

**Rowley Downs
Balance Sheet
10/31/2019**

Assets

Cash

1010 - Rowley Downs - Premier Bank Operating	\$31,440.79
1020 - Rowley Downs - Premier Bank Reserves	\$36,248.91
1091 - Cash - Champion	\$603.69
1100 - Champion Reserve Fund	\$3,021.66
1120 - Champion CDs	\$51,970.00

<u>Cash Total</u>	\$123,285.05
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Accounts Receivable

1200 - Accounts Receivable	\$13,334.01
1210 - Allowance for Doubtful Accounts	(\$930.00)

<u>Accounts Receivable Total</u>	\$12,404.01
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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

<u>Assets Total</u>	\$23,492.00
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Fixed Assets

1600 - Fixed Assets	\$248,229.00
1610 - Accumulated Deprec	(\$153,179.00)

<u>Fixed Assets Total</u>	\$95,050.00
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Assets Total

\$254,231.06

Liabilities and Equity

Accounts Payable

2010 - Accounts Payable	\$30.34
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<u>Accounts Payable Total</u>	\$30.34
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Liabilities

2020 - Prepaid Assessments	\$7,363.73
2500 - Due to Reserves	\$18,440.00

<u>Liabilities Total</u>	\$25,803.73
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Equity

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

<u>Equity Total</u>	\$169,478.32
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<u>Retained Earnings</u>	\$35,337.19
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<u>Net Income</u>	\$23,581.48
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Liabilities & Equity Total

\$254,231.06

**Rowley Downs
Budget Comparison Report
10/1/2019 - 10/31/2019**

	10/1/2019 - 10/31/2019			1/1/2019 - 10/31/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - Assessments	\$45,212.85	\$15,070.95	\$30,141.90	\$180,851.40	\$150,709.50	\$30,141.90	\$180,851.40
4025 - Bank Interest	\$8.87	\$0.00	\$8.87	\$67.39	\$0.00	\$67.39	\$0.00
4055 - Late Fees	(\$300.00)	\$0.00	(\$300.00)	\$185.00	\$0.00	\$185.00	\$0.00
4060 - Legal/Letter Fees	(\$135.00)	\$0.00	(\$135.00)	\$975.00	\$0.00	\$975.00	\$0.00
4085 - Violations/Fines	(\$1,750.00)	\$0.00	(\$1,750.00)	(\$2,075.00)	\$0.00	(\$2,075.00)	\$0.00
4090 - Transfer to Reserves	\$0.00	(\$1,507.10)	\$1,507.10	\$0.00	(\$15,071.00)	\$15,071.00	(\$18,085.14)
<u>Total Income</u>	\$43,036.72	\$13,563.85	\$29,472.87	\$180,003.79	\$135,638.50	\$44,365.29	\$162,766.26
Total Income	\$43,036.72	\$13,563.85	\$29,472.87	\$180,003.79	\$135,638.50	\$44,365.29	\$162,766.26
Expense							
<u>Administration</u>							
5000 - Accounting Fees	\$0.00	\$26.25	\$26.25	\$315.00	\$262.50	(\$52.50)	\$315.00
5010 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$416.70	\$416.70	\$500.00
5017 - Community Activities	\$0.00	\$41.67	\$41.67	\$357.67	\$416.70	\$59.03	\$500.00
5030 - Legal-Collections/Late Letter Fees	\$275.00	\$208.33	(\$66.67)	\$910.00	\$2,083.30	\$1,173.30	\$2,500.00
5035 - Legal-Corporate	\$0.00	\$208.33	\$208.33	\$630.00	\$2,083.30	\$1,453.30	\$2,500.00
5040 - Licenses, Fees, & Permits	\$0.00	\$4.17	\$4.17	\$0.00	\$41.70	\$41.70	\$50.00
5045 - Management Contract	\$1,900.00	\$950.00	(\$950.00)	\$9,500.00	\$9,500.00	\$0.00	\$11,400.00
5055 - Office Supplies	\$68.40	\$25.00	(\$43.40)	\$283.60	\$250.00	(\$33.60)	\$300.00
5060 - Postage & Delivery	\$188.10	\$62.50	(\$125.60)	\$760.10	\$625.00	(\$135.10)	\$750.00
5065 - Printing & Reproduction	\$743.45	\$250.08	(\$493.37)	\$3,326.90	\$2,500.80	(\$826.10)	\$3,000.90
5080 - Web Site/Computer Maintenance	\$60.00	\$47.50	(\$12.50)	\$420.00	\$475.00	\$55.00	\$570.00
<u>Total Administration</u>	\$3,234.95	\$1,865.50	(\$1,369.45)	\$16,503.27	\$18,655.00	\$2,151.73	\$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	\$833.30	\$833.30	\$1,000.00
5315 - Extermination/Animal Control	\$0.00	\$41.67	\$41.67	\$1,084.63	\$416.70	(\$667.93)	\$500.00
5335 - Grounds Maintenance	\$0.00	\$41.67	\$41.67	\$3,052.00	\$416.70	(\$2,635.30)	\$500.00
5345 - Irrigation System	\$1,423.96	\$791.67	(\$632.29)	\$9,141.58	\$7,916.70	(\$1,224.88)	\$9,500.00
5350 - Landscaping Contract	\$3,325.00	\$3,333.33	\$8.33	\$32,475.00	\$33,333.30	\$858.30	\$40,000.00
5355 - Landscape-Tree/Shrub/Flower/etc	\$0.00	\$375.00	\$375.00	\$6,270.58	\$3,750.00	(\$2,520.58)	\$4,500.00
5380 - Holiday Lighting	\$0.00	\$0.00	\$0.00	\$524.07	\$0.00	(\$524.07)	\$0.00
5390 - Snow Removal	\$50.00	\$557.50	\$507.50	\$6,142.50	\$5,575.00	(\$567.50)	\$6,690.00
<u>Total Grounds</u>	\$4,798.96	\$5,224.17	\$425.21	\$58,771.20	\$52,241.70	(\$6,529.50)	\$62,690.00
<u>Insurance</u>							
5510 - Insurance	\$5,038.00	\$420.58	(\$4,617.42)	\$5,038.00	\$4,205.80	(\$832.20)	\$5,047.00
<u>Total Insurance</u>	\$5,038.00	\$420.58	(\$4,617.42)	\$5,038.00	\$4,205.80	(\$832.20)	\$5,047.00
<u>Utilities</u>							
8000 - Gas and Electric	\$207.00	\$150.00	(\$57.00)	\$1,506.15	\$1,500.00	(\$6.15)	\$1,800.00
8020 - Trash Removal	\$4,070.28	\$4,070.28	\$0.00	\$40,702.80	\$40,702.80	\$0.00	\$48,843.36
8025 - Water	\$4,049.50	\$1,833.33	(\$2,216.17)	\$24,110.89	\$18,333.30	(\$5,777.59)	\$22,000.00
<u>Total Utilities</u>	\$8,326.78	\$6,053.61	(\$2,273.17)	\$66,319.84	\$60,536.10	(\$5,783.74)	\$72,643.36

**Rowley Downs
Budget Comparison Report
10/1/2019 - 10/31/2019**

	10/1/2019 - 10/31/2019			1/1/2019 - 10/31/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Expense	\$21,398.69	\$13,563.86	(\$7,834.83)	\$146,632.31	\$135,638.60	(\$10,993.71)	\$162,766.26
Operating Net Income	\$21,638.03	(\$0.01)	\$21,638.04	\$33,371.48	(\$0.10)	\$33,371.58	\$0.00
Reserve Income							
<u>Reserves</u>							
9000 - Transfer to Reserves	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$15,071.00	(\$15,071.00)	\$18,085.14
<u>Total Reserves</u>	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$15,071.00	(\$15,071.00)	\$18,085.14
Total Reserve Income	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$15,071.00	(\$15,071.00)	\$18,085.14
Reserve Expense							
<u>Reserves</u>							
9025 - Trees/Shrubs	\$0.00	\$416.67	\$416.67	\$0.00	\$4,166.70	\$4,166.70	\$5,000.00
9030 - Reserves Irrigation	\$0.00	\$833.33	\$833.33	\$9,790.00	\$8,333.30	(\$1,456.70)	\$10,000.00
<u>Total Reserves</u>	\$0.00	\$1,250.00	\$1,250.00	\$9,790.00	\$12,500.00	\$2,710.00	\$15,000.00
Total Reserve Expense	\$0.00	\$1,250.00	\$1,250.00	\$9,790.00	\$12,500.00	\$2,710.00	\$15,000.00
Reserve Net Income	\$0.00	\$257.10	(\$257.10)	(\$9,790.00)	\$2,571.00	(\$12,361.00)	\$3,085.14
Net Income	\$21,638.03	\$257.09	\$21,380.94	\$23,581.48	\$2,570.90	\$21,010.58	\$3,085.14