

**Rowley Downs
Balance Sheet
4/30/2019**

Assets

Cash

1010 - Rowley Downs - Premier Bank Operating	\$53,615.73
1020 - Rowley Downs - Premier Bank Reserves	\$27,159.37
1091 - Cash - Champion	\$603.69
1100 - Champion Reserve Fund	\$3,021.66
1120 - Champion CDs	\$51,970.00

Cash Total \$136,370.45

Accounts Receivable

1200 - Accounts Receivable	\$16,063.09
1210 - Allowance for Doubtful Accounts	(\$930.00)

Accounts Receivable Total \$15,133.09

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

\$270,045.54

Liabilities and Equity

Accounts Payable

2010 - Accounts Payable	\$30.34
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Accounts Payable Total \$30.34

Liabilities

2020 - Prepaid Assessments	\$10,067.68
2500 - Due to Reserves	\$18,440.00

Liabilities Total \$28,507.68

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 \$36,692.01

Liabilities & Equity Total

\$270,045.54

Rowley Downs
Budget Comparison Report
4/1/2019 - 4/30/2019

	4/1/2019 - 4/30/2019			1/1/2019 - 4/30/2019			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4000 - Assessments	\$45,353.70	\$15,070.95	\$30,282.75	\$90,707.40	\$60,283.80	\$30,423.60	\$180,851.40
4025 - Bank Interest	\$6.34	\$0.00	\$6.34	\$20.45	\$0.00	\$20.45	\$0.00
4055 - Late Fees	(\$75.00)	\$0.00	(\$75.00)	(\$140.00)	\$0.00	(\$140.00)	\$0.00
4060 - Legal/Letter Fees	\$75.00	\$0.00	\$75.00	\$560.00	\$0.00	\$560.00	\$0.00
4085 - Violations/Fines	\$250.00	\$0.00	\$250.00	(\$150.00)	\$0.00	(\$150.00)	\$0.00
4090 - Transfer to Reserves	\$0.00	(\$1,507.10)	\$1,507.10	\$0.00	(\$6,028.40)	\$6,028.40	(\$18,085.14)
<u>Total Income</u>	\$45,610.04	\$13,563.85	\$32,046.19	\$90,997.85	\$54,255.40	\$36,742.45	\$162,766.26
Total Income	\$45,610.04	\$13,563.85	\$32,046.19	\$90,997.85	\$54,255.40	\$36,742.45	\$162,766.26
Expense							
<u>Administration</u>							
5000 - Accounting Fees	\$315.00	\$26.25	(\$288.75)	\$315.00	\$105.00	(\$210.00)	\$315.00
5010 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
5017 - Community Activities	\$0.00	\$41.67	\$41.67	\$357.67	\$166.68	(\$190.99)	\$500.00
5030 - Legal-Collections/Late Letter Fees	\$75.00	\$208.33	\$133.33	\$635.00	\$833.32	\$198.32	\$2,500.00
5035 - Legal-Corporate	\$0.00	\$208.33	\$208.33	\$0.00	\$833.32	\$833.32	\$2,500.00
5040 - Licenses, Fees, & Permits	\$0.00	\$4.17	\$4.17	\$0.00	\$16.68	\$16.68	\$50.00
5045 - Management Contract	\$950.00	\$950.00	\$0.00	\$3,800.00	\$3,800.00	\$0.00	\$11,400.00
5055 - Office Supplies	\$52.00	\$25.00	(\$27.00)	\$128.40	\$100.00	(\$28.40)	\$300.00
5060 - Postage & Delivery	\$143.00	\$62.50	(\$80.50)	\$333.30	\$250.00	(\$83.30)	\$750.00
5065 - Printing & Reproduction	\$108.60	\$250.08	\$141.48	\$1,455.20	\$1,000.32	(\$454.88)	\$3,000.90
5080 - Web Site/Computer Maintenance	\$30.00	\$47.50	\$17.50	\$120.00	\$190.00	\$70.00	\$570.00
<u>Total Administration</u>	\$1,673.60	\$1,865.50	\$191.90	\$7,144.57	\$7,462.00	\$317.43	\$22,385.90
<u>Grounds</u>							
5305 - Common Area Lighting	\$0.00	\$0.00	\$0.00	\$80.84	\$0.00	(\$80.84)	\$0.00
5310 - Concrete Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
5315 - Extermination/Animal Control	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
5335 - Grounds Maintenance	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
5345 - Irrigation System	\$0.00	\$791.67	\$791.67	\$5,570.00	\$3,166.68	(\$2,403.32)	\$9,500.00
5350 - Landscaping Contract	\$3,131.25	\$3,333.33	\$202.08	\$12,525.00	\$13,333.32	\$808.32	\$40,000.00
5355 - Landscape-Tree/Shrub/Flower/etc	\$0.00	\$375.00	\$375.00	\$3,009.60	\$1,500.00	(\$1,509.60)	\$4,500.00
5380 - Holiday Lighting	\$0.00	\$0.00	\$0.00	\$524.07	\$0.00	(\$524.07)	\$0.00
5390 - Snow Removal	\$0.00	\$557.50	\$557.50	\$4,140.00	\$2,230.00	(\$1,910.00)	\$6,690.00
<u>Total Grounds</u>	\$3,131.25	\$5,224.17	\$2,092.92	\$25,849.51	\$20,896.68	(\$4,952.83)	\$62,690.00
<u>Insurance</u>							
5510 - Insurance	\$0.00	\$420.58	\$420.58	\$0.00	\$1,682.32	\$1,682.32	\$5,047.00
<u>Total Insurance</u>	\$0.00	\$420.58	\$420.58	\$0.00	\$1,682.32	\$1,682.32	\$5,047.00
<u>Utilities</u>							
8000 - Gas and Electric	\$60.03	\$150.00	\$89.97	\$775.10	\$600.00	(\$175.10)	\$1,800.00
8020 - Trash Removal	\$4,070.28	\$4,070.28	\$0.00	\$16,281.12	\$16,281.12	\$0.00	\$48,843.36
8025 - Water	\$1,053.75	\$1,833.33	\$779.58	\$4,255.54	\$7,333.32	\$3,077.78	\$22,000.00
<u>Total Utilities</u>	\$5,184.06	\$6,053.61	\$869.55	\$21,311.76	\$24,214.44	\$2,902.68	\$72,643.36

**Rowley Downs
Budget Comparison Report
4/1/2019 - 4/30/2019**

	4/1/2019 - 4/30/2019			1/1/2019 - 4/30/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Expense	\$9,988.91	\$13,563.86	\$3,574.95	\$54,305.84	\$54,255.44	(\$50.40)	\$162,766.26
Operating Net Income	\$35,621.13	(\$0.01)	\$35,621.14	\$36,692.01	(\$0.04)	\$36,692.05	\$0.00
Reserve Income							
<u>Reserves</u>							
9000 - Transfer to Reserves	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$6,028.40	(\$6,028.40)	\$18,085.14
<u>Total Reserves</u>	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$6,028.40	(\$6,028.40)	\$18,085.14
Total Reserve Income	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$6,028.40	(\$6,028.40)	\$18,085.14
Reserve Expense							
<u>Reserves</u>							
9025 - Trees/Shrubs	\$0.00	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00
9030 - Reserves Irrigation	\$0.00	\$833.33	\$833.33	\$0.00	\$3,333.32	\$3,333.32	\$10,000.00
<u>Total Reserves</u>	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$5,000.00	\$5,000.00	\$15,000.00
Total Reserve Expense	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$5,000.00	\$5,000.00	\$15,000.00
Reserve Net Income	\$0.00	\$257.10	(\$257.10)	\$0.00	\$1,028.40	(\$1,028.40)	\$3,085.14
Net Income	\$35,621.13	\$257.09	\$35,364.04	\$36,692.01	\$1,028.36	\$35,663.65	\$3,085.14