

**Rowley Downs
Balance Sheet
6/30/2018**

Assets

Cash

1010 - Rowley Downs - Premier Bank Operating	\$52,588.97
1020 - Rowley Downs - Premier Bank Reserves	\$13,571.38
1091 - Cash - Champion	\$603.69
1100 - Champion Reserve Fund	\$3,021.66
1120 - Champion CDs	\$51,970.00

Cash Total \$121,755.70

Accounts Receivable

1200 - Accounts Receivable	\$9,831.75
1210 - Allowance for Doubtful Accounts	(\$930.00)

Accounts Receivable Total \$8,901.75

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

\$249,199.45

Liabilities and Equity

Liabilities

2020 - Prepaid Assessments	\$28,583.44
2500 - Due to Reserves	\$18,440.00

Liabilities Total \$47,023.44

Equity

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

Equity Total \$169,478.32

Retained Earnings

\$3,294.63

Net Income

\$29,403.06

Liabilities & Equity Total

\$249,199.45

Rowley Downs
Budget Comparison Report
6/1/2018 - 6/30/2018

	6/1/2018 - 6/30/2018			1/1/2018 - 6/30/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - Assessments	\$0.00	\$15,070.95	(\$15,070.95)	\$92,374.18	\$90,425.70	\$1,948.48	\$180,851.40
4025 - Bank Interest	\$2.50	\$0.00	\$2.50	\$25.17	\$0.00	\$25.17	\$0.00
4055 - Late Fees	(\$100.00)	\$0.00	(\$100.00)	\$1,730.00	\$0.00	\$1,730.00	\$0.00
4060 - Legal/Letter Fees	(\$50.00)	\$0.00	(\$50.00)	\$2,980.00	\$0.00	\$2,980.00	\$0.00
4065 - Lien Fees	\$0.00	\$0.00	\$0.00	\$750.00	\$0.00	\$750.00	\$0.00
4090 - Transfer to Reserves	\$0.00	(\$1,507.10)	\$1,507.10	\$0.00	(\$9,042.60)	\$9,042.60	(\$18,085.14)
<u>Total Income</u>	(\$147.50)	\$13,563.85	(\$13,711.35)	\$97,859.35	\$81,383.10	\$16,476.25	\$162,766.26
Total Income	(\$147.50)	\$13,563.85	(\$13,711.35)	\$97,859.35	\$81,383.10	\$16,476.25	\$162,766.26
Expense							
<u>Administration</u>							
5000 - Accounting Fees	\$0.00	\$29.17	\$29.17	\$0.00	\$175.02	\$175.02	\$350.00
5010 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
5017 - Community Activities	\$170.00	\$0.00	(\$170.00)	\$363.99	\$0.00	(\$363.99)	\$0.00
5030 - Legal-Collections/Late Letter Fees	\$680.00	\$208.33	(\$471.67)	\$4,050.00	\$1,249.98	(\$2,800.02)	\$2,500.00
5035 - Legal-Corporate	\$0.00	\$208.33	\$208.33	\$1,297.75	\$1,249.98	(\$47.77)	\$2,500.00
5045 - Management Contract	\$950.00	\$950.00	\$0.00	\$5,700.00	\$5,700.00	\$0.00	\$11,400.00
5055 - Office Supplies	\$9.00	\$0.00	(\$9.00)	\$132.60	\$0.00	(\$132.60)	\$0.00
5060 - Postage & Delivery	\$22.05	\$62.50	\$40.45	\$309.69	\$375.00	\$65.31	\$750.00
5065 - Printing & Reproduction	\$598.30	\$92.19	(\$506.11)	\$1,781.90	\$553.14	(\$1,228.76)	\$1,106.26
5080 - Web Site/Computer Maintenance	\$240.00	\$30.00	(\$210.00)	\$420.34	\$180.00	(\$240.34)	\$360.00
<u>Total Administration</u>	\$2,669.35	\$1,622.19	(\$1,047.16)	\$14,056.27	\$9,733.14	(\$4,323.13)	\$19,466.26
<u>Grounds</u>							
5310 - Concrete Maintenance	\$0.00	\$125.00	\$125.00	\$0.00	\$750.00	\$750.00	\$1,500.00
5315 - Extermination/Animal Control	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
5335 - Grounds Maintenance	\$0.00	\$166.67	\$166.67	\$0.00	\$1,000.02	\$1,000.02	\$2,000.00
5345 - Irrigation System	\$0.00	\$791.67	\$791.67	\$0.00	\$4,750.02	\$4,750.02	\$9,500.00
5350 - Landscaping Contract	\$3,131.25	\$3,333.33	\$202.08	\$15,796.50	\$19,999.98	\$4,203.48	\$40,000.00
5355 - Landscape-Tree/Shrub/Flower/etc	\$350.00	\$416.67	\$66.67	\$3,760.18	\$2,500.02	(\$1,260.16)	\$5,000.00
5390 - Snow Removal	\$0.00	\$833.33	\$833.33	\$3,717.00	\$4,999.98	\$1,282.98	\$10,000.00
<u>Total Grounds</u>	\$3,481.25	\$5,708.34	\$2,227.09	\$23,273.68	\$34,250.04	\$10,976.36	\$68,500.00
<u>Insurance</u>							
5510 - Insurance	\$0.00	\$408.33	\$408.33	\$0.00	\$2,449.98	\$2,449.98	\$4,900.00
<u>Total Insurance</u>	\$0.00	\$408.33	\$408.33	\$0.00	\$2,449.98	\$2,449.98	\$4,900.00
<u>Utilities</u>							
8000 - Gas and Electric	\$26.45	\$150.00	\$123.55	\$1,214.16	\$900.00	(\$314.16)	\$1,800.00
8020 - Trash Removal	\$3,951.51	\$3,841.67	(\$109.84)	\$23,709.06	\$23,050.02	(\$659.04)	\$46,100.00
8025 - Water	\$1,027.70	\$1,833.33	\$805.63	\$6,203.12	\$10,999.98	\$4,796.86	\$22,000.00
<u>Total Utilities</u>	\$5,005.66	\$5,825.00	\$819.34	\$31,126.34	\$34,950.00	\$3,823.66	\$69,900.00
Total Expense	\$11,156.26	\$13,563.86	\$2,407.60	\$68,456.29	\$81,383.16	\$12,926.87	\$162,766.26
Operating Net Income	(\$11,303.76)	(\$0.01)	(\$11,303.75)	\$29,403.06	(\$0.06)	\$29,403.12	\$0.00

Rowley Downs
Budget Comparison Report
6/1/2018 - 6/30/2018

	6/1/2018 - 6/30/2018			1/1/2018 - 6/30/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Reserve Income							
<u>Reserves</u>							
9000 - Transfer to Reserves	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$9,042.60	(\$9,042.60)	\$18,085.14
<u>Total Reserves</u>	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$9,042.60	(\$9,042.60)	\$18,085.14
Total Reserve Income	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$9,042.60	(\$9,042.60)	\$18,085.14
Reserve Net Income	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$9,042.60	(\$9,042.60)	\$18,085.14
Net Income	(\$11,303.76)	\$1,507.09	(\$12,810.85)	\$29,403.06	\$9,042.54	\$20,360.52	\$18,085.14