

**Rowley Downs
Balance Sheet
6/30/2019**

Assets

Cash

1010 - Rowley Downs - Premier Bank Operating	\$43,023.19
1020 - Rowley Downs - Premier Bank Reserves	\$30,187.62
1091 - Cash - Champion	\$603.69
1100 - Champion Reserve Fund	\$3,021.66
1120 - Champion CDs	\$51,970.00

Cash Total \$128,806.16

Accounts Receivable

1200 - Accounts Receivable	\$12,133.55
1210 - Allowance for Doubtful Accounts	(\$930.00)

Accounts Receivable Total \$11,203.55

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

\$258,551.71

Liabilities and Equity

Accounts Payable

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

Liabilities

2020 - Prepaid Assessments	\$27,903.48
2500 - Due to Reserves	\$18,440.00

Liabilities Total \$46,343.48

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 \$7,362.38

Liabilities & Equity Total

\$258,551.71

Rowley Downs
Budget Comparison Report
6/1/2019 - 6/30/2019

	6/1/2019 - 6/30/2019			1/1/2019 - 6/30/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - Assessments	\$0.00	\$15,070.95	(\$15,070.95)	\$90,425.70	\$90,425.70	\$0.00	\$180,851.40
4025 - Bank Interest	\$7.11	\$0.00	\$7.11	\$34.50	\$0.00	\$34.50	\$0.00
4055 - Late Fees	\$0.00	\$0.00	\$0.00	(\$215.00)	\$0.00	(\$215.00)	\$0.00
4060 - Legal/Letter Fees	\$0.00	\$0.00	\$0.00	\$560.00	\$0.00	\$560.00	\$0.00
4085 - Violations/Fines	(\$50.00)	\$0.00	(\$50.00)	(\$200.00)	\$0.00	(\$200.00)	\$0.00
4090 - Transfer to Reserves	\$0.00	(\$1,507.10)	\$1,507.10	\$0.00	(\$9,042.60)	\$9,042.60	(\$18,085.14)
<u>Total Income</u>	(\$42.89)	\$13,563.85	(\$13,606.74)	\$90,605.20	\$81,383.10	\$9,222.10	\$162,766.26
Total Income	(\$42.89)	\$13,563.85	(\$13,606.74)	\$90,605.20	\$81,383.10	\$9,222.10	\$162,766.26
Expense							
<u>Administration</u>							
5000 - Accounting Fees	\$0.00	\$26.25	\$26.25	\$315.00	\$157.50	(\$157.50)	\$315.00
5010 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
5017 - Community Activities	\$0.00	\$41.67	\$41.67	\$357.67	\$250.02	(\$107.65)	\$500.00
5030 - Legal-Collections/Late Letter Fees	\$0.00	\$208.33	\$208.33	\$635.00	\$1,249.98	\$614.98	\$2,500.00
5035 - Legal-Corporate	\$0.00	\$208.33	\$208.33	\$565.00	\$1,249.98	\$684.98	\$2,500.00
5040 - Licenses, Fees, & Permits	\$0.00	\$4.17	\$4.17	\$0.00	\$25.02	\$25.02	\$50.00
5045 - Management Contract	\$950.00	\$950.00	\$0.00	\$5,700.00	\$5,700.00	\$0.00	\$11,400.00
5055 - Office Supplies	\$8.40	\$25.00	\$16.60	\$143.00	\$150.00	\$7.00	\$300.00
5060 - Postage & Delivery	\$23.10	\$62.50	\$39.40	\$373.45	\$375.00	\$1.55	\$750.00
5065 - Printing & Reproduction	\$547.70	\$250.08	(\$297.62)	\$2,105.70	\$1,500.48	(\$605.22)	\$3,000.90
5080 - Web Site/Computer Maintenance	\$30.00	\$47.50	\$17.50	\$300.00	\$285.00	(\$15.00)	\$570.00
<u>Total Administration</u>	\$1,559.20	\$1,865.50	\$306.30	\$10,494.82	\$11,193.00	\$698.18	\$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	\$499.98	\$499.98	\$1,000.00
5315 - Extermination/Animal Control	\$969.63	\$41.67	(\$927.96)	\$969.63	\$250.02	(\$719.61)	\$500.00
5335 - Grounds Maintenance	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
5345 - Irrigation System	\$0.00	\$791.67	\$791.67	\$9,532.27	\$4,750.02	(\$4,782.25)	\$9,500.00
5350 - Landscaping Contract	\$3,325.00	\$3,333.33	\$8.33	\$19,175.00	\$19,999.98	\$824.98	\$40,000.00
5355 - Landscape-Tree/Shrub/Flower/etc	\$1,320.00	\$375.00	(\$945.00)	\$4,329.60	\$2,250.00	(\$2,079.60)	\$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	\$6,092.50	\$3,345.00	(\$2,747.50)	\$6,690.00
<u>Total Grounds</u>	\$5,614.63	\$5,224.17	(\$390.46)	\$40,703.91	\$31,345.02	(\$9,358.89)	\$62,690.00
<u>Insurance</u>							
5510 - Insurance	\$0.00	\$420.58	\$420.58	\$0.00	\$2,523.48	\$2,523.48	\$5,047.00
<u>Total Insurance</u>	\$0.00	\$420.58	\$420.58	\$0.00	\$2,523.48	\$2,523.48	\$5,047.00
<u>Utilities</u>							
8000 - Gas and Electric	\$28.93	\$150.00	\$121.07	\$955.68	\$900.00	(\$55.68)	\$1,800.00
8020 - Trash Removal	\$4,070.28	\$4,070.28	\$0.00	\$24,421.68	\$24,421.68	\$0.00	\$48,843.36
8025 - Water	\$1,062.96	\$1,833.33	\$770.37	\$6,666.73	\$10,999.98	\$4,333.25	\$22,000.00
<u>Total Utilities</u>	\$5,162.17	\$6,053.61	\$891.44	\$32,044.09	\$36,321.66	\$4,277.57	\$72,643.36

**Rowley Downs
Budget Comparison Report
6/1/2019 - 6/30/2019**

	6/1/2019 - 6/30/2019			1/1/2019 - 6/30/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Expense	\$12,336.00	\$13,563.86	\$1,227.86	\$83,242.82	\$81,383.16	(\$1,859.66)	\$162,766.26
Operating Net Income	(\$12,378.89)	(\$0.01)	(\$12,378.88)	\$7,362.38	(\$0.06)	\$7,362.44	\$0.00
Reserve Income							
<u>Reserves</u>							
9000 - Transfer to Reserves	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$9,042.60	(\$9,042.60)	\$18,085.14
<u>Total Reserves</u>	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$9,042.60	(\$9,042.60)	\$18,085.14
Total Reserve Income	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$9,042.60	(\$9,042.60)	\$18,085.14
Reserve Expense							
<u>Reserves</u>							
9025 - Trees/Shrubs	\$0.00	\$416.67	\$416.67	\$0.00	\$2,500.02	\$2,500.02	\$5,000.00
9030 - Reserves Irrigation	\$0.00	\$833.33	\$833.33	\$0.00	\$4,999.98	\$4,999.98	\$10,000.00
<u>Total Reserves</u>	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$7,500.00	\$7,500.00	\$15,000.00
Total Reserve Expense	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$7,500.00	\$7,500.00	\$15,000.00
Reserve Net Income	\$0.00	\$257.10	(\$257.10)	\$0.00	\$1,542.60	(\$1,542.60)	\$3,085.14
Net Income	(\$12,378.89)	\$257.09	(\$12,635.98)	\$7,362.38	\$1,542.54	\$5,819.84	\$3,085.14