

Rowley Downs
Balance Sheet - Fund Balance
Period Through: 1/31/2020

Assets

Cash	
1010 - Rowley Downs - Premier Bank Operating	\$35,216.95
1020 - Rowley Downs - Premier Bank Reserves	\$40,798.83
1091 - Cash - Champion	\$603.69
1100 - Champion Reserve Fund	\$3,021.66
1120 - Champion CDs	\$51,970.00
Cash Total	\$131,611.13

Accounts Receivable	
1200 - Accounts Receivable	\$14,377.28
1210 - Allowance for Doubtful Accounts	(\$930.00)
Accounts Receivable Total	\$13,447.28

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	\$263,600.41
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Liabilities and Equity

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

Liabilities	
2020 - Prepaid Assessments	\$11,278.39
2500 - Due to Reserves	\$18,440.00
Liabilities Total	\$29,718.39

Equity	
3010 - Operating Equity	\$30,695.94
3020 - Reserve Equity	\$76,684.97
3030 - Equity Common Property	\$92,793.35
Equity Total	\$200,174.26

Net Income Operating	\$33,677.42
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Liabilities & Equity Total	\$263,600.41
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Rowley Downs
Budget Comparison Report - 12 Months
1/1/2020 - 1/31/2020

Top line is budget

Bottom line is actual

Account		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Yr To Date	Annual Budget
5350 - Landscaping Contract	BUD	\$3,425.00	\$3,425.00	\$3,425.00	\$3,425.00	\$3,425.00	\$3,425.00	\$3,425.00	\$3,425.00	\$3,425.00	\$3,425.00	\$3,425.00	\$3,425.00	\$3,425.00	\$41,100.00
	ACT	\$3,325.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,325.00	\$3,325.00
5355 - Landscape-Tree/Shrub/	BUD	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$4,500.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5380 - Holiday Lighting	BUD	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$41.67	\$500.00
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5390 - Snow Removal	BUD	\$557.50	\$557.50	\$557.50	\$557.50	\$557.50	\$557.50	\$557.50	\$557.50	\$557.50	\$557.50	\$557.50	\$557.50	\$557.50	\$6,690.00
	ACT	\$546.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$546.00	\$546.00
Utilities 8000 - Gas and Electric	BUD	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$1,800.00
	ACT	\$184.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$184.44	\$184.44
8020 - Trash Removal	BUD	\$4,070.28	\$4,070.28	\$4,070.28	\$4,070.28	\$4,070.28	\$4,070.28	\$4,070.28	\$4,070.28	\$4,070.28	\$4,070.28	\$4,070.28	\$4,070.28	\$4,070.28	\$48,843.36
	ACT	\$4,070.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,070.28	\$4,070.28
8025 - Water	BUD	\$1,833.33	\$1,833.33	\$1,833.33	\$1,833.33	\$1,833.33	\$1,833.33	\$1,833.33	\$1,833.33	\$1,833.33	\$1,833.33	\$1,833.33	\$1,833.37	\$1,833.33	\$22,000.00
	ACT	\$1,053.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,053.97	\$1,053.97
TOTAL EXPENSE	BUD	\$13,517.48	\$13,517.48	\$13,517.48	\$13,517.48	\$13,517.48	\$13,517.48	\$13,517.48	\$13,517.48	\$13,517.48	\$13,517.48	\$13,517.48	\$13,517.43	\$13,517.48	\$162,209.71
	ACT	\$11,545.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,545.44	\$11,545.44
NET INCOME	BUD	\$46.37	\$46.37	\$46.37	\$46.37	\$46.37	\$46.37	\$46.37	\$46.37	\$46.37	\$46.37	\$46.37	\$46.48	\$46.37	\$556.55
	ACT	\$33,677.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33,677.42	\$33,677.42

**Rowley Downs
Income Statement
1/1/2020 - 1/31/2020**

	1/1/2020 - 1/31/2020	Year To Date
Income		
<u>Income</u>		
4000 - Assessments	\$45,212.85	\$45,212.85
4025 - Bank Interest	\$10.01	\$10.01
<u>Total Income</u>	\$45,222.86	\$45,222.86
<i>Total Income</i>	\$45,222.86	\$45,222.86
Expense		
<u>Administration</u>		
5005 - Audit/Tax Preparation	\$300.00	\$300.00
5045 - Management Contract	\$978.50	\$978.50
5055 - Office Supplies	\$120.20	\$120.20
5060 - Postage & Delivery	\$330.55	\$330.55
5065 - Printing & Reproduction	\$606.50	\$606.50
5080 - Web Site/Computer Maintenance	\$30.00	\$30.00
<u>Total Administration</u>	\$2,365.75	\$2,365.75
<u>Grounds</u>		
5350 - Landscaping Contract	\$3,325.00	\$3,325.00
5390 - Snow Removal	\$546.00	\$546.00
<u>Total Grounds</u>	\$3,871.00	\$3,871.00
<u>Utilities</u>		
8000 - Gas and Electric	\$184.44	\$184.44
8020 - Trash Removal	\$4,070.28	\$4,070.28
8025 - Water	\$1,053.97	\$1,053.97
<u>Total Utilities</u>	\$5,308.69	\$5,308.69
<i>Total Expense</i>	\$11,545.44	\$11,545.44
Operating Net Income	\$33,677.42	\$33,677.42
Net Income	\$33,677.42	\$33,677.42

**Rowley Downs
AR Sorted
Period Through: 1/31/2020**

Unit Address	Unit	Last Name	Status	Current	30 days	60 days	90 days	Total Due
20168 Aintree Pl	14	Tarango	Warning		\$240.85	\$100.00		\$2,860.95
20166 Aintree Ct	15	Jacobs	Warning		\$140.85		\$1,027.35	\$1,168.20
20863 Sussex Ct	3	Benedict	Warning		\$140.85		\$1,019.15	\$1,160.00
20174 Aintree Pl	11	Reed	3rd & Final		\$140.85		\$805.10	\$945.95
11190 Cambridge Ct	2	Burch	3rd & Final		\$140.85		\$770.50	\$911.35
11290 Edinborough Way	13	Engle	Warning		\$140.85		\$754.25	\$895.10
20116 Aintree Ct	20	Kaiser	3rd & Final		\$140.85		\$561.22	\$702.07
11371 Hilary Pl	3	Berman	Warning		\$140.85		\$232.53	\$373.38
11106 Dartmoor Ct	1	Schatz			\$140.85		\$190.85	\$331.70
20183 Edinborough Pl	2	Hartman			\$140.85		\$140.85	\$281.70
11401 Regency Ct	22	Woodring			\$140.85		\$140.85	\$281.70
20863 Lyttle Dr	4	Beskur			\$140.85		\$140.85	\$281.70
20890 Sussex Ct	7	Backlund			\$140.85		\$140.85	\$281.70
20816 Sheffield Pl	9	Riggio	3rd & Final		\$140.85		\$61.70	\$202.55
20167 Aintree Ct	27	Smith			\$96.30		\$75.00	\$171.30
20880 Parliament Pl	11	Medin			\$108.40		\$50.00	\$158.40
20801 Parliament Ct	1	Maxfield			\$140.85			\$140.85
20167 Williamson Dr	10	Candelaria			\$140.85			\$140.85
20587 Regency Way	10	Butler			\$140.85			\$140.85
20148 Edinborough Ct	12	Ogu			\$140.85			\$140.85
20172 Aintree Pl	12	Janecek			\$140.85			\$140.85
11441 Regency Ct	14	Leathers			\$140.85			\$140.85
11437 Regency Ct	15	McPeck			\$140.85			\$140.85
11218 Edinborough Way	2	Eide			\$140.85			\$140.85
20817 Sheffield Pl	2	Kerrigan			\$140.85			\$140.85
11077 Dartmoor Pl	3	Kaufman			\$140.85			\$140.85
11240 Parliament Way	4	Rau			\$140.85			\$140.85
20857 Sheffield Pl	5	Mundy			\$140.85			\$140.85
11230 Parliament Way	5	Cameron			\$140.85			\$140.85
11420 Regency Ct	6	Gagliardo			\$140.85			\$140.85
11499 Regency Pl	7	Gardner			\$140.85			\$140.85
20158 Edinborough Pl	8	Voth			\$140.85			\$140.85
20841 Parliament Ct	8	Kamm			\$105.85		\$35.00	\$140.85
11475 Marlborough Dr	8	Tempest			\$140.85			\$140.85
20155 Williamson Dr	9	Kempf			\$140.85			\$140.85
11085 Dartmoor Pl	2	Dickey			\$131.70			\$131.70
20850 Lyttle Dr	12	Gondek			\$127.85			\$127.85
11498 Regency Pl	6	Mead			\$59.35		\$50.00	\$109.35
20869 Lyttle Dr	6	Guasta			\$107.65			\$107.65
11090 Dartmoor Pl	7	Kaelberer			\$100.00			\$100.00
20220 Cambridge Way	6	Stucky	Payment Plan		\$91.83			\$91.83
20295 Cambridge Way	1	Edson					\$25.00	\$25.00
				\$0.00	\$5,536.13	\$100.00	\$8,741.15	\$14,377.28
				0	41	1	19	

**Rowley Downs
Prepaid Report
Period Through: 1/31/2020**

Lot	Account Number	Homeowner	Address	Balance
1	* 106300160	Harold and Joan Thompson	20803 Sussex Ct	\$140.85
1	106300170	George and Tracy Stam	11402 Regency Ct	\$269.55
1	106300211	Bryan and Katy Nicholls	20198 Aintree Ct	\$79.90
10	106300290	Mariel Sala and Valerie Frost	20130 Edinborough Ct	\$281.70
11	106300480	Don and Mary Lopez	11162 Cambridge Ct	\$145.95
13	106300791	Natalie Shelafo	11453 Marlborough Dr	\$4.15
13	106300810	Darin and Rebecca Peery	20170 Aintree Pl	\$148.90
14	106300820	James and Marcy DeMino	11174 Cambridge Ct	\$422.55
15	* 106300880	Jerry and Karen Heck	20836 Parliament Ct	\$140.85
19	106301040	Don and Jerrie Janssen	11411 Regency Ct	\$810.00
2	* 106301070	Joy and Brent Guillory	20235 Cambridge Way	\$140.85
2	106301090	Andrew and Judy Halula	11225 Edinborough Way	\$422.55
2	106301160	Dana Vilar and Michael Knowles	20250 Parliament Way	\$1,153.35
2	* 106301190	Douglas and Susanna Chapin	20817 Sheffield Pl	\$140.85
2	* 106301290	Kenneth and Terry Modenbach	20511 Regency Way	\$140.85
22	106301391	Trevor and Anne Garrett	20115 Aintree Ct	\$90.85
3	* 106301480	Francis and Joyce Gosch	20250 Cambridge Way	\$15.00
3	106301540	Michael Kennedy	11187 Cambridge Ct	\$422.55
3	106301580	Steven and Kristen Schenbeck	20859 Lyttle Dr	\$281.70
3	106301640	Chad and Karissa Benoit	11486 Regency Pl	\$15.00
3	106301700	Marvin and Thelma Blondin	20590 Sheffield Ct	\$140.85
3	106301710	Sean Cook	20521 Regency Way	\$0.01
31	106301740	Yessenia and Ernesto Galaz	20193 Aintree Ct	\$422.55
4	106301841	Jason and Brandi Hughes	11023 Cambridge Pl	\$140.85
4	106301920	Forest and Misty Burkhart	11410 Regency Ct	\$47.60
4	106301950	Jason Mensing	11446 Hilary Ct	\$4.15
4	106301980	Warren and Margaret Brinker	20130 Williamson Dr	\$422.55
4	106302000	Raymond and Amy Jayo	20533 Regency Way	\$422.55
5	106302170	Jay and Monica Meikrantz	20879 Sussex Ct	\$422.55
5	106302190	Mario Marquez	11466 Marlborough Dr	\$140.85
6	106302350	Kraig and Karin Stanforth	11177 Cambridge Ct	\$4.65
6	106302440	Brett and Brittany Vinduska	11474 Marlborough Dr	\$359.38
6	106302470	Kenneth and Toshiko Sherburne	20186 Aintree Pl	\$15.00
6	106302500	Bryan and Michelle Burkey	11350 Hilary Pl	\$168.80
8	106302760	Ricky Sharrow	11264 Edinborough Way	\$422.55
8	106302880	Daryl Rice	11243 Parliament Way	\$16.05
9	106302980	Forest Brinker and Karen Reed	20160 Edinborough Pl	\$422.55
9	106303030	Mark and Bernadette Russo	20848 Parliament Ct	\$50.00
9	106303050	Clemens and Loretta Reiger	20886 Parliament Pl	\$422.55
9	106303090	Timothy and Janet Davis	11241 Parliament Way	\$217.35
9	106303110	Wally Hall	11495 Regency Pl	\$422.55
9	106303130	David and Connie Reed	20180 Aintree Pl	\$777.15
9	106303150	Zakary and Kelli Kessler	11382 Hilary Pl	\$124.80
6	106303180	Mathewson Family Trust	20885 E Sussex Ct	\$140.85
	106303190	Jack Campbell	11452 Marlborough Dr	\$281.70

Totals: \$11,278.39

**Rowley Downs
General Ledger Report
1/1/2020 - 1/31/2020**