



Financial Report Package

April 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: 04/30/2023

Date: 6/22/2023

Time: 7:15 pm

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	Current Balance at 4/30/2023	Prior Month Balance at 03/31/2023	Change
Assets			
Operating Funds			
10-1001-00 Operating Account - SouthState ***5823	\$ 185,727.78	\$ 126,601.38	\$ 59,126.40
Total Operating Funds:	\$ 185,727.78	\$ 126,601.38	\$ 59,126.40
Reserve Funds			
12-1205-00 Reserve Account - SouthState ***5826	\$ 164,862.96	\$ 164,793.61	\$ 69.35
Total Reserve Funds:	\$ 164,862.96	\$ 164,793.61	\$ 69.35
Accounts Receivable			
15-1500-00 Accounts Receivables	\$ 121,046.14	\$ 145,097.03	\$ (24,050.89)
Total Accounts Receivable:	\$ 121,046.14	\$ 145,097.03	\$ (24,050.89)
Total Assets:	\$ 471,636.88	\$ 436,492.02	\$ 35,144.86
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	\$ 17,558.03	\$ 26,068.33	\$ (8,510.30)
Total Unearned Revenue:	\$ 17,558.03	\$ 26,068.33	\$ (8,510.30)
Owners' Equity			
30-3000-00 Retained Earnings	\$ 217,977.52	\$ 217,977.52	\$ -
30-3010-00 Current Year Reserve Transfers	164,647.59	164,647.59	-
Total Owners' Equity:	\$ 382,625.11	\$ 382,625.11	\$ -
Net Income / (Loss)	\$ 98,926.94	\$ 55,271.78	\$ 43,655.16
Total Liabilities & Equity:	\$ 471,636.88	\$ 436,492.02	\$ 35,144.86



Income Statement - Operating

Townhome At Rockrimmon Association, Inc.
04/01/2023 to 04/30/2023

Date: 6/22/2023

Time: 7:15 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	\$259,760.00	\$-	\$259,760.00	\$-
Total Assessments	\$64,940.00	\$-	\$64,940.00	\$259,760.00	\$-	\$259,760.00	\$-
Delinquency Income							
4300-00 Delinquency Processing Fees	50.00	-	50.00	50.00	-	50.00	-
4305-00 Late Fees & Interest	932.17	-	932.17	932.17	-	932.17	-
4310-00 NSF Service Fees	(20.00)	-	(20.00)	80.00	-	80.00	-
4315-00 Attorney Fees Collection	-	-	-	550.00	-	550.00	-
Total Delinquency Income	\$962.17	\$-	\$962.17	\$1,612.17	\$-	\$1,612.17	\$-
Investment Income							
4505-00 Interest Earned - Reserve Accounts	69.35	-	69.35	215.37	-	215.37	-
Total Investment Income	\$69.35	\$-	\$69.35	\$215.37	\$-	\$215.37	\$-
Total OPERATING INCOME	\$65,971.52	\$-	\$65,971.52	\$261,587.54	\$-	\$261,587.54	\$-
OPERATING EXPENSE							
Administrative Expense							
5000-00 General Administrative	50.00	-	(50.00)	1,156.40	-	(1,156.40)	-
5040-00 Bank Charges	-	-	-	12.00	-	(12.00)	-
5075-00 Website	-	-	-	225.00	-	(225.00)	-
Total Administrative Expense	\$50.00	\$-	(\$50.00)	\$1,393.40	\$-	(\$1,393.40)	\$-
Insurance Expenses							
5300-00 Property & D&O Liability Insurance	531.00	-	(531.00)	531.00	-	(531.00)	-
Total Insurance Expenses	\$531.00	\$-	(\$531.00)	\$531.00	\$-	(\$531.00)	\$-
Utilities							
5400-00 Electricity	(3,052.79)	-	3,052.79	1,863.28	-	(1,863.28)	-
5405-00 Gas Service	(898.97)	-	898.97	709.42	-	(709.42)	-
5410-00 Water & Sewer	15,237.30	-	(15,237.30)	40,758.87	-	(40,758.87)	-
5415-00 Sewer Service	-	-	-	5,720.41	-	(5,720.41)	-
5420-00 Trash Removal Service	1,760.45	-	(1,760.45)	8,802.25	-	(8,802.25)	-
5435-00 Cable & Internet	(217.08)	-	217.08	404.16	-	(404.16)	-
Total Utilities	\$12,828.91	\$-	(\$12,828.91)	\$58,258.39	\$-	(\$58,258.39)	\$-
Contracted Services							
6095-00 Pool Management	-	-	-	765.00	-	(765.00)	-
6100-00 Safety & Security	182.22	-	(182.22)	182.22	-	(182.22)	-
Total Contracted Services	\$182.22	\$-	(\$182.22)	\$947.22	\$-	(\$947.22)	\$-
Landscaping & Irrigation							
6300-00 Landscaping Contract	3,584.00	-	(3,584.00)	12,379.00	-	(12,379.00)	-
6305-00 Landscaping Other	-	-	-	4,300.00	-	(4,300.00)	-
6325-00 Snow Removal	-	-	-	23,715.73	-	(23,715.73)	-
Total Landscaping & Irrigation	\$3,584.00	\$-	(\$3,584.00)	\$40,394.73	\$-	(\$40,394.73)	\$-
Repair and Maintenance							
6500-00 Balcony Repair & Maintenance	-	-	-	825.00	-	(825.00)	-
6525-00 Clubhouse Repair & Maintenance	-	-	-	396.25	-	(396.25)	-
6545-00 Electrical Supplies/Repair & Maintenance	225.00	-	(225.00)	225.00	-	(225.00)	-
6610-00 General Repair & Maintenance	-	-	-	16,450.00	-	(16,450.00)	-
6650-00 Lighting Supplies/Repair & Maintenance	348.34	-	(348.34)	747.19	-	(747.19)	-
6720-00 Pool Supplies/Repair & Maintenance	1,891.50	-	(1,891.50)	1,891.50	-	(1,891.50)	-
6805-00 Window/Screen Supply/Rpr & Maintenance	-	-	-	1,753.17	-	(1,753.17)	-
Total Repair and Maintenance	\$2,464.84	\$-	(\$2,464.84)	\$22,288.11	\$-	(\$22,288.11)	\$-



Income Statement - Operating

Townhome At Rockrimmon Association, Inc.
04/01/2023 to 04/30/2023

Date: 6/22/2023

Time: 7:15 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Professional Services							
7025-00 Legal Services - Collections	\$-	\$-	\$-	\$1,374.20	\$-	(\$1,374.20)	\$-
7030-00 Legal Services - General Counsel	425.39	-	(425.39)	2,078.89	-	(2,078.89)	-
7040-00 Management Fees	2,250.00	-	(2,250.00)	9,000.00	-	(9,000.00)	-
Total Professional Services	\$2,675.39	\$-	(\$2,675.39)	\$12,453.09	\$-	(\$12,453.09)	\$-
Other Expenses							
9105-00 Reserve Contribution Expense	-	-	-	25,712.50	-	(25,712.50)	-
Total Other Expenses	\$-	\$-	\$-	\$25,712.50	\$-	(\$25,712.50)	\$-
Reserve Expenses							
9922-00 Pools & Spas Expenses	-	-	-	500.94	-	(500.94)	-
9938-00 Security Systems Expenses	-	-	-	181.22	-	(181.22)	-
Total Reserve Expenses	\$-	\$-	\$-	\$682.16	\$-	(\$682.16)	\$-
Total OPERATING EXPENSE	\$22,316.36	\$-	(\$22,316.36)	\$162,660.60	\$-	(\$162,660.60)	\$-
Net Income:	\$43,655.16	\$0.00	\$43,655.16	\$98,926.94	\$0.00	\$98,926.94	\$0.00