

Assets			
Operating			
10-1005-00	SouthState Operating Account x4444	\$6,058.30	
10-2020-00	Due to Reserve	(1,000.00)	
Total Operating:			<u>\$5,058.30</u>
Reserves			
11-1121-00	Champion Bank Prev Mgmt Reserve Account	3,075.02	
11-1122-00	Champion Bank Prev Mgmt	603.69	
11-1123-00	Champion Bank Prev Mgmt CD - 6/25/2022 *3535	56,009.78	
11-1125-00	SouthState Reserve Account x4447	15,375.26	
11-2060-00	Due to Operating	1,000.00	
Total Reserves:			<u>\$76,063.75</u>
Accounts Receivables			
12-1200-00	Accounts Receivable	48,473.79	
12-1230-00	Allowance for Doubtful Accounts	(930.00)	
Total Accounts Receivables:			<u>\$47,543.79</u>
Total Assets:			<u>\$128,665.84</u>
Liabilities & Equity			
Current Liabilities			
20-2001-00	Prepaid Assessments	5,182.86	
20-2007-00	Unclaimed Property Liability	1,267.30	
Total Current Liabilities:			<u>\$6,450.16</u>
Equity			
35-3500-00	Operating Fund Balance	93,773.08	
Total Equity:			<u>\$93,773.08</u>
	Net Income Gain / Loss	28,442.60	
			<u>\$28,442.60</u>
Total Liabilities & Equity:			<u>\$128,665.84</u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4000-00 Assessment Income - Dues	\$48,422.85	\$48,422.85	\$-	\$193,691.40	\$193,691.40	\$-	\$193,691.40
4020-00 Delinquency Processing Fees	2,115.00	-	2,115.00	5,295.00	-	5,295.00	-
4021-00 Late Fees & Interest	285.07	-	285.07	3,054.49	-	3,054.49	-
4035-00 Bank Fees Reimbursements	6.00	-	6.00	37.00	-	37.00	-
4036-00 NSF Fees Reimbursements	25.00	-	25.00	(119.00)	-	(119.00)	-
4150-00 Legal Fees Reimbursements	-	-	-	3,755.35	-	3,755.35	-
Total Income	\$50,853.92	\$48,422.85	\$2,431.07	\$205,714.24	\$193,691.40	\$12,022.84	\$193,691.40
Other Income							
4300-00 Interest Earned - Operating	0.06	-	0.06	2.03	-	2.03	-
4305-00 Interest Earned - Reserve	0.69	-	0.69	216.28	-	216.28	-
Total Other Income	\$0.75	\$-	\$0.75	\$218.31	\$-	\$218.31	\$-
Transfer from Operating/Reserves							
4910-00 Transfer From Reserves	-	-	-	14,810.00	-	14,810.00	-
Total Transfer from Operating/Reserves	\$-	\$-	\$-	\$14,810.00	\$-	\$14,810.00	\$-
Total OPERATING INCOME	\$50,854.67	\$48,422.85	\$2,431.82	\$220,742.55	\$193,691.40	\$27,051.15	\$193,691.40
OPERATING EXPENSE							
Administration Expenses							
6005-00 Accounting Audit/Tax Fees	-	-	-	345.00	295.00	(50.00)	295.00
6006-00 Legal Services - Collections	981.21	-	(981.21)	7,650.25	-	(7,650.25)	750.00
6007-00 Legal Services - General	1,024.00	-	(1,024.00)	3,846.10	-	(3,846.10)	750.00
6025-00 Management Fees	2,000.00	1,480.00	(520.00)	14,797.10	14,800.00	2.90	17,760.00
6031-00 Website	-	-	-	220.00	-	(220.00)	-
6035-00 Administrative Expenses	900.00	-	(900.00)	3,011.70	-	(3,011.70)	-
6040-00 Bank Charges - Operating	180.00	-	(180.00)	180.00	-	(180.00)	-
6043-00 NSF Processing Fees	72.00	-	(72.00)	156.00	-	(156.00)	-
6048-00 Special Activities	-	-	-	123.58	500.00	376.42	500.00
6050-00 Holiday Expenses	-	-	-	-	-	-	500.00
6065-00 Bad Debt	-	-	-	-	-	-	250.00
Total Administration Expenses	\$5,157.21	\$1,480.00	(\$3,677.21)	\$30,329.73	\$15,595.00	(\$14,734.73)	\$20,805.00
Utilities							
6210-00 Electricity	103.19	150.00	46.81	1,414.79	1,500.00	85.21	1,800.00
6215-00 Gas	-	-	-	88.16	-	(88.16)	-
6240-00 Water & Sewer	3,775.64	1,500.00	(2,275.64)	23,155.06	29,040.00	5,884.94	30,040.00
6245-00 Trash & Recycling	4,794.58	4,790.00	(4.58)	47,031.32	47,900.00	868.68	57,580.00
Total Utilities	\$8,673.41	\$6,440.00	(\$2,233.41)	\$71,689.33	\$78,440.00	\$6,750.67	\$89,420.00
Building Maintenance							
6375-00 Building - Gutters	350.00	-	(350.00)	350.00	-	(350.00)	-
Total Building Maintenance	\$350.00	\$-	(\$350.00)	\$350.00	\$-	(\$350.00)	\$-
Grounds Maintenance							
6400-00 Grounds General Maintenance	-	-	-	4,095.82	3,350.00	(745.82)	3,350.00
6405-00 Landscaping - Contract	6,239.26	3,562.00	(2,677.26)	45,284.26	35,620.00	(9,664.26)	42,744.00
6420-00 Trees/Shrubs - Removal/Pruning	200.00	-	(200.00)	4,959.89	2,500.00	(2,459.89)	2,500.00
6435-00 Irrigation - System Repairs	339.99	-	(339.99)	6,743.35	10,500.00	3,756.65	10,500.00
6445-00 Irrigation - Backflows	-	-	-	4,470.05	-	(4,470.05)	-
6450-00 Pest Control	-	-	-	-	250.00	250.00	250.00
6455-00 Snow Removal	-	-	-	3,051.00	6,000.00	2,949.00	8,000.00
6460-00 Playground - Inspect. & Maint.	-	-	-	1,000.00	-	(1,000.00)	-
6465-00 Fence Maintenance	-	-	-	430.80	1,476.00	1,045.20	1,476.00
6490-00 Masonry/Concrete Maintenance	-	-	-	-	1,000.00	1,000.00	1,000.00
Total Grounds Maintenance	\$6,779.25	\$3,562.00	(\$3,217.25)	\$70,035.17	\$60,696.00	(\$9,339.17)	\$69,820.00
Insurance & Taxes							
6520-00 Insurance Expense	-	-	-	-	-	-	5,225.00
6525-00 Permit / License Fees	-	-	-	-	-	-	50.00
Total Insurance & Taxes	\$-	\$-	\$-	\$-	\$-	\$0.00	\$5,275.00
Transfer To Reserve							
9500-00 Transfer To Reserves	-	-	-	4,185.72	-	(4,185.72)	8,371.40
Total Transfer To Reserve	\$-	\$-	\$-	\$4,185.72	\$-	(\$4,185.72)	\$8,371.40

Income Statement - Operating

Rowley Downs - HOA

10/31/2022

Date: 12/2/2022

Time: 11:35 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expenses							
9620-00 Reserves - Landscape	\$-	\$-	\$-	\$14,810.00	\$-	(\$14,810.00)	\$-
9630-00 Reserves - General	-	-	-	900.00	-	(900.00)	-
Total Reserve Expenses	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$15,710.00</u>	<u>\$-</u>	<u>(\$15,710.00)</u>	<u>\$-</u>
Total OPERATING EXPENSE	\$20,959.87	\$11,482.00	(\$9,477.87)	\$192,299.95	\$154,731.00	(\$37,568.95)	\$193,691.40
Net Income:	<u>\$29,894.80</u>	<u>\$36,940.85</u>	<u>(\$7,046.05)</u>	<u>\$28,442.60</u>	<u>\$38,960.40</u>	<u>(\$10,517.80)</u>	<u>\$0.00</u>