

**Rowley Downs
Balance Sheet
8/31/2018**

Assets

Cash

1010 - Rowley Downs - Premier Bank Operating	\$40,373.28
1020 - Rowley Downs - Premier Bank Reserves	\$16,591.70
1091 - Cash - Champion	\$603.69
1100 - Champion Reserve Fund	\$3,021.66
1120 - Champion CDs	\$51,970.00

Cash Total \$112,560.33

Accounts Receivable

1200 - Accounts Receivable	\$12,821.90
1210 - Allowance for Doubtful Accounts	(\$930.00)

Accounts Receivable Total \$11,891.90

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 \$242,994.23

Liabilities and Equity

Liabilities

2020 - Prepaid Assessments	\$7,866.58
2500 - Due to Reserves	\$18,440.00

Liabilities Total \$26,306.58

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 \$43,914.70

Liabilities & Equity Total \$242,994.23

Rowley Downs
Budget Comparison Report
8/1/2018 - 8/31/2018

	8/1/2018 - 8/31/2018			1/1/2018 - 8/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - Assessments	\$0.00	\$15,070.95	(\$15,070.95)	\$137,388.13	\$120,567.60	\$16,820.53	\$180,851.40
4025 - Bank Interest	\$3.22	\$0.00	\$3.22	\$31.29	\$0.00	\$31.29	\$0.00
4055 - Late Fees	\$0.00	\$0.00	\$0.00	\$1,730.00	\$0.00	\$1,730.00	\$0.00
4060 - Legal/Letter Fees	\$0.00	\$0.00	\$0.00	\$4,355.40	\$0.00	\$4,355.40	\$0.00
4065 - Lien Fees	\$0.00	\$0.00	\$0.00	\$750.00	\$0.00	\$750.00	\$0.00
4085 - Violations/Fines	\$2,300.00	\$0.00	\$2,300.00	\$2,300.00	\$0.00	\$2,300.00	\$0.00
4090 - Transfer to Reserves	\$0.00	(\$1,507.10)	\$1,507.10	\$0.00	(\$12,056.80)	\$12,056.80	(\$18,085.14)
<u>Total Income</u>	\$2,303.22	\$13,563.85	(\$11,260.63)	\$146,554.82	\$108,510.80	\$38,044.02	\$162,766.26
Total Income	\$2,303.22	\$13,563.85	(\$11,260.63)	\$146,554.82	\$108,510.80	\$38,044.02	\$162,766.26
Expense							
<u>Administration</u>							
5000 - Accounting Fees	\$315.00	\$29.17	(\$285.83)	\$315.00	\$233.36	(\$81.64)	\$350.00
5010 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$333.36	\$333.36	\$500.00
5017 - Community Activities	\$0.00	\$0.00	\$0.00	\$363.99	\$0.00	(\$363.99)	\$0.00
5030 - Legal-Collections/Late Letter Fees	\$0.00	\$208.33	\$208.33	\$5,425.40	\$1,666.64	(\$3,758.76)	\$2,500.00
5035 - Legal-Corporate	\$0.00	\$208.33	\$208.33	\$1,297.75	\$1,666.64	\$368.89	\$2,500.00
5040 - Licenses, Fees, & Permits	\$0.00	\$0.00	\$0.00	\$18.00	\$0.00	(\$18.00)	\$0.00
5045 - Management Contract	\$950.00	\$950.00	\$0.00	\$7,600.00	\$7,600.00	\$0.00	\$11,400.00
5055 - Office Supplies	\$1.60	\$0.00	(\$1.60)	\$192.20	\$0.00	(\$192.20)	\$0.00
5060 - Postage & Delivery	\$3.92	\$62.50	\$58.58	\$455.71	\$500.00	\$44.29	\$750.00
5065 - Printing & Reproduction	\$81.25	\$92.19	\$10.94	\$2,010.25	\$737.52	(\$1,272.73)	\$1,106.26
5080 - Web Site/Computer Maintenance	\$30.00	\$30.00	\$0.00	\$480.34	\$240.00	(\$240.34)	\$360.00
<u>Total Administration</u>	\$1,381.77	\$1,622.19	\$240.42	\$18,158.64	\$12,977.52	(\$5,181.12)	\$19,466.26
<u>Grounds</u>							
5310 - Concrete Maintenance	\$0.00	\$125.00	\$125.00	\$0.00	\$1,000.00	\$1,000.00	\$1,500.00
5315 - Extermination/Animal Control	\$0.00	\$41.67	\$41.67	\$0.00	\$333.36	\$333.36	\$500.00
5335 - Grounds Maintenance	\$26.55	\$166.67	\$140.12	\$26.55	\$1,333.36	\$1,306.81	\$2,000.00
5345 - Irrigation System	\$1,973.41	\$791.67	(\$1,181.74)	\$6,122.19	\$6,333.36	\$211.17	\$9,500.00
5350 - Landscaping Contract	\$3,131.25	\$3,333.33	\$202.08	\$22,059.00	\$26,666.64	\$4,607.64	\$40,000.00
5355 - Landscape-Tree/Shrub/Flower/etc	\$120.00	\$416.67	\$296.67	\$3,880.18	\$3,333.36	(\$546.82)	\$5,000.00
5390 - Snow Removal	\$0.00	\$833.33	\$833.33	\$3,717.00	\$6,666.64	\$2,949.64	\$10,000.00
<u>Total Grounds</u>	\$5,251.21	\$5,708.34	\$457.13	\$35,804.92	\$45,666.72	\$9,861.80	\$68,500.00
<u>Insurance</u>							
5510 - Insurance	\$0.00	\$408.33	\$408.33	\$0.00	\$3,266.64	\$3,266.64	\$4,900.00
<u>Total Insurance</u>	\$0.00	\$408.33	\$408.33	\$0.00	\$3,266.64	\$3,266.64	\$4,900.00
<u>Utilities</u>							
8000 - Gas and Electric	\$238.84	\$150.00	(\$88.84)	\$1,583.95	\$1,200.00	(\$383.95)	\$1,800.00
8020 - Trash Removal	\$3,951.51	\$3,841.67	(\$109.84)	\$31,612.08	\$30,733.36	(\$878.72)	\$46,100.00
8025 - Water	\$5,190.95	\$1,833.33	(\$3,357.62)	\$15,480.53	\$14,666.64	(\$813.89)	\$22,000.00
<u>Total Utilities</u>	\$9,381.30	\$5,825.00	(\$3,556.30)	\$48,676.56	\$46,600.00	(\$2,076.56)	\$69,900.00
Total Expense	\$16,014.28	\$13,563.86	(\$2,450.42)	\$102,640.12	\$108,510.88	\$5,870.76	\$162,766.26

**Rowley Downs
Budget Comparison Report
8/1/2018 - 8/31/2018**

	8/1/2018 - 8/31/2018			1/1/2018 - 8/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	(\$13,711.06)	(\$0.01)	(\$13,711.05)	\$43,914.70	(\$0.08)	\$43,914.78	\$0.00
Reserve Income							
<u>Reserves</u>							
9000 - Transfer to Reserves	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$12,056.80	(\$12,056.80)	\$18,085.14
<u>Total Reserves</u>	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$12,056.80	(\$12,056.80)	\$18,085.14
Total Reserve Income	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$12,056.80	(\$12,056.80)	\$18,085.14
Reserve Net Income	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$12,056.80	(\$12,056.80)	\$18,085.14
Net Income	(\$13,711.06)	\$1,507.09	(\$15,218.15)	\$43,914.70	\$12,056.72	\$31,857.98	\$18,085.14