

**Rowley Downs  
Balance Sheet  
1/31/2018**

**Assets**

Cash

1010 - Rowley Downs - Premier Bank Operating	\$48,401.75
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

Cash Total \$103,979.45

Accounts Receivable

1200 - Accounts Receivable	\$15,838.81
1210 - Allowance for Doubtful Accounts	(\$930.00)

Accounts Receivable Total \$14,908.81

Assets

1250 - Prepaid Insurance	\$1,553.00
1255 - Prepaid Expense	\$1,049.00
1260 - Management Escrow	\$2,450.00
1500 - Due from Reserves	\$18,440.00

Assets Total \$23,492.00

Fixed Assets

1600 - Fixed Assets	\$248,229.00
1610 - Accumulated Deprec	(\$153,179.00)

Fixed Assets Total \$95,050.00

*Assets Total*

\$237,430.26

**Liabilities and Equity**

Liabilities

2020 - Prepaid Assessments	\$10,791.96
2500 - Due to Reserves	\$18,440.00

Liabilities Total \$29,231.96

Equity

3020 - Reserve Equity	\$76,684.97
3030 - Equity Common Property	\$92,793.35

Equity Total \$169,478.32

Retained Earnings

\$3,334.63

Net Income

\$35,385.35

*Liabilities & Equity Total*

\$237,430.26

**Rowley Downs**  
**Budget Comparison Report**  
**1/1/2018 - 1/31/2018**

	1/1/2018 - 1/31/2018			1/1/2018 - 1/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4000 - Assessments	\$47,161.33	\$15,070.95	\$32,090.38	\$47,161.33	\$15,070.95	\$32,090.38	\$180,851.40
4090 - Transfer to Reserves	\$0.00	(\$1,507.10)	\$1,507.10	\$0.00	(\$1,507.10)	\$1,507.10	(\$18,085.14)
<u>Total Income</u>	\$47,161.33	\$13,563.85	\$33,597.48	\$47,161.33	\$13,563.85	\$33,597.48	\$162,766.26
<b>Total Income</b>	\$47,161.33	\$13,563.85	\$33,597.48	\$47,161.33	\$13,563.85	\$33,597.48	\$162,766.26
<b>Expense</b>							
<u>Administration</u>							
5000 - Accounting Fees	\$0.00	\$29.17	\$29.17	\$0.00	\$29.17	\$29.17	\$350.00
5010 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
5030 - Legal-Collections/Late Letter Fees	\$740.00	\$208.33	(\$531.67)	\$740.00	\$208.33	(\$531.67)	\$2,500.00
5035 - Legal-Corporate	\$143.00	\$208.33	\$65.33	\$143.00	\$208.33	\$65.33	\$2,500.00
5045 - Management Contract	\$950.00	\$950.00	\$0.00	\$950.00	\$950.00	\$0.00	\$11,400.00
5055 - Office Supplies	\$63.80	\$0.00	(\$63.80)	\$63.80	\$0.00	(\$63.80)	\$0.00
5060 - Postage & Delivery	\$146.74	\$62.50	(\$84.24)	\$146.74	\$62.50	(\$84.24)	\$750.00
5065 - Printing & Reproduction	\$114.60	\$92.19	(\$22.41)	\$114.60	\$92.19	(\$22.41)	\$1,106.26
5080 - Web Site/Computer Maintenance	\$30.00	\$30.00	\$0.00	\$30.00	\$30.00	\$0.00	\$360.00
<u>Total Administration</u>	\$2,188.14	\$1,622.19	(\$565.95)	\$2,188.14	\$1,622.19	(\$565.95)	\$19,466.26
<u>Grounds</u>							
5310 - Concrete Maintenance	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00
5315 - Extermination/Animal Control	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
5335 - Grounds Maintenance	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
5345 - Irrigation System	\$0.00	\$791.67	\$791.67	\$0.00	\$791.67	\$791.67	\$9,500.00
5350 - Landscaping Contract	\$3,178.00	\$3,333.33	\$155.33	\$3,178.00	\$3,333.33	\$155.33	\$40,000.00
5355 - Landscape-Tree/Shrub/Flower/etc	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
5390 - Snow Removal	\$1,457.50	\$833.33	(\$624.17)	\$1,457.50	\$833.33	(\$624.17)	\$10,000.00
<u>Total Grounds</u>	\$4,635.50	\$5,708.34	\$1,072.84	\$4,635.50	\$5,708.34	\$1,072.84	\$68,500.00
<u>Insurance</u>							
5510 - Insurance	\$0.00	\$408.33	\$408.33	\$0.00	\$408.33	\$408.33	\$4,900.00
<u>Total Insurance</u>	\$0.00	\$408.33	\$408.33	\$0.00	\$408.33	\$408.33	\$4,900.00
<u>Utilities</u>							
8000 - Gas and Electric	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$150.00	\$1,800.00
8020 - Trash Removal	\$3,951.51	\$3,841.67	(\$109.84)	\$3,951.51	\$3,841.67	(\$109.84)	\$46,100.00
8025 - Water	\$1,000.83	\$1,833.33	\$832.50	\$1,000.83	\$1,833.33	\$832.50	\$22,000.00
<u>Total Utilities</u>	\$4,952.34	\$5,825.00	\$872.66	\$4,952.34	\$5,825.00	\$872.66	\$69,900.00
<b>Total Expense</b>	\$11,775.98	\$13,563.86	\$1,787.88	\$11,775.98	\$13,563.86	\$1,787.88	\$162,766.26
Operating Net Income	\$35,385.35	(\$0.01)	\$35,385.36	\$35,385.35	(\$0.01)	\$35,385.36	\$0.00
<b>Reserve Income</b>							
<u>Reserves</u>							
9000 - Transfer to Reserves	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$1,507.10	(\$1,507.10)	\$18,085.14
<u>Total Reserves</u>	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$1,507.10	(\$1,507.10)	\$18,085.14

**Rowley Downs**  
**Budget Comparison Report**  
**1/1/2018 - 1/31/2018**

	1/1/2018 - 1/31/2018			1/1/2018 - 1/31/2018			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>Total Reserve Income</b>	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$1,507.10	(\$1,507.10)	\$18,085.14
Reserve Net Income	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$1,507.10	(\$1,507.10)	\$18,085.14
Net Income	\$35,385.35	\$1,507.09	\$33,878.26	\$35,385.35	\$1,507.09	\$33,878.26	\$18,085.14