

**Rowley Downs
Balance Sheet
11/30/2017**

Assets

Cash

1010 - Rowley Downs - Premier Bank Operating	\$22,894.62
1020 - Rowley Downs - Premier Bank Reserves	\$1.70
1091 - Cash - Champion	\$604.00
1100 - Champion Reserve Fund	\$3,002.00
1120 - Champion CDs	\$51,970.00
<u>Cash Total</u>	\$78,472.32

Accounts Receivable

1200 - Accounts Receivable	\$10,211.57
1210 - Allowance for Doubtful Accounts	(\$930.00)
<u>Accounts Receivable Total</u>	\$9,281.57

Assets

1250 - Prepaid Insurance	\$388.01
1255 - Prepaid Expense	\$1,049.00
1260 - Management Escrow	\$2,450.00
1500 - Due from Reserves	\$18,440.00
<u>Assets Total</u>	\$22,327.01

Fixed Assets

1600 - Fixed Assets	\$248,229.00
1610 - Accumulated Deprec	(\$153,179.00)
<u>Fixed Assets Total</u>	\$95,050.00

Assets Total

\$205,130.90

Liabilities and Equity

Liabilities

2020 - Prepaid Assessments	\$7,111.02
2500 - Due to Reserves	\$18,440.00
<u>Liabilities Total</u>	\$25,551.02

Equity

3020 - Reserve Equity	\$76,684.97
3030 - Equity Common Property	\$95,050.00
<u>Equity Total</u>	\$171,734.97

Retained Earnings

(\$837.07)

Net Income

\$8,681.98

Liabilities & Equity Total

\$205,130.90

Rowley Downs
Budget Comparison Report
11/1/2017 - 11/30/2017

	11/1/2017 - 11/30/2017			1/1/2017 - 11/30/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - Assessments	\$0.00	\$14,641.61	(\$14,641.61)	\$175,015.62	\$161,057.71	\$13,957.91	\$175,699.35
4040 - Developer Contribution	\$0.00	\$416.67	(\$416.67)	\$0.00	\$4,583.37	(\$4,583.37)	\$5,000.00
4055 - Late Fees	(\$330.00)	\$0.00	(\$330.00)	\$810.00	\$0.00	\$810.00	\$0.00
4060 - Legal/Letter Fees	\$0.00	\$0.00	\$0.00	\$4,551.42	\$0.00	\$4,551.42	\$0.00
4085 - Violations/Fines	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	\$0.00
4099 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	\$0.00
Total Income	(\$330.00)	\$15,058.28	(\$15,388.28)	\$180,552.04	\$165,641.08	\$14,910.96	\$180,699.35
Total Income	(\$330.00)	\$15,058.28	(\$15,388.28)	\$180,552.04	\$165,641.08	\$14,910.96	\$180,699.35
Expense							
<u>Administration</u>							
5005 - Audit/Tax Preparation	\$0.00	\$0.00	\$0.00	\$630.00	\$0.00	(\$630.00)	\$0.00
5010 - Bad Debt	\$0.00	\$0.00	\$0.00	\$56.17	\$0.00	(\$56.17)	\$0.00
5020 - Coupon Books	\$439.50	\$0.00	(\$439.50)	\$439.50	\$0.00	(\$439.50)	\$0.00
5030 - Legal-Collections/Late Letter Fees	\$75.00	\$224.00	\$149.00	\$3,941.34	\$2,464.00	(\$1,477.34)	\$2,688.00
5045 - Management Contract	\$950.00	\$1,039.00	\$89.00	\$10,897.05	\$11,429.00	\$531.95	\$12,468.00
5050 - Miscellaneous-Admin	\$0.00	\$582.00	\$582.00	\$5,401.58	\$6,402.00	\$1,000.42	\$6,984.00
5051 - Newsletter	\$0.00	\$11.00	\$11.00	\$0.00	\$121.00	\$121.00	\$132.00
5055 - Office Supplies	\$4.00	\$0.00	(\$4.00)	\$387.55	\$0.00	(\$387.55)	\$0.00
5060 - Postage & Delivery	\$9.20	\$0.00	(\$9.20)	\$857.58	\$0.00	(\$857.58)	\$0.00
5065 - Printing & Reproduction	\$203.90	\$0.00	(\$203.90)	\$1,549.90	\$0.00	(\$1,549.90)	\$0.00
5070 - Professional Fees	\$0.00	\$225.00	\$225.00	\$3,584.55	\$2,475.00	(\$1,109.55)	\$2,700.00
5080 - Web Site/Computer Maintenance	\$30.00	\$0.00	(\$30.00)	\$60.00	\$0.00	(\$60.00)	\$0.00
Total Administration	\$1,711.60	\$2,081.00	\$369.40	\$27,805.22	\$22,891.00	(\$4,914.22)	\$24,972.00
<u>Buildings</u>							
5290 - Signage	\$0.00	\$0.00	\$0.00	\$106.92	\$0.00	(\$106.92)	\$0.00
Total Buildings	\$0.00	\$0.00	\$0.00	\$106.92	\$0.00	(\$106.92)	\$0.00
<u>Grounds</u>							
5310 - Concrete Maintenance	\$0.00	\$0.00	\$0.00	\$7,229.71	\$0.00	(\$7,229.71)	\$0.00
5315 - Extermination/Animal Control	\$0.00	\$208.33	\$208.33	\$2,578.30	\$2,291.63	(\$286.67)	\$2,500.00
5335 - Grounds Maintenance	\$0.00	\$285.00	\$285.00	\$157.29	\$3,135.00	\$2,977.71	\$3,420.00
5345 - Irrigation System	\$2,607.72	\$703.33	(\$1,904.39)	\$21,927.84	\$7,736.63	(\$14,191.21)	\$8,440.00
5350 - Landscaping Contract	\$3,178.00	\$3,339.25	\$161.25	\$35,872.00	\$36,731.75	\$859.75	\$40,071.00
5355 - Landscape-Tree/Shrub/Flower/etc	\$2,130.00	\$0.00	(\$2,130.00)	\$4,775.56	\$0.00	(\$4,775.56)	\$0.00
5390 - Snow Removal	\$0.00	\$660.83	\$660.83	\$960.00	\$7,269.13	\$6,309.13	\$7,930.00
Total Grounds	\$7,915.72	\$5,196.74	(\$2,718.98)	\$73,500.70	\$57,164.14	(\$16,336.56)	\$62,361.00
<u>Insurance</u>							
5510 - Insurance	(\$4,702.32)	\$313.00	\$5,015.32	\$3,136.32	\$3,443.00	\$306.68	\$3,756.00
Total Insurance	(\$4,702.32)	\$313.00	\$5,015.32	\$3,136.32	\$3,443.00	\$306.68	\$3,756.00
<u>Utilities</u>							
8000 - Gas and Electric	\$105.91	\$142.33	\$36.42	\$1,128.33	\$1,565.63	\$437.30	\$1,708.00
8005 - Septic System	\$0.00	\$373.00	\$373.00	\$0.00	\$4,103.00	\$4,103.00	\$4,476.00
8020 - Trash Removal	\$3,835.95	\$3,835.83	(\$0.12)	\$42,195.45	\$42,194.13	(\$1.32)	\$46,030.00
8025 - Water	\$1,514.14	\$898.50	(\$615.64)	\$14,881.49	\$9,883.50	(\$4,997.99)	\$10,782.00
8035 - Wastewater	\$9.38	\$898.50	\$889.12	\$5,844.36	\$9,883.50	\$4,039.14	\$10,782.00

Rowley Downs
Budget Comparison Report
11/1/2017 - 11/30/2017

	11/1/2017 - 11/30/2017			1/1/2017 - 11/30/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Utilities</u>	\$5,465.38	\$6,148.16	\$682.78	\$64,049.63	\$67,629.76	\$3,580.13	\$73,778.00
Total Expense	\$10,390.38	\$13,738.90	\$3,348.52	\$168,598.79	\$151,127.90	(\$17,470.89)	\$164,867.00
Operating Net Income	(\$10,720.38)	\$1,319.38	(\$12,039.76)	\$11,953.25	\$14,513.18	(\$2,559.93)	\$15,832.35
Reserve Income							
<u>Reserves</u>							
9010 - Reserve Interest	\$0.00	\$0.00	\$0.00	\$1.70	\$0.00	\$1.70	\$0.00
<u>Total Reserves</u>	\$0.00	\$0.00	\$0.00	\$1.70	\$0.00	\$1.70	\$0.00
Total Reserve Income	\$0.00	\$0.00	\$0.00	\$1.70	\$0.00	\$1.70	\$0.00
Reserve Expense							
<u>Reserves</u>							
9025 - Trees/Shrubs	\$0.00	\$0.00	\$0.00	\$3,272.97	\$0.00	(\$3,272.97)	\$0.00
<u>Total Reserves</u>	\$0.00	\$0.00	\$0.00	\$3,272.97	\$0.00	(\$3,272.97)	\$0.00
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$3,272.97	\$0.00	(\$3,272.97)	\$0.00
Reserve Net Income	\$0.00	\$0.00	\$0.00	(\$3,271.27)	\$0.00	(\$3,271.27)	\$0.00
Net Income	(\$10,720.38)	\$1,319.38	(\$12,039.76)	\$8,681.98	\$14,513.18	(\$5,831.20)	\$15,832.35