

**Rowley Downs
Balance Sheet
11/30/2018**

Assets

Cash

1010 - Rowley Downs - Premier Bank Operating	\$30,110.85
1020 - Rowley Downs - Premier Bank Reserves	\$19,599.22
1091 - Cash - Champion	\$603.69
1100 - Champion Reserve Fund	\$3,021.66
1120 - Champion CDs	\$51,970.00

Cash Total \$105,305.42

Accounts Receivable

1200 - Accounts Receivable	\$17,497.46
1210 - Allowance for Doubtful Accounts	(\$930.00)

Accounts Receivable Total \$16,567.46

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

\$240,414.88

Liabilities and Equity

Liabilities

2020 - Prepaid Assessments	\$5,790.38
2500 - Due to Reserves	\$18,440.00

Liabilities Total \$24,230.38

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

\$43,411.55

Liabilities & Equity Total

\$240,414.88

Rowley Downs
Budget Comparison Report
11/1/2018 - 11/30/2018

	11/1/2018 - 11/30/2018			1/1/2018 - 11/30/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - Assessments	\$0.00	\$15,070.95	(\$15,070.95)	\$182,600.98	\$165,780.45	\$16,820.53	\$180,851.40
4025 - Bank Interest	\$3.92	\$0.00	\$3.92	\$42.51	\$0.00	\$42.51	\$0.00
4055 - Late Fees	\$450.00	\$0.00	\$450.00	\$1,985.00	\$0.00	\$1,985.00	\$0.00
4060 - Legal/Letter Fees	\$595.00	\$0.00	\$595.00	\$5,397.90	\$0.00	\$5,397.90	\$0.00
4065 - Lien Fees	\$0.00	\$0.00	\$0.00	\$625.00	\$0.00	\$625.00	\$0.00
4085 - Violations/Fines	\$0.00	\$0.00	\$0.00	\$5,600.00	\$0.00	\$5,600.00	\$0.00
4090 - Transfer to Reserves	\$0.00	(\$1,507.10)	\$1,507.10	\$0.00	(\$16,578.10)	\$16,578.10	(\$18,085.14)
<u>Total Income</u>	\$1,048.92	\$13,563.85	(\$12,514.93)	\$196,251.39	\$149,202.35	\$47,049.04	\$162,766.26
Total Income	\$1,048.92	\$13,563.85	(\$12,514.93)	\$196,251.39	\$149,202.35	\$47,049.04	\$162,766.26
Expense							
<u>Administration</u>							
5000 - Accounting Fees	\$0.00	\$29.17	\$29.17	\$315.00	\$320.87	\$5.87	\$350.00
5010 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$458.37	\$458.37	\$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	\$295.00	\$208.33	(\$86.67)	\$6,277.90	\$2,291.63	(\$3,986.27)	\$2,500.00
5035 - Legal-Corporate	\$0.00	\$208.33	\$208.33	\$3,513.75	\$2,291.63	(\$1,222.12)	\$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	\$10,450.00	\$10,450.00	\$0.00	\$11,400.00
5055 - Office Supplies	\$2.00	\$0.00	(\$2.00)	\$266.00	\$0.00	(\$266.00)	\$0.00
5060 - Postage & Delivery	\$4.90	\$62.50	\$57.60	\$636.52	\$687.50	\$50.98	\$750.00
5065 - Printing & Reproduction	\$508.40	\$92.19	(\$416.21)	\$3,189.30	\$1,014.09	(\$2,175.21)	\$1,106.26
5080 - Web Site/Computer Maintenance	\$30.00	\$30.00	\$0.00	\$570.34	\$330.00	(\$240.34)	\$360.00
<u>Total Administration</u>	\$1,790.30	\$1,622.19	(\$168.11)	\$25,600.80	\$17,844.09	(\$7,756.71)	\$19,466.26
<u>Grounds</u>							
5310 - Concrete Maintenance	\$0.00	\$125.00	\$125.00	\$0.00	\$1,375.00	\$1,375.00	\$1,500.00
5315 - Extermination/Animal Control	\$0.00	\$41.67	\$41.67	\$0.00	\$458.37	\$458.37	\$500.00
5335 - Grounds Maintenance	\$0.00	\$166.67	\$166.67	\$26.55	\$1,833.37	\$1,806.82	\$2,000.00
5345 - Irrigation System	\$2,239.56	\$791.67	(\$1,447.89)	\$9,389.61	\$8,708.37	(\$681.24)	\$9,500.00
5350 - Landscaping Contract	\$3,131.25	\$3,333.33	\$202.08	\$31,341.19	\$36,666.63	\$5,325.44	\$40,000.00
5355 - Landscape-Tree/Shrub/Flower/etc	\$0.00	\$416.67	\$416.67	\$5,026.91	\$4,583.37	(\$443.54)	\$5,000.00
5390 - Snow Removal	\$0.00	\$833.33	\$833.33	\$3,717.00	\$9,166.63	\$5,449.63	\$10,000.00
<u>Total Grounds</u>	\$5,370.81	\$5,708.34	\$337.53	\$49,501.26	\$62,791.74	\$13,290.48	\$68,500.00
<u>Insurance</u>							
5510 - Insurance	\$0.00	\$408.33	\$408.33	\$4,992.00	\$4,491.63	(\$500.37)	\$4,900.00
<u>Total Insurance</u>	\$0.00	\$408.33	\$408.33	\$4,992.00	\$4,491.63	(\$500.37)	\$4,900.00
<u>Utilities</u>							
8000 - Gas and Electric	\$171.48	\$150.00	(\$21.48)	\$2,021.00	\$1,650.00	(\$371.00)	\$1,800.00
8020 - Trash Removal	\$3,951.51	\$3,841.67	(\$109.84)	\$43,466.61	\$42,258.37	(\$1,208.24)	\$46,100.00
8025 - Water	\$2,689.94	\$1,833.33	(\$856.61)	\$25,733.17	\$20,166.63	(\$5,566.54)	\$22,000.00
<u>Total Utilities</u>	\$6,812.93	\$5,825.00	(\$987.93)	\$71,220.78	\$64,075.00	(\$7,145.78)	\$69,900.00
Total Expense	\$13,974.04	\$13,563.86	(\$410.18)	\$151,314.84	\$149,202.46	(\$2,112.38)	\$162,766.26

Rowley Downs
Budget Comparison Report
11/1/2018 - 11/30/2018

	11/1/2018 - 11/30/2018			1/1/2018 - 11/30/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	(\$12,925.12)	(\$0.01)	(\$12,925.11)	\$44,936.55	(\$0.11)	\$44,936.66	\$0.00
Reserve Income							
<u>Reserves</u>							
9000 - Transfer to Reserves	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$16,578.10	(\$16,578.10)	\$18,085.14
<u>Total Reserves</u>	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$16,578.10	(\$16,578.10)	\$18,085.14
Total Reserve Income	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$16,578.10	(\$16,578.10)	\$18,085.14
Reserve Expense							
<u>Reserves</u>							
9035 - Meeting hall Renovation	\$1,525.00	\$0.00	(\$1,525.00)	\$1,525.00	\$0.00	(\$1,525.00)	\$0.00
<u>Total Reserves</u>	\$1,525.00	\$0.00	(\$1,525.00)	\$1,525.00	\$0.00	(\$1,525.00)	\$0.00
Total Reserve Expense	\$1,525.00	\$0.00	(\$1,525.00)	\$1,525.00	\$0.00	(\$1,525.00)	\$0.00
Reserve Net Income	(\$1,525.00)	\$1,507.10	(\$3,032.10)	(\$1,525.00)	\$16,578.10	(\$18,103.10)	\$18,085.14
Net Income	(\$14,450.12)	\$1,507.09	(\$15,957.21)	\$43,411.55	\$16,577.99	\$26,833.56	\$18,085.14