

**Rowley Downs  
Balance Sheet  
12/31/2019**

**Assets**

Cash

1010 - Rowley Downs - Premier Bank Operating	\$18,376.87
1020 - Rowley Downs - Premier Bank Reserves	\$39,281.72
1091 - Cash - Champion	\$603.69
1100 - Champion Reserve Fund	\$3,021.66
1120 - Champion CDs	\$51,970.00

Cash Total \$113,253.94

Accounts Receivable

1200 - Accounts Receivable	\$10,633.75
1210 - Allowance for Doubtful Accounts	(\$930.00)

Accounts Receivable Total \$9,703.75

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*

\$241,499.69

**Liabilities and Equity**

Accounts Payable

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

Liabilities

2020 - Prepaid Assessments	\$22,855.09
2500 - Due to Reserves	\$18,440.00

Liabilities Total \$41,295.09

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 (\$4,641.25)

*Liabilities & Equity Total*

\$241,499.69

**Rowley Downs**  
**Budget Comparison Report**  
**12/1/2019 - 12/31/2019**

	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4000 - Assessments	\$0.00	\$15,070.95	(\$15,070.95)	\$180,851.40	\$180,851.40	\$0.00	\$180,851.40
4025 - Bank Interest	\$9.65	\$0.00	\$9.65	\$86.00	\$0.00	\$86.00	\$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	(\$1,675.00)	\$0.00	(\$1,675.00)	\$0.00
4090 - Transfer to Reserves	\$0.00	(\$1,507.04)	\$1,507.04	\$0.00	(\$18,085.14)	\$18,085.14	(\$18,085.14)
<u>Total Income</u>	\$209.65	\$13,563.91	(\$13,354.26)	\$180,422.40	\$162,766.26	\$17,656.14	\$162,766.26
<b>Total Income</b>	\$209.65	\$13,563.91	(\$13,354.26)	\$180,422.40	\$162,766.26	\$17,656.14	\$162,766.26
<b>Expense</b>							
<u>Administration</u>							
5000 - Accounting Fees	\$0.00	\$26.25	\$26.25	\$315.00	\$315.00	\$0.00	\$315.00
5010 - Bad Debt	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00
5017 - Community Activities	\$0.00	\$41.63	\$41.63	\$357.67	\$500.00	\$142.33	\$500.00
5030 - Legal-Collections/Late Letter Fees	\$0.00	\$208.37	\$208.37	\$910.00	\$2,500.00	\$1,590.00	\$2,500.00
5035 - Legal-Corporate	\$0.00	\$208.37	\$208.37	\$630.00	\$2,500.00	\$1,870.00	\$2,500.00
5040 - Licenses, Fees, & Permits	\$0.00	\$4.13	\$4.13	\$0.00	\$50.00	\$50.00	\$50.00
5045 - Management Contract	\$950.00	\$950.00	\$0.00	\$11,400.00	\$11,400.00	\$0.00	\$11,400.00
5055 - Office Supplies	\$2.00	\$25.00	\$23.00	\$287.20	\$300.00	\$12.80	\$300.00
5060 - Postage & Delivery	\$5.50	\$62.50	\$57.00	\$770.00	\$750.00	(\$20.00)	\$750.00
5065 - Printing & Reproduction	\$463.00	\$250.02	(\$212.98)	\$3,819.95	\$3,000.90	(\$819.05)	\$3,000.90
5080 - Web Site/Computer Maintenance	\$30.00	\$47.50	\$17.50	\$546.10	\$570.00	\$23.90	\$570.00
<u>Total Administration</u>	\$1,450.50	\$1,865.40	\$414.90	\$19,035.92	\$22,385.90	\$3,349.98	\$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	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
5315 - Extermination/Animal Control	\$0.00	\$41.63	\$41.63	\$1,312.63	\$500.00	(\$812.63)	\$500.00
5330 - Grounds Contract Extras	\$0.00	\$0.00	\$0.00	\$303.22	\$0.00	(\$303.22)	\$0.00
5335 - Grounds Maintenance	\$0.00	\$41.63	\$41.63	\$3,052.00	\$500.00	(\$2,552.00)	\$500.00
5345 - Irrigation System	\$0.00	\$791.63	\$791.63	\$9,141.58	\$9,500.00	\$358.42	\$9,500.00
5350 - Landscaping Contract	\$3,325.00	\$3,333.37	\$8.37	\$39,125.00	\$40,000.00	\$875.00	\$40,000.00
5355 - Landscape-Tree/Shrub/Flower/etc	\$5,000.00	\$375.00	(\$4,625.00)	\$11,470.58	\$4,500.00	(\$6,970.58)	\$4,500.00
5380 - Holiday Lighting	\$0.00	\$0.00	\$0.00	\$524.07	\$0.00	(\$524.07)	\$0.00
5390 - Snow Removal	\$1,376.00	\$557.50	(\$818.50)	\$8,610.50	\$6,690.00	(\$1,920.50)	\$6,690.00
<u>Total Grounds</u>	\$9,701.00	\$5,224.13	(\$4,476.87)	\$73,620.42	\$62,690.00	(\$10,930.42)	\$62,690.00
<u>Insurance</u>							
5510 - Insurance	\$0.00	\$420.62	\$420.62	\$5,038.00	\$5,047.00	\$9.00	\$5,047.00
<u>Total Insurance</u>	\$0.00	\$420.62	\$420.62	\$5,038.00	\$5,047.00	\$9.00	\$5,047.00
<u>Utilities</u>							
8000 - Gas and Electric	\$158.86	\$150.00	(\$8.86)	\$1,698.37	\$1,800.00	\$101.63	\$1,800.00
8020 - Trash Removal	\$4,070.28	\$4,070.28	\$0.00	\$48,843.36	\$48,843.36	\$0.00	\$48,843.36
8025 - Water	\$1,055.17	\$1,833.37	\$778.20	\$27,037.58	\$22,000.00	(\$5,037.58)	\$22,000.00
<u>Total Utilities</u>	\$5,284.31	\$6,053.65	\$769.34	\$77,579.31	\$72,643.36	(\$4,935.95)	\$72,643.36

**Rowley Downs  
Budget Comparison Report  
12/1/2019 - 12/31/2019**

	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019			
	<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>	\$16,435.81	\$13,563.80	(\$2,872.01)	\$175,273.65	\$162,766.26	(\$12,507.39)	\$162,766.26
Operating Net Income	(\$16,226.16)	\$0.11	(\$16,226.27)	\$5,148.75	\$0.00	\$5,148.75	\$0.00
<b>Reserve Income</b>							
<u>Reserves</u>							
9000 - Transfer to Reserves	\$0.00	\$1,507.04	(\$1,507.04)	\$0.00	\$18,085.14	(\$18,085.14)	\$18,085.14
<u>Total Reserves</u>	\$0.00	\$1,507.04	(\$1,507.04)	\$0.00	\$18,085.14	(\$18,085.14)	\$18,085.14
<b>Total Reserve Income</b>	\$0.00	\$1,507.04	(\$1,507.04)	\$0.00	\$18,085.14	(\$18,085.14)	\$18,085.14
<b>Reserve Expense</b>							
<u>Reserves</u>							
9025 - Trees/Shrubs	\$0.00	\$416.63	\$416.63	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
9030 - Reserves Irrigation	\$0.00	\$833.37	\$833.37	\$9,790.00	\$10,000.00	\$210.00	\$10,000.00
<u>Total Reserves</u>	\$0.00	\$1,250.00	\$1,250.00	\$9,790.00	\$15,000.00	\$5,210.00	\$15,000.00
<b>Total Reserve Expense</b>	\$0.00	\$1,250.00	\$1,250.00	\$9,790.00	\$15,000.00	\$5,210.00	\$15,000.00
Reserve Net Income	\$0.00	\$257.04	(\$257.04)	(\$9,790.00)	\$3,085.14	(\$12,875.14)	\$3,085.14
Net Income	(\$16,226.16)	\$257.15	(\$16,483.31)	(\$4,641.25)	\$3,085.14	(\$7,726.39)	\$3,085.14