

**Rowley Downs
Balance Sheet
12/31/2018**

Assets

Cash

1010 - Rowley Downs - Premier Bank Operating	\$28,575.96
1020 - Rowley Downs - Premier Bank Reserves	\$21,110.52
1091 - Cash - Champion	\$603.69
1100 - Champion Reserve Fund	\$3,021.66
1120 - Champion CDs	\$51,970.00

Cash Total \$105,281.83

Accounts Receivable

1200 - Accounts Receivable	\$16,449.47
1210 - Allowance for Doubtful Accounts	(\$930.00)

Accounts Receivable Total \$15,519.47

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 \$239,343.30

Liabilities and Equity

Liabilities

2020 - Prepaid Assessments	\$16,437.79
2500 - Due to Reserves	\$18,440.00

Liabilities Total \$34,877.79

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 \$31,692.56

Liabilities & Equity Total \$239,343.30

Rowley Downs
Budget Comparison Report
12/1/2018 - 12/31/2018

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018			
	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	\$180,851.40	\$1,749.58	\$180,851.40
4025 - Bank Interest	\$4.20	\$0.00	\$4.20	\$46.71	\$0.00	\$46.71	\$0.00
4055 - Late Fees	(\$25.00)	\$0.00	(\$25.00)	\$1,930.00	\$0.00	\$1,930.00	\$0.00
4060 - Legal/Letter Fees	\$35.00	\$0.00	\$35.00	\$5,422.90	\$0.00	\$5,422.90	\$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	(\$1,507.04)	\$1,507.04	\$0.00	(\$18,085.14)	\$18,085.14	(\$18,085.14)
<u>Total Income</u>	\$14.20	\$13,563.91	(\$13,549.71)	\$196,225.59	\$162,766.26	\$33,459.33	\$162,766.26
Total Income	\$14.20	\$13,563.91	(\$13,549.71)	\$196,225.59	\$162,766.26	\$33,459.33	\$162,766.26
Expense							
<u>Administration</u>							
5000 - Accounting Fees	\$0.00	\$29.13	\$29.13	\$315.00	\$350.00	\$35.00	\$350.00
5010 - Bad Debt	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$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	\$320.00	\$208.37	(\$111.63)	\$6,597.90	\$2,500.00	(\$4,097.90)	\$2,500.00
5035 - Legal-Corporate	\$2,167.00	\$208.37	(\$1,958.63)	\$5,680.75	\$2,500.00	(\$3,180.75)	\$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	\$11,400.00	\$11,400.00	\$0.00	\$11,400.00
5055 - Office Supplies	\$6.20	\$0.00	(\$6.20)	\$272.20	\$0.00	(\$272.20)	\$0.00
5060 - Postage & Delivery	\$15.19	\$62.50	\$47.31	\$651.71	\$750.00	\$98.29	\$750.00
5065 - Printing & Reproduction	\$52.55	\$92.17	\$39.62	\$3,241.85	\$1,106.26	(\$2,135.59)	\$1,106.26
5080 - Web Site/Computer Maintenance	\$30.00	\$30.00	\$0.00	\$600.34	\$360.00	(\$240.34)	\$360.00
<u>Total Administration</u>	\$3,540.94	\$1,622.17	(\$1,918.77)	\$29,141.74	\$19,466.26	(\$9,675.48)	\$19,466.26
<u>Grounds</u>							
5310 - Concrete Maintenance	\$0.00	\$125.00	\$125.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
5315 - Extermination/Animal Control	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00
5335 - Grounds Maintenance	\$0.00	\$166.63	\$166.63	\$26.55	\$2,000.00	\$1,973.45	\$2,000.00
5345 - Irrigation System	\$0.00	\$791.63	\$791.63	\$9,389.61	\$9,500.00	\$110.39	\$9,500.00
5350 - Landscaping Contract	\$3,131.25	\$3,333.37	\$202.12	\$34,472.44	\$40,000.00	\$5,527.56	\$40,000.00
5355 - Landscape-Tree/Shrub/Flower/etc	\$0.00	\$416.63	\$416.63	\$5,026.91	\$5,000.00	(\$26.91)	\$5,000.00
5390 - Snow Removal	\$0.00	\$833.37	\$833.37	\$3,717.00	\$10,000.00	\$6,283.00	\$10,000.00
<u>Total Grounds</u>	\$3,131.25	\$5,708.26	\$2,577.01	\$52,632.51	\$68,500.00	\$15,867.49	\$68,500.00
<u>Insurance</u>							
5510 - Insurance	\$0.00	\$408.37	\$408.37	\$4,992.00	\$4,900.00	(\$92.00)	\$4,900.00
<u>Total Insurance</u>	\$0.00	\$408.37	\$408.37	\$4,992.00	\$4,900.00	(\$92.00)	\$4,900.00
<u>Utilities</u>							
8000 - Gas and Electric	\$41.22	\$150.00	\$108.78	\$2,062.22	\$1,800.00	(\$262.22)	\$1,800.00
8020 - Trash Removal	\$3,951.51	\$3,841.63	(\$109.88)	\$47,418.12	\$46,100.00	(\$1,318.12)	\$46,100.00
8025 - Water	\$1,028.27	\$1,833.37	\$805.10	\$26,761.44	\$22,000.00	(\$4,761.44)	\$22,000.00
<u>Total Utilities</u>	\$5,021.00	\$5,825.00	\$804.00	\$76,241.78	\$69,900.00	(\$6,341.78)	\$69,900.00
Total Expense	\$11,693.19	\$13,563.80	\$1,870.61	\$163,008.03	\$162,766.26	(\$241.77)	\$162,766.26

Rowley Downs
Budget Comparison Report
12/1/2018 - 12/31/2018

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	(\$11,678.99)	\$0.11	(\$11,679.10)	\$33,217.56	\$0.00	\$33,217.56	\$0.00
Reserve Income							
<u>Reserves</u>							
9000 - Transfer to Reserves	\$0.00	\$1,507.04	(\$1,507.04)	\$0.00	\$18,085.14	(\$18,085.14)	\$18,085.14
<u>Total Reserves</u>	\$0.00	\$1,507.04	(\$1,507.04)	\$0.00	\$18,085.14	(\$18,085.14)	\$18,085.14
Total Reserve Income	\$0.00	\$1,507.04	(\$1,507.04)	\$0.00	\$18,085.14	(\$18,085.14)	\$18,085.14
Reserve Expense							
<u>Reserves</u>							
9035 - Meeting hall Renovation	\$0.00	\$0.00	\$0.00	\$1,525.00	\$0.00	(\$1,525.00)	\$0.00
<u>Total Reserves</u>	\$0.00	\$0.00	\$0.00	\$1,525.00	\$0.00	(\$1,525.00)	\$0.00
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$1,525.00	\$0.00	(\$1,525.00)	\$0.00
Reserve Net Income	\$0.00	\$1,507.04	(\$1,507.04)	(\$1,525.00)	\$18,085.14	(\$19,610.14)	\$18,085.14
Net Income	(\$11,678.99)	\$1,507.15	(\$13,186.14)	\$31,692.56	\$18,085.14	\$13,607.42	\$18,085.14