

**Rowley Downs  
Balance Sheet  
9/30/2018**

**Assets**

Cash

1010 - Rowley Downs - Premier Bank Operating	\$41,540.24
1020 - Rowley Downs - Premier Bank Reserves	\$18,102.24
1091 - Cash - Champion	\$603.69
1100 - Champion Reserve Fund	\$3,021.66
1120 - Champion CDs	\$51,970.00

Cash Total \$115,237.83

Accounts Receivable

1200 - Accounts Receivable	\$14,116.41
1210 - Allowance for Doubtful Accounts	(\$930.00)

Accounts Receivable Total \$13,186.41

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* \$246,966.24

**Liabilities and Equity**

Liabilities

2020 - Prepaid Assessments	\$23,509.74
2500 - Due to Reserves	\$18,440.00

Liabilities Total \$41,949.74

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 \$32,243.55

*Liabilities & Equity Total* \$246,966.24

**Rowley Downs**  
**Budget Comparison Report**  
**9/1/2018 - 9/30/2018**

	9/1/2018 - 9/30/2018			1/1/2018 - 9/30/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4000 - Assessments	\$0.00	\$15,070.95	(\$15,070.95)	\$137,388.13	\$135,638.55	\$1,749.58	\$180,851.40
4025 - Bank Interest	\$3.44	\$0.00	\$3.44	\$34.73	\$0.00	\$34.73	\$0.00
4055 - Late Fees	(\$195.00)	\$0.00	(\$195.00)	\$1,535.00	\$0.00	\$1,535.00	\$0.00
4060 - Legal/Letter Fees	\$372.50	\$0.00	\$372.50	\$4,727.90	\$0.00	\$4,727.90	\$0.00
4065 - Lien Fees	(\$125.00)	\$0.00	(\$125.00)	\$625.00	\$0.00	\$625.00	\$0.00
4085 - Violations/Fines	\$3,300.00	\$0.00	\$3,300.00	\$5,600.00	\$0.00	\$5,600.00	\$0.00
4090 - Transfer to Reserves	\$0.00	(\$1,507.10)	\$1,507.10	\$0.00	(\$13,563.90)	\$13,563.90	(\$18,085.14)
<u>Total Income</u>	\$3,355.94	\$13,563.85	(\$10,207.91)	\$149,910.76	\$122,074.65	\$27,836.11	\$162,766.26
<b>Total Income</b>	\$3,355.94	\$13,563.85	(\$10,207.91)	\$149,910.76	\$122,074.65	\$27,836.11	\$162,766.26
<b>Expense</b>							
<u>Administration</u>							
5000 - Accounting Fees	\$0.00	\$29.17	\$29.17	\$315.00	\$262.53	(\$52.47)	\$350.00
5010 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$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	\$482.50	\$208.33	(\$274.17)	\$5,907.90	\$1,874.97	(\$4,032.93)	\$2,500.00
5035 - Legal-Corporate	\$49.00	\$208.33	\$159.33	\$1,346.75	\$1,874.97	\$528.22	\$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	\$8,550.00	\$8,550.00	\$0.00	\$11,400.00
5055 - Office Supplies	\$12.80	\$0.00	(\$12.80)	\$205.00	\$0.00	(\$205.00)	\$0.00
5060 - Postage & Delivery	\$31.36	\$62.50	\$31.14	\$487.07	\$562.50	\$75.43	\$750.00
5065 - Printing & Reproduction	\$531.30	\$92.19	(\$439.11)	\$2,541.55	\$829.71	(\$1,711.84)	\$1,106.26
5080 - Web Site/Computer Maintenance	\$30.00	\$30.00	\$0.00	\$510.34	\$270.00	(\$240.34)	\$360.00
<u>Total Administration</u>	\$2,086.96	\$1,622.19	(\$464.77)	\$20,245.60	\$14,599.71	(\$5,645.89)	\$19,466.26
<u>Grounds</u>							
5310 - Concrete Maintenance	\$0.00	\$125.00	\$125.00	\$0.00	\$1,125.00	\$1,125.00	\$1,500.00
5315 - Extermination/Animal Control	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00
5335 - Grounds Maintenance	\$0.00	\$166.67	\$166.67	\$26.55	\$1,500.03	\$1,473.48	\$2,000.00
5345 - Irrigation System	\$917.21	\$791.67	(\$125.54)	\$7,039.40	\$7,125.03	\$85.63	\$9,500.00
5350 - Landscaping Contract	\$3,019.69	\$3,333.33	\$313.64	\$25,078.69	\$29,999.97	\$4,921.28	\$40,000.00
5355 - Landscape-Tree/Shrub/Flower/etc	\$1,100.00	\$416.67	(\$683.33)	\$4,980.18	\$3,750.03	(\$1,230.15)	\$5,000.00
5390 - Snow Removal	\$0.00	\$833.33	\$833.33	\$3,717.00	\$7,499.97	\$3,782.97	\$10,000.00
<u>Total Grounds</u>	\$5,036.90	\$5,708.34	\$671.44	\$40,841.82	\$51,375.06	\$10,533.24	\$68,500.00
<u>Insurance</u>							
5510 - Insurance	\$0.00	\$408.33	\$408.33	\$0.00	\$3,674.97	\$3,674.97	\$4,900.00
<u>Total Insurance</u>	\$0.00	\$408.33	\$408.33	\$0.00	\$3,674.97	\$3,674.97	\$4,900.00
<u>Utilities</u>							
8000 - Gas and Electric	\$15.77	\$150.00	\$134.23	\$1,599.72	\$1,350.00	(\$249.72)	\$1,800.00
8020 - Trash Removal	\$3,951.51	\$3,841.67	(\$109.84)	\$35,563.59	\$34,575.03	(\$988.56)	\$46,100.00
8025 - Water	\$3,935.95	\$1,833.33	(\$2,102.62)	\$19,416.48	\$16,499.97	(\$2,916.51)	\$22,000.00
<u>Total Utilities</u>	\$7,903.23	\$5,825.00	(\$2,078.23)	\$56,579.79	\$52,425.00	(\$4,154.79)	\$69,900.00
<b>Total Expense</b>	\$15,027.09	\$13,563.86	(\$1,463.23)	\$117,667.21	\$122,074.74	\$4,407.53	\$162,766.26

**Rowley Downs**  
**Budget Comparison Report**  
**9/1/2018 - 9/30/2018**

	9/1/2018 - 9/30/2018			1/1/2018 - 9/30/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	(\$11,671.15)	(\$0.01)	(\$11,671.14)	\$32,243.55	(\$0.09)	\$32,243.64	\$0.00
<b>Reserve Income</b>							
<u>Reserves</u>							
9000 - Transfer to Reserves	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$13,563.90	(\$13,563.90)	\$18,085.14
<u>Total Reserves</u>	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$13,563.90	(\$13,563.90)	\$18,085.14
<b>Total Reserve Income</b>	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$13,563.90	(\$13,563.90)	\$18,085.14
Reserve Net Income	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$13,563.90	(\$13,563.90)	\$18,085.14
Net Income	(\$11,671.15)	\$1,507.09	(\$13,178.24)	\$32,243.55	\$13,563.81	\$18,679.74	\$18,085.14