

**Rowley Downs  
Balance Sheet  
5/31/2019**

**Assets**

Cash

1010 - Rowley Downs - Premier Bank Operating	\$37,596.30
1020 - Rowley Downs - Premier Bank Reserves	\$28,673.41
1091 - Cash - Champion	\$603.69
1100 - Champion Reserve Fund	\$3,021.66
1120 - Champion CDs	\$51,970.00

Cash Total \$121,865.06

Accounts Receivable

1200 - Accounts Receivable	\$14,822.64
1210 - Allowance for Doubtful Accounts	(\$930.00)

Accounts Receivable Total \$13,892.64

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*

\$254,299.70

**Liabilities and Equity**

Accounts Payable

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

Liabilities

2020 - Prepaid Assessments	\$10,915.88
2500 - Due to Reserves	\$18,440.00

Liabilities Total \$29,355.88

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 \$20,097.97

*Liabilities & Equity Total*

\$254,299.70

**Rowley Downs**  
**Budget Comparison Report**  
**5/1/2019 - 5/31/2019**

	5/1/2019 - 5/31/2019			1/1/2019 - 5/31/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4000 - Assessments	\$0.00	\$15,070.95	(\$15,070.95)	\$90,707.40	\$75,354.75	\$15,352.65	\$180,851.40
4025 - Bank Interest	\$6.94	\$0.00	\$6.94	\$27.39	\$0.00	\$27.39	\$0.00
4055 - Late Fees	\$0.00	\$0.00	\$0.00	(\$140.00)	\$0.00	(\$140.00)	\$0.00
4060 - Legal/Letter Fees	\$0.00	\$0.00	\$0.00	\$560.00	\$0.00	\$560.00	\$0.00
4085 - Violations/Fines	\$0.00	\$0.00	\$0.00	(\$150.00)	\$0.00	(\$150.00)	\$0.00
4090 - Transfer to Reserves	\$0.00	(\$1,507.10)	\$1,507.10	\$0.00	(\$7,535.50)	\$7,535.50	(\$18,085.14)
<u>Total Income</u>	\$6.94	\$13,563.85	(\$13,556.91)	\$91,004.79	\$67,819.25	\$23,185.54	\$162,766.26
<b>Total Income</b>	\$6.94	\$13,563.85	(\$13,556.91)	\$91,004.79	\$67,819.25	\$23,185.54	\$162,766.26
<b>Expense</b>							
<u>Administration</u>							
5000 - Accounting Fees	\$0.00	\$26.25	\$26.25	\$315.00	\$131.25	(\$183.75)	\$315.00
5010 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00
5017 - Community Activities	\$0.00	\$41.67	\$41.67	\$357.67	\$208.35	(\$149.32)	\$500.00
5030 - Legal-Collections/Late Letter Fees	\$0.00	\$208.33	\$208.33	\$635.00	\$1,041.65	\$406.65	\$2,500.00
5035 - Legal-Corporate	\$565.00	\$208.33	(\$356.67)	\$565.00	\$1,041.65	\$476.65	\$2,500.00
5040 - Licenses, Fees, & Permits	\$0.00	\$4.17	\$4.17	\$0.00	\$20.85	\$20.85	\$50.00
5045 - Management Contract	\$950.00	\$950.00	\$0.00	\$4,750.00	\$4,750.00	\$0.00	\$11,400.00
5055 - Office Supplies	\$6.20	\$25.00	\$18.80	\$134.60	\$125.00	(\$9.60)	\$300.00
5060 - Postage & Delivery	\$17.05	\$62.50	\$45.45	\$350.35	\$312.50	(\$37.85)	\$750.00
5065 - Printing & Reproduction	\$102.80	\$250.08	\$147.28	\$1,558.00	\$1,250.40	(\$307.60)	\$3,000.90
5080 - Web Site/Computer Maintenance	\$150.00	\$47.50	(\$102.50)	\$270.00	\$237.50	(\$32.50)	\$570.00
<u>Total Administration</u>	\$1,791.05	\$1,865.50	\$74.45	\$8,935.62	\$9,327.50	\$391.88	\$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	\$416.65	\$416.65	\$1,000.00
5315 - Extermination/Animal Control	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00
5335 - Grounds Maintenance	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00
5345 - Irrigation System	\$3,962.27	\$791.67	(\$3,170.60)	\$9,532.27	\$3,958.35	(\$5,573.92)	\$9,500.00
5350 - Landscaping Contract	\$3,325.00	\$3,333.33	\$8.33	\$15,850.00	\$16,666.65	\$816.65	\$40,000.00
5355 - Landscape-Tree/Shrub/Flower/etc	\$0.00	\$375.00	\$375.00	\$3,009.60	\$1,875.00	(\$1,134.60)	\$4,500.00
5380 - Holiday Lighting	\$0.00	\$0.00	\$0.00	\$524.07	\$0.00	(\$524.07)	\$0.00
5390 - Snow Removal	\$1,952.50	\$557.50	(\$1,395.00)	\$6,092.50	\$2,787.50	(\$3,305.00)	\$6,690.00
<u>Total Grounds</u>	\$9,239.77	\$5,224.17	(\$4,015.60)	\$35,089.28	\$26,120.85	(\$8,968.43)	\$62,690.00
<u>Insurance</u>							
5510 - Insurance	\$0.00	\$420.58	\$420.58	\$0.00	\$2,102.90	\$2,102.90	\$5,047.00
<u>Total Insurance</u>	\$0.00	\$420.58	\$420.58	\$0.00	\$2,102.90	\$2,102.90	\$5,047.00
<u>Utilities</u>							
8000 - Gas and Electric	\$151.65	\$150.00	(\$1.65)	\$926.75	\$750.00	(\$176.75)	\$1,800.00
8020 - Trash Removal	\$4,070.28	\$4,070.28	\$0.00	\$20,351.40	\$20,351.40	\$0.00	\$48,843.36
8025 - Water	\$1,348.23	\$1,833.33	\$485.10	\$5,603.77	\$9,166.65	\$3,562.88	\$22,000.00
<u>Total Utilities</u>	\$5,570.16	\$6,053.61	\$483.45	\$26,881.92	\$30,268.05	\$3,386.13	\$72,643.36

**Rowley Downs  
Budget Comparison Report  
5/1/2019 - 5/31/2019**

	5/1/2019 - 5/31/2019			1/1/2019 - 5/31/2019			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>Total Expense</b>	\$16,600.98	\$13,563.86	(\$3,037.12)	\$70,906.82	\$67,819.30	(\$3,087.52)	\$162,766.26
Operating Net Income	(\$16,594.04)	(\$0.01)	(\$16,594.03)	\$20,097.97	(\$0.05)	\$20,098.02	\$0.00
<b>Reserve Income</b>							
<u>Reserves</u>							
9000 - Transfer to Reserves	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$7,535.50	(\$7,535.50)	\$18,085.14
<u>Total Reserves</u>	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$7,535.50	(\$7,535.50)	\$18,085.14
<b>Total Reserve Income</b>	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$7,535.50	(\$7,535.50)	\$18,085.14
<b>Reserve Expense</b>							
<u>Reserves</u>							
9025 - Trees/Shrubs	\$0.00	\$416.67	\$416.67	\$0.00	\$2,083.35	\$2,083.35	\$5,000.00
9030 - Reserves Irrigation	\$0.00	\$833.33	\$833.33	\$0.00	\$4,166.65	\$4,166.65	\$10,000.00
<u>Total Reserves</u>	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$6,250.00	\$6,250.00	\$15,000.00
<b>Total Reserve Expense</b>	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$6,250.00	\$6,250.00	\$15,000.00
Reserve Net Income	\$0.00	\$257.10	(\$257.10)	\$0.00	\$1,285.50	(\$1,285.50)	\$3,085.14
Net Income	(\$16,594.04)	\$257.09	(\$16,851.13)	\$20,097.97	\$1,285.45	\$18,812.52	\$3,085.14