



Desert Shores Racquet Club Homeowners Association
Balance Sheet
4/30/2020

AssetsCash-Operating

1000 - 1000 - ASSOCIATION OPR 8329	\$78,548.37
1002 - 1002 - SECOND ASSOCIATION 7769	\$735.19
1004 - 1004 - TOWNHOME OP 0550	\$39,922.46
1005 - 1005 - BOATSLIPS OP 0618	\$14,399.92

Cash-Operating Total

\$133,605.94

Prepaid

1120 - 1120 - PREPAID INSURANCE	\$10,205.52
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Prepaid Total

\$10,205.52

Cash-Reserve

1200 - 1200 - ASSOCIATION RSV 8337	\$145,756.16
1202 - 1202 - TOWNHOME RESERVE 0642	\$49,906.33
1203 - 1203 - BOATSLIPS RESERVE 0709	\$2,215.90
1204 - 1204 - EDWARD JONES x9111	\$509,871.01

Cash-Reserve Total

\$707,749.40

Asset

1301 - 1301 - ACCOUNTS RECEIVABLE	\$2,673.00
1302 - 1302 - ACCTS RECEIVABLE-ASSN	\$1,824.00
1303 - 1303 - ACCTS RECEIVABLE-TOWNHM	\$16,399.59
1304 - 1304 - ACCTS RECEIVABLE-BOAT	\$430.50
1305 - 1305 - A/R FINES	\$500.00
1312 - 1312 - A/R SPEC RSV - ASSN	\$496.00
1313 - 1313 - A/R SPEC RSV - TOWNHM	\$3,760.45
1315 - 1315 - A/R GATE/POOL KEY	\$205.00
1316 - 1316 - ALLOW FOR DBTFL ACCTS	(\$8,364.50)

Asset Total

\$17,924.04

Assets Total

\$869,484.90

Liabilities and EquityLiability

2030 - 2030 - Prepaid Assessments	\$36,499.63
2060 - Accrued Expenses	\$737.16
2100 - 2100 - Facility Security Deposit	\$50.00

Liability Total

\$37,286.79

Association Equity

3001 - 3001 - PRIOR YEAR ASSOCIATION RESERVE	\$239,887.61
3010 - 3010 - ASSOCIATION RESERVE CONTRIBUTION	\$26,520.00
3020 - 3020 - ASSOCIATION RESERVE EXPENSE	(\$6,710.95)
3029 - 3029 - ASSOCIATION RESERVE CHANGE IN VALUE	\$8,043.27
3030 - 3030 - ASSOCIATION RESERVE INTEREST	\$166.51
3060 - 3060 - POOL RESURFACE/TILE	(\$6,856.00)
3062 - 3062 - POOL FILTER	(\$398.66)
3092 - 3092 - SURVEILLANCE	(\$14,600.00)
3095 - 3095 - MISC/OTHER	(\$947.46)



Desert Shores Racquet Club Homeowners Association
Balance Sheet
4/30/2020

<u>Association Equity Total</u>	\$245,104.32	
<u>Townhome Equity</u>		
3100 - 3100 - PRIOR YEAR RSV TOWNHOME	\$428,712.18	
3101 - 3101 - TOWNHOME RESERVE CONTRIBUTION	\$17,280.00	
3102 - 3102 - TOWNHOME RESERVE EXPENSE	(\$27,392.00)	
3130 - 3130 - TOWNHOME RESERVE INTEREST	\$61.69	
3160 - 3160-TOWNHOME WALL MOUNT LIGHT	(\$1,973.13)	
<u>Townhome Equity Total</u>	\$416,688.74	
<u>Boatslip Equity</u>		
3200 - 3200 - PRIOR YEAR RSV BOATSLIP	\$26,836.48	
3230 - 3230 - BOATSLIP RESERVE INTEREST	\$1.86	
<u>Boatslip Equity Total</u>	\$26,838.34	
<u>Equity</u>		
3997 - 3997 - INSURANCE CLAIM EXPENSE	(\$13,208.33)	
3998 - 3998 - INSURANCE CLAIM INCOME	\$26,208.22	
<u>Equity Total</u>	\$12,999.89	
<u>Retained Earnings</u>	\$104,893.49	
<u>Net Income</u>	\$25,673.33	
<u>Liabilities & Equity Total</u>		\$869,484.90



Desert Shores Racquet Club Homeowners Association
Income Statement
4/1/2020 - 4/30/2020

4/1/2020 - 4/30/2020 1/1/2020 - 4/30/2020

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
Association Income							
4020 - MAINTENANCE ASSESSMENTS	\$25,545.00	\$25,545.00	\$0.00	\$102,180.00	\$102,180.00	\$0.00	\$306,540.00
4022 - RESERVE ASSESSMENTS	\$6,630.00	\$6,630.00	\$0.00	\$26,520.00	\$26,520.00	\$0.00	\$79,560.00
4030 - Late Charges	\$0.00	\$0.00	\$0.00	\$1,150.00	\$0.00	\$1,150.00	\$0.00
4040 - ASSOCIATION INTEREST INCOME	\$5.68	\$0.00	\$5.68	\$34.91	\$0.00	\$34.91	\$0.00
4055 - NSF FEES	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	\$0.00
4060 - POOL KEY/GATE REMOTE FEES	\$70.00	\$0.00	\$70.00	\$135.00	\$0.00	\$135.00	\$0.00
Total Association Income	\$32,250.68	\$32,175.00	\$75.68	\$130,044.91	\$128,700.00	\$1,344.91	\$386,100.00
Boatslip Income							
4220 - BOATSLIP MAINTENANCE ASMT	\$615.00	\$600.00	\$15.00	\$2,460.00	\$2,400.00	\$60.00	\$7,200.00
4240 - BOATSLIP INTEREST INCOME	\$0.51	\$0.00	\$0.51	\$3.50	\$0.00	\$3.50	\$0.00
Total Boatslip Income	\$615.51	\$600.00	\$15.51	\$2,463.50	\$2,400.00	\$63.50	\$7,200.00
Townhome Income							
4120 - TOWNHOME MAINTENANCE ASMT	\$5,130.00	\$5,130.00	\$0.00	\$20,520.00	\$20,520.00	\$0.00	\$61,560.00
4122 - TOWNHOME RESERVE ASMT	\$4,320.00	\$4,320.00	\$0.00	\$17,280.00	\$17,280.00	\$0.00	\$51,840.00
4140 - TOWNHOME INTEREST INCOME	\$0.67	\$0.00	\$0.67	\$6.38	\$0.00	\$6.38	\$0.00
Total Townhome Income	\$9,450.67	\$9,450.00	\$0.67	\$37,806.38	\$37,800.00	\$6.38	\$113,400.00
Total Income	\$42,316.86	\$42,225.00	\$91.86	\$170,314.79	\$168,900.00	\$1,414.79	\$506,700.00
Expense							
Association Expenses							
5000 - ASSOCIATION INSURANCE	\$6,781.57	\$3,833.33	(\$2,948.24)	\$14,688.17	\$15,333.32	\$645.15	\$46,000.00
5005 - ASSOC AUDIT/TAX PREP	\$0.00	\$133.33	\$133.33	\$125.00	\$533.32	\$408.32	\$1,600.00
5006 - ASSOC TAX ESTIMATE/PAYMENT	\$0.00	\$0.00	\$0.00	\$3,257.00	\$0.00	(\$3,257.00)	\$0.00
5010 - ASSOCIATION LEGAL	\$1,593.75	\$666.67	(\$927.08)	\$1,781.25	\$2,666.68	\$885.43	\$8,000.00
5020 - ASSOCIATION MGMT FEES	\$2,410.20	\$2,416.67	\$6.47	\$9,640.80	\$9,666.68	\$25.88	\$29,000.00
5025 - ASSOCIATION ANNUAL MEETING	\$0.00	\$33.33	\$33.33	\$100.00	\$133.32	\$33.32	\$400.00
5040 - ASSOCIATION FILING FEES SOS	\$0.00	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$600.00
5045 - ASSOC BANK CHARGES	\$0.00	\$8.33	\$8.33	\$20.00	\$33.32	\$13.32	\$100.00
5090 - General Repairs & Maintenance	\$0.00	\$0.00	\$0.00	\$180.12	\$0.00	(\$180.12)	\$0.00
5100 - CLUBHOUSE REPAIRS/MAINT/SUP	\$0.00	\$104.17	\$104.17	\$0.00	\$416.68	\$416.68	\$1,250.00
5105 - SAIL CLUB REPAIRS/MAINT/SUPPLI	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
5110 - GENERAL REPAIRS/MAINT/SUPPLIES	\$733.46	\$104.17	(\$629.29)	\$1,091.69	\$416.68	(\$675.01)	\$1,250.00
5115 - ASSOCIATION ROOF REPAIRS	\$0.00	\$125.00	\$125.00	\$0.00	\$500.00	\$500.00	\$1,500.00
5125 - ASSOC EXERCISE MAINT CONTRACT	\$0.00	\$250.00	\$250.00	\$71.00	\$1,000.00	\$929.00	\$3,000.00
5130 - ASSOC ENTRY GATE REPAIR/MAINT	\$0.00	\$125.00	\$125.00	\$150.00	\$500.00	\$350.00	\$1,500.00
5135 - ASSOC SECURITY SERVICES	\$4,959.36	\$5,416.67	\$457.31	\$19,968.26	\$21,666.68	\$1,698.42	\$65,000.00
5145 - ASSOCIATION LIGHTING MAINT	\$222.00	\$166.67	(\$55.33)	\$666.00	\$666.68	\$0.68	\$2,000.00
5150 - ASSOCIATION LIGHTING OTHER	\$3.79	\$83.33	\$79.54	\$474.59	\$333.32	(\$141.27)	\$1,000.00
5155 - ASSOC JANITORIAL CONTRACT	\$1,200.00	\$1,200.00	\$0.00	\$4,800.00	\$4,800.00	\$0.00	\$14,400.00
5160 - ASSOC JANITORIAL OTHER	\$45.00	\$104.17	\$59.17	\$198.00	\$416.68	\$218.68	\$1,250.00
5165 - ASSOCIATION SECURITY CAMERAS	\$0.00	\$166.67	\$166.67	\$0.00	\$666.68	\$666.68	\$2,000.00
5170 - ASSOCIATION PEST CONTROL	\$205.00	\$208.33	\$3.33	\$855.00	\$833.32	(\$21.68)	\$2,500.00
5180 - ASSOC SURV EQUIP/LEASE/MAINT	\$0.00	\$133.33	\$133.33	\$0.00	\$533.32	\$533.32	\$1,600.00
5185 - ASSOCIATION MISC	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
5190 - ASSOCIATION LANDSCAPE CONTRACT	\$4,015.00	\$3,833.33	(\$181.67)	\$16,060.00	\$15,333.32	(\$726.68)	\$46,000.00
5191 - ASSOC LANDSCAPE REPAIR/MAINT	\$0.00	\$583.33	\$583.33	\$480.00	\$2,333.32	\$1,853.32	\$7,000.00
5192 - ASSOC LANDSCAPE IMPROVEMENTS	\$0.00	\$583.33	\$583.33	\$0.00	\$2,333.32	\$2,333.32	\$7,000.00
5193 - ASSOC TREE TRIMMING	\$0.00	\$291.67	\$291.67	\$0.00	\$1,166.68	\$1,166.68	\$3,500.00
5200 - ASSOCIATION POOL CONTRACT	\$535.00	\$750.00	\$215.00	\$2,140.00	\$3,000.00	\$860.00	\$9,000.00
5210 - ASSOCIATION POOL PERMITS/FEES	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
5220 - ASSOCIATION POOL REPAIR/SUPP	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
5300 - ASSOCIATION ELECTRIC	\$658.11	\$1,083.33	\$425.22	\$2,883.60	\$4,333.32	\$1,449.72	\$13,000.00
5310 - ASSOCIATION GAS	\$79.05	\$333.33	\$254.28	\$845.37	\$1,333.32	\$487.95	\$4,000.00
5320 - ASSOCIATION TELEPHONE/INTERNET	\$595.32	\$500.00	(\$95.32)	\$2,280.76	\$2,000.00	(\$280.76)	\$6,000.00
5330 - ASSOCIATION SEWER	\$1,105.30	\$333.33	(\$771.97)	\$1,649.22	\$1,333.32	(\$315.90)	\$4,000.00
5340 - ASSOCIATION WATER	\$693.30	\$1,583.33	\$890.03	\$3,073.26	\$6,333.32	\$3,260.06	\$19,000.00
5900 - ASSOCIATION RESERVE CONTRIB	\$6,630.00	\$6,630.00	\$0.00	\$26,520.00	\$26,520.00	\$0.00	\$79,560.00
Total Association Expenses	\$32,465.21	\$32,125.81	(\$339.40)	\$113,999.09	\$128,503.24	\$14,504.15	\$385,510.00
Boatslip Expenses							
7600 - BOAT SLIP GENERAL REPAIRS/MAIN	\$0.00	\$600.00	\$600.00	\$0.00	\$2,400.00	\$2,400.00	\$7,200.00

5/11/2020



Desert Shores Racquet Club Homeowners Association
Income Statement
4/1/2020 - 4/30/2020

	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020			
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7620 - BOAT SLIP LIGHTING MAINTENANCE	\$3.00	\$0.00	(\$3.00)	\$9.00	\$0.00	(\$9.00)	\$0.00
Total Boatslip Expenses	\$3.00	\$600.00	\$597.00	\$9.00	\$2,400.00	\$2,391.00	\$7,200.00
Townhome Expenses							
6510 - TOWNHOME LEGAL FEES	\$0.00	\$166.67	\$166.67	\$3,093.75	\$666.68	(\$2,427.07)	\$2,000.00
6600 - TOWNHOME GENERAL REPAIRS/MAINT	\$0.00	\$291.67	\$291.67	\$0.00	\$1,166.68	\$1,166.68	\$3,500.00
6630 - TOWNHOME LIGHTING CONTRACT	\$75.00	\$133.33	\$58.33	\$225.00	\$533.32	\$308.32	\$1,600.00
6640 - TOWNHOME LIGHTING OTHER	\$0.00	\$125.00	\$125.00	\$0.00	\$500.00	\$500.00	\$1,500.00
6680 - TOWNHOME MISC	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
6690 - TOWNHOME LANDSCAPE CONTRACT	\$2,068.33	\$2,250.00	\$181.67	\$8,273.32	\$9,000.00	\$726.68	\$27,000.00
6691 - TOWNHOME LANDSCAPE REPAIR/MAIN	\$50.00	\$250.00	\$200.00	\$374.65	\$1,000.00	\$625.35	\$3,000.00
6692 - TOWNHOME LANDSCAPE IMPROVEMNTS	\$0.00	\$250.00	\$250.00	\$0.00	\$1,000.00	\$1,000.00	\$3,000.00
6693 - TOWNHOME TREE TRIMMING	\$0.00	\$125.00	\$125.00	\$0.00	\$500.00	\$500.00	\$1,500.00
6700 - TOWNHOME WATER	\$342.91	\$1,166.67	\$823.76	\$1,386.65	\$4,666.68	\$3,280.03	\$14,000.00
6900 - TOWN HOME RESERVE CONTRIBUTION	\$4,320.00	\$4,320.00	\$0.00	\$17,280.00	\$17,280.00	\$0.00	\$51,840.00
Total Townhome Expenses	\$6,856.24	\$9,120.01	\$2,263.77	\$30,633.37	\$36,480.04	\$5,846.67	\$109,440.00
Total Expense	\$39,324.45	\$41,845.82	\$2,521.37	\$144,641.46	\$167,383.28	\$22,741.82	\$502,150.00
Operating Net Income	\$2,992.41	\$379.18	\$2,613.23	\$25,673.33	\$1,516.72	\$24,156.61	\$4,550.00
Net Income	\$2,992.41	\$379.18	\$2,613.23	\$25,673.33	\$1,516.72	\$24,156.61	\$4,550.00