

**Rowley Downs
Balance Sheet
1/31/2019**

Assets

Cash

1010 - Rowley Downs - Premier Bank Operating	\$44,791.11
1020 - Rowley Downs - Premier Bank Reserves	\$22,622.12
1091 - Cash - Champion	\$603.69
1100 - Champion Reserve Fund	\$3,021.66
1120 - Champion CDs	\$51,970.00

Cash Total \$123,008.58

Accounts Receivable

1200 - Accounts Receivable	\$18,924.86
1210 - Allowance for Doubtful Accounts	(\$930.00)

Accounts Receivable Total \$17,994.86

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

\$259,545.44

Liabilities and Equity

Liabilities

2020 - Prepaid Assessments	\$10,375.83
2500 - Due to Reserves	\$18,440.00

Liabilities Total \$28,815.83

Equity

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

Equity Total \$169,478.32

Retained Earnings

\$35,337.19

Net Income

\$25,914.10

Liabilities & Equity Total

\$259,545.44

Rowley Downs
Budget Comparison Report
1/1/2019 - 1/31/2019

	1/1/2019 - 1/31/2019			1/1/2019 - 1/31/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - Assessments	\$45,353.70	\$15,070.95	\$30,282.75	\$45,353.70	\$15,070.95	\$30,282.75	\$180,851.40
4025 - Bank Interest	\$4.50	\$0.00	\$4.50	\$4.50	\$0.00	\$4.50	\$0.00
4055 - Late Fees	(\$65.00)	\$0.00	(\$65.00)	(\$65.00)	\$0.00	(\$65.00)	\$0.00
4060 - Legal/Letter Fees	\$485.00	\$0.00	\$485.00	\$485.00	\$0.00	\$485.00	\$0.00
4085 - Violations/Fines	(\$400.00)	\$0.00	(\$400.00)	(\$400.00)	\$0.00	(\$400.00)	\$0.00
4090 - Transfer to Reserves	\$0.00	(\$1,507.10)	\$1,507.10	\$0.00	(\$1,507.10)	\$1,507.10	(\$18,085.14)
<u>Total Income</u>	\$45,378.20	\$13,563.85	\$31,814.35	\$45,378.20	\$13,563.85	\$31,814.35	\$162,766.26
Total Income	\$45,378.20	\$13,563.85	\$31,814.35	\$45,378.20	\$13,563.85	\$31,814.35	\$162,766.26
Expense							
<u>Administration</u>							
5000 - Accounting Fees	\$0.00	\$26.25	\$26.25	\$0.00	\$26.25	\$26.25	\$315.00
5010 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
5017 - Community Activities	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
5030 - Legal-Collections/Late Letter Fees	\$410.00	\$208.33	(\$201.67)	\$410.00	\$208.33	(\$201.67)	\$2,500.00
5035 - Legal-Corporate	\$0.00	\$208.33	\$208.33	\$0.00	\$208.33	\$208.33	\$2,500.00
5040 - Licenses, Fees, & Permits	\$0.00	\$4.17	\$4.17	\$0.00	\$4.17	\$4.17	\$50.00
5045 - Management Contract	\$950.00	\$950.00	\$0.00	\$950.00	\$950.00	\$0.00	\$11,400.00
5055 - Office Supplies	\$64.60	\$25.00	(\$39.60)	\$64.60	\$25.00	(\$39.60)	\$300.00
5060 - Postage & Delivery	\$158.27	\$62.50	(\$95.77)	\$158.27	\$62.50	(\$95.77)	\$750.00
5065 - Printing & Reproduction	\$577.45	\$250.08	(\$327.37)	\$577.45	\$250.08	(\$327.37)	\$3,000.90
5080 - Web Site/Computer Maintenance	\$30.00	\$47.50	\$17.50	\$30.00	\$47.50	\$17.50	\$570.00
<u>Total Administration</u>	\$2,190.32	\$1,865.50	(\$324.82)	\$2,190.32	\$1,865.50	(\$324.82)	\$22,385.90
<u>Grounds</u>							
5305 - Common Area Lighting	\$80.84	\$0.00	(\$80.84)	\$80.84	\$0.00	(\$80.84)	\$0.00
5310 - Concrete Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
5315 - Extermination/Animal Control	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
5335 - Grounds Maintenance	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
5345 - Irrigation System	\$5,570.00	\$791.67	(\$4,778.33)	\$5,570.00	\$791.67	(\$4,778.33)	\$9,500.00
5350 - Landscaping Contract	\$3,131.25	\$3,333.33	\$202.08	\$3,131.25	\$3,333.33	\$202.08	\$40,000.00
5355 - Landscape-Tree/Shrub/Flower/etc	\$2,629.60	\$375.00	(\$2,254.60)	\$2,629.60	\$375.00	(\$2,254.60)	\$4,500.00
5380 - Holiday Lighting	\$524.07	\$0.00	(\$524.07)	\$524.07	\$0.00	(\$524.07)	\$0.00
5390 - Snow Removal	\$0.00	\$557.50	\$557.50	\$0.00	\$557.50	\$557.50	\$6,690.00
<u>Total Grounds</u>	\$11,935.76	\$5,224.17	(\$6,711.59)	\$11,935.76	\$5,224.17	(\$6,711.59)	\$62,690.00
<u>Insurance</u>							
5510 - Insurance	\$0.00	\$420.58	\$420.58	\$0.00	\$420.58	\$420.58	\$5,047.00
<u>Total Insurance</u>	\$0.00	\$420.58	\$420.58	\$0.00	\$420.58	\$420.58	\$5,047.00
<u>Utilities</u>							
8000 - Gas and Electric	\$239.40	\$150.00	(\$89.40)	\$239.40	\$150.00	(\$89.40)	\$1,800.00
8020 - Trash Removal	\$4,070.28	\$4,070.28	\$0.00	\$4,070.28	\$4,070.28	\$0.00	\$48,843.36
8025 - Water	\$1,028.34	\$1,833.33	\$804.99	\$1,028.34	\$1,833.33	\$804.99	\$22,000.00
<u>Total Utilities</u>	\$5,338.02	\$6,053.61	\$715.59	\$5,338.02	\$6,053.61	\$715.59	\$72,643.36

Rowley Downs
Budget Comparison Report
1/1/2019 - 1/31/2019

	1/1/2019 - 1/31/2019			1/1/2019 - 1/31/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Expense	\$19,464.10	\$13,563.86	(\$5,900.24)	\$19,464.10	\$13,563.86	(\$5,900.24)	\$162,766.26
Operating Net Income	\$25,914.10	(\$0.01)	\$25,914.11	\$25,914.10	(\$0.01)	\$25,914.11	\$0.00
Reserve Income							
<u>Reserves</u>							
9000 - Transfer to Reserves	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$1,507.10	(\$1,507.10)	\$18,085.14
<u>Total Reserves</u>	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$1,507.10	(\$1,507.10)	\$18,085.14
Total Reserve Income	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$1,507.10	(\$1,507.10)	\$18,085.14
Reserve Expense							
<u>Reserves</u>							
9025 - Trees/Shrubs	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
9030 - Reserves Irrigation	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
<u>Total Reserves</u>	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	\$15,000.00
Total Reserve Expense	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	\$15,000.00
Reserve Net Income	\$0.00	\$257.10	(\$257.10)	\$0.00	\$257.10	(\$257.10)	\$3,085.14
Net Income	\$25,914.10	\$257.09	\$25,657.01	\$25,914.10	\$257.09	\$25,657.01	\$3,085.14