

**Rowley Downs
Balance Sheet
11/30/2019**

Assets

Cash

| | |
|--|--------------|
| 1010 - Rowley Downs - Premier Bank Operating | \$19,174.97 |
| 1020 - Rowley Downs - Premier Bank Reserves | \$37,764.97 |
| 1091 - Cash - Champion | \$603.69 |
| 1100 - Champion Reserve Fund | \$3,021.66 |
| 1120 - Champion CDs | \$51,970.00 |
| <u>Cash Total</u> | \$112,535.29 |

Accounts Receivable

| | |
|--|-------------|
| 1200 - Accounts Receivable | \$12,391.10 |
| 1210 - Allowance for Doubtful Accounts | (\$930.00) |
| <u>Accounts Receivable Total</u> | \$11,461.10 |

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 |

Fixed Assets

| | |
|---------------------------|----------------|
| 1600 - Fixed Assets | \$248,229.00 |
| 1610 - Accumulated Deprec | (\$153,179.00) |
| <u>Fixed Assets Total</u> | \$95,050.00 |

Assets Total

\$242,538.39

Liabilities and Equity

Accounts Payable

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

Liabilities

| | |
|----------------------------|-------------|
| 2020 - Prepaid Assessments | \$7,667.63 |
| 2500 - Due to Reserves | \$18,440.00 |
| <u>Liabilities Total</u> | \$26,107.63 |

Equity

| | |
|-------------------------------|--------------|
| 3020 - Reserve Equity | \$76,684.97 |
| 3030 - Equity Common Property | \$92,793.35 |
| <u>Equity Total</u> | \$169,478.32 |

Retained Earnings

\$35,337.19

Net Income

\$11,584.91

Liabilities & Equity Total

\$242,538.39

Rowley Downs
Budget Comparison Report
11/1/2019 - 11/30/2019

| | 11/1/2019 - 11/30/2019 | | | 1/1/2019 - 11/30/2019 | | | |
|---|------------------------|--------------|---------------|-----------------------|---------------|--------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| Income | | | | | | | |
| <u>Income</u> | | | | | | | |
| 4000 - Assessments | \$0.00 | \$15,070.95 | (\$15,070.95) | \$180,851.40 | \$165,780.45 | \$15,070.95 | \$180,851.40 |
| 4025 - Bank Interest | \$8.96 | \$0.00 | \$8.96 | \$76.35 | \$0.00 | \$76.35 | \$0.00 |
| 4055 - Late Fees | \$0.00 | \$0.00 | \$0.00 | \$185.00 | \$0.00 | \$185.00 | \$0.00 |
| 4060 - Legal/Letter Fees | \$0.00 | \$0.00 | \$0.00 | \$975.00 | \$0.00 | \$975.00 | \$0.00 |
| 4085 - Violations/Fines | \$200.00 | \$0.00 | \$200.00 | (\$1,875.00) | \$0.00 | (\$1,875.00) | \$0.00 |
| 4090 - Transfer to Reserves | \$0.00 | (\$1,507.10) | \$1,507.10 | \$0.00 | (\$16,578.10) | \$16,578.10 | (\$18,085.14) |
| <u>Total Income</u> | \$208.96 | \$13,563.85 | (\$13,354.89) | \$180,212.75 | \$149,202.35 | \$31,010.40 | \$162,766.26 |
| Total Income | \$208.96 | \$13,563.85 | (\$13,354.89) | \$180,212.75 | \$149,202.35 | \$31,010.40 | \$162,766.26 |
| Expense | | | | | | | |
| <u>Administration</u> | | | | | | | |
| 5000 - Accounting Fees | \$0.00 | \$26.25 | \$26.25 | \$315.00 | \$288.75 | (\$26.25) | \$315.00 |
| 5010 - Bad Debt | \$0.00 | \$41.67 | \$41.67 | \$0.00 | \$458.37 | \$458.37 | \$500.00 |
| 5017 - Community Activities | \$0.00 | \$41.67 | \$41.67 | \$357.67 | \$458.37 | \$100.70 | \$500.00 |
| 5030 - Legal-Collections/Late Letter Fees | \$0.00 | \$208.33 | \$208.33 | \$910.00 | \$2,291.63 | \$1,381.63 | \$2,500.00 |
| 5035 - Legal-Corporate | \$0.00 | \$208.33 | \$208.33 | \$630.00 | \$2,291.63 | \$1,661.63 | \$2,500.00 |
| 5040 - Licenses, Fees, & Permits | \$0.00 | \$4.17 | \$4.17 | \$0.00 | \$45.87 | \$45.87 | \$50.00 |
| 5045 - Management Contract | \$950.00 | \$950.00 | \$0.00 | \$10,450.00 | \$10,450.00 | \$0.00 | \$11,400.00 |
| 5055 - Office Supplies | \$1.60 | \$25.00 | \$23.40 | \$285.20 | \$275.00 | (\$10.20) | \$300.00 |
| 5060 - Postage & Delivery | \$4.40 | \$62.50 | \$58.10 | \$764.50 | \$687.50 | (\$77.00) | \$750.00 |
| 5065 - Printing & Reproduction | \$30.05 | \$250.08 | \$220.03 | \$3,356.95 | \$2,750.88 | (\$606.07) | \$3,000.90 |
| 5080 - Web Site/Computer Maintenance | \$96.10 | \$47.50 | (\$48.60) | \$516.10 | \$522.50 | \$6.40 | \$570.00 |
| <u>Total Administration</u> | \$1,082.15 | \$1,865.50 | \$783.35 | \$17,585.42 | \$20,520.50 | \$2,935.08 | \$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 | \$916.63 | \$916.63 | \$1,000.00 |
| 5315 - Extermination/Animal Control | \$228.00 | \$41.67 | (\$186.33) | \$1,312.63 | \$458.37 | (\$854.26) | \$500.00 |
| 5330 - Grounds Contract Extras | \$303.22 | \$0.00 | (\$303.22) | \$303.22 | \$0.00 | (\$303.22) | \$0.00 |
| 5335 - Grounds Maintenance | \$0.00 | \$41.67 | \$41.67 | \$3,052.00 | \$458.37 | (\$2,593.63) | \$500.00 |
| 5345 - Irrigation System | \$0.00 | \$791.67 | \$791.67 | \$9,141.58 | \$8,708.37 | (\$433.21) | \$9,500.00 |
| 5350 - Landscaping Contract | \$3,325.00 | \$3,333.33 | \$8.33 | \$35,800.00 | \$36,666.63 | \$866.63 | \$40,000.00 |
| 5355 - Landscape-Tree/Shrub/Flower/etc | \$200.00 | \$375.00 | \$175.00 | \$6,470.58 | \$4,125.00 | (\$2,345.58) | \$4,500.00 |
| 5380 - Holiday Lighting | \$0.00 | \$0.00 | \$0.00 | \$524.07 | \$0.00 | (\$524.07) | \$0.00 |
| 5390 - Snow Removal | \$1,092.00 | \$557.50 | (\$534.50) | \$7,234.50 | \$6,132.50 | (\$1,102.00) | \$6,690.00 |
| <u>Total Grounds</u> | \$5,148.22 | \$5,224.17 | \$75.95 | \$63,919.42 | \$57,465.87 | (\$6,453.55) | \$62,690.00 |
| <u>Insurance</u> | | | | | | | |
| 5510 - Insurance | \$0.00 | \$420.58 | \$420.58 | \$5,038.00 | \$4,626.38 | (\$411.62) | \$5,047.00 |
| <u>Total Insurance</u> | \$0.00 | \$420.58 | \$420.58 | \$5,038.00 | \$4,626.38 | (\$411.62) | \$5,047.00 |
| <u>Utilities</u> | | | | | | | |
| 8000 - Gas and Electric | \$33.36 | \$150.00 | \$116.64 | \$1,539.51 | \$1,650.00 | \$110.49 | \$1,800.00 |
| 8020 - Trash Removal | \$4,070.28 | \$4,070.28 | \$0.00 | \$44,773.08 | \$44,773.08 | \$0.00 | \$48,843.36 |
| 8025 - Water | \$1,871.52 | \$1,833.33 | (\$38.19) | \$25,982.41 | \$20,166.63 | (\$5,815.78) | \$22,000.00 |
| <u>Total Utilities</u> | \$5,975.16 | \$6,053.61 | \$78.45 | \$72,295.00 | \$66,589.71 | (\$5,705.29) | \$72,643.36 |

**Rowley Downs
Budget Comparison Report
11/1/2019 - 11/30/2019**

| | 11/1/2019 - 11/30/2019 | | | 1/1/2019 - 11/30/2019 | | | |
|------------------------------|------------------------|-------------|---------------|-----------------------|--------------|---------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| Total Expense | \$12,205.53 | \$13,563.86 | \$1,358.33 | \$158,837.84 | \$149,202.46 | (\$9,635.38) | \$162,766.26 |
| Operating Net Income | (\$11,996.57) | (\$0.01) | (\$11,996.56) | \$21,374.91 | (\$0.11) | \$21,375.02 | \$0.00 |
| Reserve Income | | | | | | | |
| <u>Reserves</u> | | | | | | | |
| 9000 - Transfer to Reserves | \$0.00 | \$1,507.10 | (\$1,507.10) | \$0.00 | \$16,578.10 | (\$16,578.10) | \$18,085.14 |
| <u>Total Reserves</u> | \$0.00 | \$1,507.10 | (\$1,507.10) | \$0.00 | \$16,578.10 | (\$16,578.10) | \$18,085.14 |
| Total Reserve Income | \$0.00 | \$1,507.10 | (\$1,507.10) | \$0.00 | \$16,578.10 | (\$16,578.10) | \$18,085.14 |
| Reserve Expense | | | | | | | |
| <u>Reserves</u> | | | | | | | |
| 9025 - Trees/Shrubs | \$0.00 | \$416.67 | \$416.67 | \$0.00 | \$4,583.37 | \$4,583.37 | \$5,000.00 |
| 9030 - Reserves Irrigation | \$0.00 | \$833.33 | \$833.33 | \$9,790.00 | \$9,166.63 | (\$623.37) | \$10,000.00 |
| <u>Total Reserves</u> | \$0.00 | \$1,250.00 | \$1,250.00 | \$9,790.00 | \$13,750.00 | \$3,960.00 | \$15,000.00 |
| Total Reserve Expense | \$0.00 | \$1,250.00 | \$1,250.00 | \$9,790.00 | \$13,750.00 | \$3,960.00 | \$15,000.00 |
| Reserve Net Income | \$0.00 | \$257.10 | (\$257.10) | (\$9,790.00) | \$2,828.10 | (\$12,618.10) | \$3,085.14 |
| Net Income | (\$11,996.57) | \$257.09 | (\$12,253.66) | \$11,584.91 | \$2,827.99 | \$8,756.92 | \$3,085.14 |