

Townhome at Rockrimmon Association

Balance Sheet

02/28/2021

Assets

Accounts Receivable	233,908.72
Cash Operating - First Bank	65,218.25
Reserve - First Bank	43,542.50
ENT Business MM Savings #95	100,452.63
ENT #1669 CD 12 Months 9/4/21	170,007.41
ENT Business Savings 521669	15.00
First Bank - Special Assessment Account	2,609.85
<u>Total Assets</u>	<u>615,754.36</u>

Liabilities

Prepaid Accounts Receivable	21,325.27
Accounts Payable - Net Total	3,929.98
<u>Total Liabilities</u>	<u>25,255.25</u>

Net Worth

Retained Earnings	263,879.23
Reserve Interest Earned	213.65
Reserve - Consolidated	351,208.41
Reserve Exp - Consolidated	(37,404.52)
Net Income	12,602.34
<u>Total Net Worth</u>	<u>590,499.11</u>
<u>Total Net Worth and Liabilities</u>	<u>615,754.36</u>

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Income and Expense Comparative Statement

From 02/01/2021 to 02/28/2021

	<u>February 2021</u>		<u>January to February</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
<u>Revenues</u>							
Monthly Dues	60,165	60,165	120,330	120,330		721,980	687,600
Interest Income				1	(1)	5	
Fines		22		44	(44)	265	250
Late fee-Nsf Charges	(54)	100	(64)	200	(264)	1,200	
Key Fees		13		25	(25)	150	150
Total Revenues	60,111	60,300	120,266	120,600	(334)	723,600	688,000

Expenses

Accounting Fees						2,250	3,000
Administration Costs	582	729	841	1,458	617	8,750	12,912
Electric	367	700	782	1,400	618	8,400	8,000
General Mx and Repair	586	1,667	1,172	3,333	2,161	20,000	30,000
Gutter Repair	230	250	230	500	270	3,000	3,000
Insurance Property/Liability		8,333		16,667	16,667	100,000	70,000
Landscaping		250		500	500	3,000	2,500
Legal Expense	4,103	292	8,609	583	(8,026)	3,500	11,000
**Legal Reimb	(55)		(770)		770		
Lawn Contract	2,181	2,183	4,362	4,367	5	26,200	26,600
Management Fees	2,250	2,250	4,500	4,500		27,000	31,800
Security	973	1,000	1,972	2,000	28	12,000	12,000
Fence Repair and Maintenance		83		167	167	1,000	1,000
Sidewalk/Concrete Repair and Maintenance							1,000
Snow Removal	3,958	1,250	7,359	2,500	(4,859)	15,000	15,000
Street Repair/Sweep	1,400	83	1,400	167	(1,233)	1,000	2,000
Storm Water Fee	73		145		(145)		
Sprinkler Repair		708		1,417	1,417	8,500	5,000
Clubhouse Maint.	2,733	667	5,320	1,333	(3,987)	8,000	10,000
Tree Maintenance		333		667	667	4,000	3,000
Water	9,769	10,000	18,496	20,000	1,504	120,000	100,000
Reserve Allocation Consolidated	22,917	22,917	45,833	45,833		275,000	248,423
Gas	577	650	1,063	1,300	237	7,800	7,500
Sewer							25,000

	<u>February 2021</u>		<u>January to February</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Cable		292		583	583	3,500	140
Telephone		58		117	117	700	700
Internet							625
Pool Maintenance	17	333	17	667	650	4,000	3,500
Pool Management		1,750		3,500	3,500	21,000	21,000
Plumbing Supplies/Repair & Maintenance	357	500	357	1,000	643	6,000	2,000
Trash and Recycling	2,991	2,833	5,975	5,667	(308)	34,000	30,000
Total Expenses	56,009	60,111	107,663	120,226	12,563	723,600	686,700

Net Income	4,102	189	12,603	374	(12,229)	0	1,300
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