	\$7,200.00
Townhome Expenses							
6510 - TOWNHOME LEGAL FEES	\$0.00	\$166.67	\$166.67	\$4,056.25	\$1,833.37	(\$2,222.88)	\$2,000.00
6600 - TOWNHOME GENERAL REPAIRS/MAINT	\$0.00	\$293.13	\$293.13	\$0.00	\$3,224.43	\$3,224.43	\$3,517.52
6610 - TOWNHOME ROOF REPAIRS	\$0.00	\$500.00	\$500.00	\$0.00	\$5,500.00	\$5,500.00	\$6,000.00
6630 - TOWNHOME LIGHTING CONTRACT	\$75.00	\$119.00	\$44.00	\$975.00	\$1,309.00	\$334.00	\$1,428.00
6640 - TOWNHOME LIGHTING OTHER	\$0.00	\$36.83	\$36.83	\$2,301.74	\$405.13	(\$1,896.61)	\$442.00
6680 - TOWNHOME MISC	\$0.00	\$10.00	\$10.00	\$1,022.98	\$110.00	(\$912.98)	\$120.00
6690 - TOWNHOME LANDSCAPE CONTRACT	\$2,000.90	\$2,000.90	\$0.00	\$22,009.90	\$22,009.90	\$0.00	\$24,010.80
6691 - TOWNHOME LANDSCAPE REPAIR/MAIN	\$0.00	\$277.78	\$277.78	\$1,890.64	\$3,055.58	\$1,164.94	\$3,333.34
6692 - TOWNHOME LANDSCAPE IMPROVEMNTS	\$0.00	\$277.78	\$277.78	\$729.25	\$3,055.58	\$2,326.33	\$3,333.34
6693 - TOWNHOME TREE TRIMMING	\$0.00	\$146.25	\$146.25	\$0.00	\$1,608.75	\$1,608.75	\$1,755.00
6700 - TOWNHOME WATER	\$852.37	\$1,166.67	\$314.30	\$4,530.35	\$12,833.37	\$8,303.02	\$14,000.00
6900 - TOWN HOME RESERVE CONTRIBUTION	\$4,185.00	\$4,185.00	\$0.00	\$51,903.41	\$46,035.00	(\$5,868.41)	\$50,220.00
Total Townhome Expenses	\$7,113.27	\$9,180.01	\$2,066.74	\$89,419.52	\$100,980.11	\$11,560.59	\$110,160.00
Total Expense	\$39,560.66	\$41,370.06	\$1,809.40	\$430,265.57	\$455,070.66	\$24,805.09	\$496,440.56
Operating Net Income	\$1,989.31	(\$0.06)	\$1,989.37	\$31,724.78	(\$0.66)	\$31,725.44	(\$0.56)
Net Income	\$1,989.31	(\$0.06)	\$1,989.37	\$31,724.78	(\$0.66)	\$31,725.44	(\$0.56)