

**Rowley Downs  
Balance Sheet  
4/30/2018**

**Assets**

Cash

1010 - Rowley Downs - Premier Bank Operating	\$52,630.51
1020 - Rowley Downs - Premier Bank Reserves	\$10,552.42
1091 - Cash - Champion	\$603.69
1100 - Champion Reserve Fund	\$3,021.66
1120 - Champion CDs	\$51,970.00

Cash Total \$118,778.28

Accounts Receivable

1200 - Accounts Receivable	\$16,612.79
1210 - Allowance for Doubtful Accounts	(\$930.00)

Accounts Receivable Total \$15,682.79

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*

\$253,003.07

**Liabilities and Equity**

Liabilities

2020 - Prepaid Assessments	\$9,233.56
2500 - Due to Reserves	\$18,440.00

Liabilities Total \$27,673.56

Equity

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

Equity Total \$169,478.32

Retained Earnings

\$3,294.63

Net Income

\$52,556.56

*Liabilities & Equity Total*

\$253,003.07

**Rowley Downs**  
**Budget Comparison Report**  
**4/1/2018 - 4/30/2018**

	4/1/2018 - 4/30/2018			1/1/2018 - 4/30/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4000 - Assessments	\$45,212.85	\$15,070.95	\$30,141.90	\$92,374.18	\$60,283.80	\$32,090.38	\$180,851.40
4025 - Bank Interest	\$1.06	\$0.00	\$1.06	\$20.41	\$0.00	\$20.41	\$0.00
4055 - Late Fees	\$480.00	\$0.00	\$480.00	\$2,030.00	\$0.00	\$2,030.00	\$0.00
4060 - Legal/Letter Fees	\$1,425.00	\$0.00	\$1,425.00	\$2,130.00	\$0.00	\$2,130.00	\$0.00
4065 - Lien Fees	\$750.00	\$0.00	\$750.00	\$750.00	\$0.00	\$750.00	\$0.00
4090 - Transfer to Reserves	\$0.00	(\$1,507.10)	\$1,507.10	\$0.00	(\$6,028.40)	\$6,028.40	(\$18,085.14)
<u>Total Income</u>	\$47,868.91	\$13,563.85	\$34,305.06	\$97,304.59	\$54,255.40	\$43,049.19	\$162,766.26
<b>Total Income</b>	\$47,868.91	\$13,563.85	\$34,305.06	\$97,304.59	\$54,255.40	\$43,049.19	\$162,766.26
<b>Expense</b>							
<u>Administration</u>							
5000 - Accounting Fees	\$0.00	\$29.17	\$29.17	\$0.00	\$116.68	\$116.68	\$350.00
5010 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
5017 - Community Activities	\$0.00	\$0.00	\$0.00	\$193.99	\$0.00	(\$193.99)	\$0.00
5030 - Legal-Collections/Late Letter Fees	\$120.00	\$208.33	\$88.33	\$1,130.00	\$833.32	(\$296.68)	\$2,500.00
5035 - Legal-Corporate	\$61.25	\$208.33	\$147.08	\$1,297.75	\$833.32	(\$464.43)	\$2,500.00
5045 - Management Contract	\$950.00	\$950.00	\$0.00	\$3,800.00	\$3,800.00	\$0.00	\$11,400.00
5055 - Office Supplies	\$55.80	\$0.00	(\$55.80)	\$122.20	\$0.00	(\$122.20)	\$0.00
5060 - Postage & Delivery	\$131.34	\$62.50	(\$68.84)	\$284.14	\$250.00	(\$34.14)	\$750.00
5065 - Printing & Reproduction	\$228.60	\$92.19	(\$136.41)	\$634.60	\$368.76	(\$265.84)	\$1,106.26
5080 - Web Site/Computer Maintenance	\$30.00	\$30.00	\$0.00	\$150.34	\$120.00	(\$30.34)	\$360.00
<u>Total Administration</u>	\$1,576.99	\$1,622.19	\$45.20	\$7,613.02	\$6,488.76	(\$1,124.26)	\$19,466.26
<u>Grounds</u>							
5310 - Concrete Maintenance	\$0.00	\$125.00	\$125.00	\$0.00	\$500.00	\$500.00	\$1,500.00
5315 - Extermination/Animal Control	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
5335 - Grounds Maintenance	\$0.00	\$166.67	\$166.67	\$0.00	\$666.68	\$666.68	\$2,000.00
5345 - Irrigation System	\$0.00	\$791.67	\$791.67	\$0.00	\$3,166.68	\$3,166.68	\$9,500.00
5350 - Landscaping Contract	\$0.00	\$3,333.33	\$3,333.33	\$9,534.00	\$13,333.32	\$3,799.32	\$40,000.00
5355 - Landscape-Tree/Shrub/Flower/etc	\$0.00	\$416.67	\$416.67	\$3,029.60	\$1,666.68	(\$1,362.92)	\$5,000.00
5390 - Snow Removal	\$500.00	\$833.33	\$333.33	\$3,717.00	\$3,333.32	(\$383.68)	\$10,000.00
<u>Total Grounds</u>	\$500.00	\$5,708.34	\$5,208.34	\$16,280.60	\$22,833.36	\$6,552.76	\$68,500.00
<u>Insurance</u>							
5510 - Insurance	\$0.00	\$408.33	\$408.33	\$0.00	\$1,633.32	\$1,633.32	\$4,900.00
<u>Total Insurance</u>	\$0.00	\$408.33	\$408.33	\$0.00	\$1,633.32	\$1,633.32	\$4,900.00
<u>Utilities</u>							
8000 - Gas and Electric	\$31.10	\$150.00	\$118.90	\$900.41	\$600.00	(\$300.41)	\$1,800.00
8020 - Trash Removal	\$3,951.51	\$3,841.67	(\$109.84)	\$15,806.04	\$15,366.68	(\$439.36)	\$46,100.00
8025 - Water	\$1,027.54	\$1,833.33	\$805.79	\$4,147.96	\$7,333.32	\$3,185.36	\$22,000.00
<u>Total Utilities</u>	\$5,010.15	\$5,825.00	\$814.85	\$20,854.41	\$23,300.00	\$2,445.59	\$69,900.00
<b>Total Expense</b>	\$7,087.14	\$13,563.86	\$6,476.72	\$44,748.03	\$54,255.44	\$9,507.41	\$162,766.26
Operating Net Income	\$40,781.77	(\$0.01)	\$40,781.78	\$52,556.56	(\$0.04)	\$52,556.60	\$0.00

**Rowley Downs  
Budget Comparison Report  
4/1/2018 - 4/30/2018**

	4/1/2018 - 4/30/2018			1/1/2018 - 4/30/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Reserve Income</b>							
<u>Reserves</u>							
9000 - Transfer to Reserves	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$6,028.40	(\$6,028.40)	\$18,085.14
<u>Total Reserves</u>	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$6,028.40	(\$6,028.40)	\$18,085.14
<b>Total Reserve Income</b>	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$6,028.40	(\$6,028.40)	\$18,085.14
Reserve Net Income	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$6,028.40	(\$6,028.40)	\$18,085.14
Net Income	\$40,781.77	\$1,507.09	\$39,274.68	\$52,556.56	\$6,028.36	\$46,528.20	\$18,085.14