

**Rowley Downs
Balance Sheet
9/30/2019**

Assets

Cash

1010 - Rowley Downs - Premier Bank Operating	\$32,638.22
1020 - Rowley Downs - Premier Bank Reserves	\$34,732.94
1091 - Cash - Champion	\$603.69
1100 - Champion Reserve Fund	\$3,021.66
1120 - Champion CDs	\$51,970.00

Cash Total \$122,966.51

Accounts Receivable

1200 - Accounts Receivable	\$11,474.20
1210 - Allowance for Doubtful Accounts	(\$930.00)

Accounts Receivable Total \$10,544.20

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

\$252,052.71

Liabilities and Equity

Accounts Payable

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

Liabilities

2020 - Prepaid Assessments	\$26,823.41
2500 - Due to Reserves	\$18,440.00

Liabilities Total \$45,263.41

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 \$1,943.45

Liabilities & Equity Total

\$252,052.71

Rowley Downs
Budget Comparison Report
9/1/2019 - 9/30/2019

	9/1/2019 - 9/30/2019			1/1/2019 - 9/30/2019			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4000 - Assessments	\$0.00	\$15,070.95	(\$15,070.95)	\$135,638.55	\$135,638.55	\$0.00	\$180,851.40
4025 - Bank Interest	\$8.20	\$0.00	\$8.20	\$58.52	\$0.00	\$58.52	\$0.00
4055 - Late Fees	(\$55.00)	\$0.00	(\$55.00)	\$485.00	\$0.00	\$485.00	\$0.00
4060 - Legal/Letter Fees	(\$10.00)	\$0.00	(\$10.00)	\$1,110.00	\$0.00	\$1,110.00	\$0.00
4085 - Violations/Fines	\$225.00	\$0.00	\$225.00	(\$325.00)	\$0.00	(\$325.00)	\$0.00
4090 - Transfer to Reserves	\$0.00	(\$1,507.10)	\$1,507.10	\$0.00	(\$13,563.90)	\$13,563.90	(\$18,085.14)
<u>Total Income</u>	\$168.20	\$13,563.85	(\$13,395.65)	\$136,967.07	\$122,074.65	\$14,892.42	\$162,766.26
Total Income	\$168.20	\$13,563.85	(\$13,395.65)	\$136,967.07	\$122,074.65	\$14,892.42	\$162,766.26
Expense							
<u>Administration</u>							
5000 - Accounting Fees	\$0.00	\$26.25	\$26.25	\$315.00	\$236.25	(\$78.75)	\$315.00
5010 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00
5017 - Community Activities	\$0.00	\$41.67	\$41.67	\$357.67	\$375.03	\$17.36	\$500.00
5030 - Legal-Collections/Late Letter Fees	\$0.00	\$208.33	\$208.33	\$635.00	\$1,874.97	\$1,239.97	\$2,500.00
5035 - Legal-Corporate	\$0.00	\$208.33	\$208.33	\$630.00	\$1,874.97	\$1,244.97	\$2,500.00
5040 - Licenses, Fees, & Permits	\$0.00	\$4.17	\$4.17	\$0.00	\$37.53	\$37.53	\$50.00
5045 - Management Contract	\$0.00	\$950.00	\$950.00	\$7,600.00	\$8,550.00	\$950.00	\$11,400.00
5055 - Office Supplies	\$0.00	\$25.00	\$25.00	\$215.20	\$225.00	\$9.80	\$300.00
5060 - Postage & Delivery	\$0.00	\$62.50	\$62.50	\$572.00	\$562.50	(\$9.50)	\$750.00
5065 - Printing & Reproduction	\$0.00	\$250.08	\$250.08	\$2,583.45	\$2,250.72	(\$332.73)	\$3,000.90
5080 - Web Site/Computer Maintenance	\$0.00	\$47.50	\$47.50	\$360.00	\$427.50	\$67.50	\$570.00
<u>Total Administration</u>	\$0.00	\$1,865.50	\$1,865.50	\$13,268.32	\$16,789.50	\$3,521.18	\$22,385.90
<u>Buildings</u>							
5210 - Building Maintenance	(\$5,000.00)	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total Buildings</u>	(\$5,000.00)	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00
<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	\$749.97	\$749.97	\$1,000.00
5315 - Extermination/Animal Control	\$115.00	\$41.67	(\$73.33)	\$1,084.63	\$375.03	(\$709.60)	\$500.00
5335 - Grounds Maintenance	\$225.00	\$41.67	(\$183.33)	\$3,052.00	\$375.03	(\$2,676.97)	\$500.00
5345 - Irrigation System	\$564.20	\$791.67	\$227.47	\$7,717.62	\$7,125.03	(\$592.59)	\$9,500.00
5350 - Landscaping Contract	\$3,325.00	\$3,333.33	\$8.33	\$29,150.00	\$29,999.97	\$849.97	\$40,000.00
5355 - Landscape-Tree/Shrub/Flower/etc	\$1,398.98	\$375.00	(\$1,023.98)	\$6,270.58	\$3,375.00	(\$2,895.58)	\$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	\$5,017.50	(\$1,075.00)	\$6,690.00
<u>Total Grounds</u>	\$5,628.18	\$5,224.17	(\$404.01)	\$53,972.24	\$47,017.53	(\$6,954.71)	\$62,690.00
<u>Insurance</u>							
5510 - Insurance	\$0.00	\$420.58	\$420.58	\$0.00	\$3,785.22	\$3,785.22	\$5,047.00
<u>Total Insurance</u>	\$0.00	\$420.58	\$420.58	\$0.00	\$3,785.22	\$3,785.22	\$5,047.00
<u>Utilities</u>							
8000 - Gas and Electric	\$111.56	\$150.00	\$38.44	\$1,299.15	\$1,350.00	\$50.85	\$1,800.00

**Rowley Downs
Budget Comparison Report
9/1/2019 - 9/30/2019**

	9/1/2019 - 9/30/2019			1/1/2019 - 9/30/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
8020 - Trash Removal	\$4,070.28	\$4,070.28	\$0.00	\$36,632.52	\$36,632.52	\$0.00	\$48,843.36
8025 - Water	\$5,195.98	\$1,833.33	(\$3,362.65)	\$20,061.39	\$16,499.97	(\$3,561.42)	\$22,000.00
<u>Total Utilities</u>	\$9,377.82	\$6,053.61	(\$3,324.21)	\$57,993.06	\$54,482.49	(\$3,510.57)	\$72,643.36
Total Expense	\$10,006.00	\$13,563.86	\$3,557.86	\$125,233.62	\$122,074.74	(\$3,158.88)	\$162,766.26
Operating Net Income	(\$9,837.80)	(\$0.01)	(\$9,837.79)	\$11,733.45	(\$0.09)	\$11,733.54	\$0.00
Reserve Income							
<u>Reserves</u>							
9000 - Transfer to Reserves	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$13,563.90	(\$13,563.90)	\$18,085.14
<u>Total Reserves</u>	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$13,563.90	(\$13,563.90)	\$18,085.14
Total Reserve Income	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$13,563.90	(\$13,563.90)	\$18,085.14
Reserve Expense							
<u>Reserves</u>							
9025 - Trees/Shrubs	\$0.00	\$416.67	\$416.67	\$0.00	\$3,750.03	\$3,750.03	\$5,000.00
9030 - Reserves Irrigation	\$0.00	\$833.33	\$833.33	\$9,790.00	\$7,499.97	(\$2,290.03)	\$10,000.00
<u>Total Reserves</u>	\$0.00	\$1,250.00	\$1,250.00	\$9,790.00	\$11,250.00	\$1,460.00	\$15,000.00
Total Reserve Expense	\$0.00	\$1,250.00	\$1,250.00	\$9,790.00	\$11,250.00	\$1,460.00	\$15,000.00
Reserve Net Income	\$0.00	\$257.10	(\$257.10)	(\$9,790.00)	\$2,313.90	(\$12,103.90)	\$3,085.14
Net Income	(\$9,837.80)	\$257.09	(\$10,094.89)	\$1,943.45	\$2,313.81	(\$370.36)	\$3,085.14