



Financial Report Package

February 2023

Prepared for

Townhome At Rockrimmon Association, Inc.

By

RowCal

Monthly Association Financials
RowCal Care Team Update



Balance Sheet - Comparative - Operating

Townhome At Rockrimmon Association, Inc.

End Date: 02/28/2023

Date: 6/7/2023

Time: 1:59 pm

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	Current Balance at 2/28/2023	Prior Month Balance at 01/31/2023	Change
Assets			
Operating Funds			
10-1001-00 Operating Account - SouthState ***5823	\$ 129,645.90	\$ 101,623.66	\$ 28,022.24
Total Operating Funds:	\$ 129,645.90	\$ 101,623.66	\$ 28,022.24
Reserve Funds			
12-1205-00 Reserve Account - SouthState ***5826	\$ 164,716.87	\$ 164,647.59	\$ 69.28
Total Reserve Funds:	\$ 164,716.87	\$ 164,647.59	\$ 69.28
Accounts Receivable			
15-1500-00 Accounts Receivables	\$ 145,305.13	\$ 125,934.97	\$ 19,370.16
Total Accounts Receivable:	\$ 145,305.13	\$ 125,934.97	\$ 19,370.16
Other Assets			
17-1799-00 Clearing Account	\$ -	\$ (680.00)	\$ 680.00
Total Other Assets:	\$ -	\$ (680.00)	\$ 680.00
Total Assets:	\$ 439,667.90	\$ 391,526.22	\$ 48,141.68
Liabilities & Equity			
Accounts Payable			
20-2780-00 Other Liability - Insurance Repair	\$ (27,473.20)	\$ (27,473.20)	\$ -
Total Accounts Payable:	\$ (27,473.20)	\$ (27,473.20)	\$ -
Unearned Revenue			
24-2400-00 Prepaid Assessments	\$ 27,338.94	\$ 15,682.52	\$ 11,656.42
Total Unearned Revenue:	\$ 27,338.94	\$ 15,682.52	\$ 11,656.42
Owners' Equity			
30-3000-00 Retained Earnings	\$ 217,977.52	\$ 221,969.78	\$ (3,992.26)
30-3010-00 Current Year Reserve Transfers	164,647.59	164,647.59	-
Total Owners' Equity:	\$ 382,625.11	\$ 386,617.37	\$ (3,992.26)
Net Income / (Loss)	\$ 57,177.05	\$ 16,699.53	\$ 40,477.52
Total Liabilities & Equity:	\$ 439,667.90	\$ 391,526.22	\$ 48,141.68



Income Statement - Operating

Townhome At Rockrimmon Association, Inc.
02/01/2023 to 02/28/2023

Date: 6/7/2023

Time: 1:59 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Assessments							
4000-00 Residential Assessments	\$64,940.00	\$-	\$64,940.00	\$129,880.00	\$-	\$129,880.00	\$-
Total Assessments	\$64,940.00	\$-	\$64,940.00	\$129,880.00	\$-	\$129,880.00	\$-
Investment Income							
4505-00 Interest Earned - Reserve Accounts	69.28	-	69.28	69.28	-	69.28	-
Total Investment Income	\$69.28	\$-	\$69.28	\$69.28	\$-	\$69.28	\$-
Total OPERATING INCOME	\$65,009.28	\$-	\$65,009.28	\$129,949.28	\$-	\$129,949.28	\$-
OPERATING EXPENSE							
Administrative Expense							
5000-00 General Administrative	-	-	-	165.00	-	(165.00)	-
5040-00 Bank Charges	12.00	-	(12.00)	12.00	-	(12.00)	-
Total Administrative Expense	\$12.00	\$-	(\$12.00)	\$177.00	\$-	(\$177.00)	\$-
Utilities							
5400-00 Electricity	3,357.41	-	(3,357.41)	3,357.41	-	(3,357.41)	-
5405-00 Gas Service	898.97	-	(898.97)	898.97	-	(898.97)	-
5410-00 Water & Sewer	17,277.76	-	(17,277.76)	17,277.76	-	(17,277.76)	-
5420-00 Trash Removal Service	-	-	-	3,520.90	-	(3,520.90)	-
5435-00 Cable & Internet	310.62	-	(310.62)	621.24	-	(621.24)	-
Total Utilities	\$21,844.76	\$-	(\$21,844.76)	\$25,676.28	\$-	(\$25,676.28)	\$-
Contracted Services							
6095-00 Pool Management	-	-	-	765.00	-	(765.00)	-
Total Contracted Services	\$-	\$-	\$-	\$765.00	\$-	(\$765.00)	\$-
Landscaping & Irrigation							
6305-00 Landscaping Other	-	-	-	4,300.00	-	(4,300.00)	-
6325-00 Snow Removal	-	-	-	8,357.50	-	(8,357.50)	-
Total Landscaping & Irrigation	\$-	\$-	\$-	\$12,657.50	\$-	(\$12,657.50)	\$-
Repair and Maintenance							
6500-00 Balcony Repair & Maintenance	425.00	-	(425.00)	425.00	-	(425.00)	-
6525-00 Clubhouse Repair & Maintenance	-	-	-	396.25	-	(396.25)	-
Total Repair and Maintenance	\$425.00	\$-	(\$425.00)	\$821.25	\$-	(\$821.25)	\$-
Professional Services							
7025-00 Legal Services - Collections	-	-	-	1,374.20	-	(1,374.20)	-
7030-00 Legal Services - General Counsel	-	-	-	1,088.50	-	(1,088.50)	-
7040-00 Management Fees	2,250.00	-	(2,250.00)	4,500.00	-	(4,500.00)	-
Total Professional Services	\$2,250.00	\$-	(\$2,250.00)	\$6,962.70	\$-	(\$6,962.70)	\$-
Other Expenses							
9105-00 Reserve Contribution Expense	-	-	-	25,712.50	-	(25,712.50)	-
Total Other Expenses	\$-	\$-	\$-	\$25,712.50	\$-	(\$25,712.50)	\$-
Total OPERATING EXPENSE	\$24,531.76	\$-	(\$24,531.76)	\$72,772.23	\$-	(\$72,772.23)	\$-
Net Income:	\$40,477.52	\$0.00	\$40,477.52	\$57,177.05	\$0.00	\$57,177.05	\$0.00