

# Townhome at Rockrimmon Association

## Balance Sheet

09/30/2020

### Assets

Accounts Receivable	281,871.53
Cash Operating - First Bank	14,303.04
Reserve - First Bank	179,632.63
Due from Other Funds	10,000.00
ENT Business MM Savings #95	100,227.46
ENT #1669 CD 12 Months 9/4/20	168,357.10
ENT Business Savings 521669	15.00
First Bank - Special Assessment Account	2,609.75

### Total Assets

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757,016.51

### Liabilities

Prepaid Accounts Receivable	24,025.85
Due to Other Funds	10,000.00
Insurance Proceeds	248,383.14
PPB Loan #4617 Long Term	(16.13)
Insurance Proceeds Expense	(244,016.88)

### Total Liabilities

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38,375.98

### Net Worth

Retained Earnings	(115,617.42)
Reserve Interest Earned	1,002.04
Reserve - Consolidated	561,246.83
Reserve Exp - Consolidated	(104,016.68)
Working Capital	1,800.00
Prior Retained Earnings	317,102.36
Net Income	57,123.40

### Total Net Worth

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718,640.53

### Total Net Worth and Liabilities

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757,016.51

# Townhome at Rockrimmon Association

## Income and Expense Comparative Statement

From 01/01/2020 to 09/30/2020

	<u>September 2020</u>		<u>January to September</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>
<b><u>Revenues</u></b>							
Monthly Dues	57,300	57,300	514,786	515,700	(914)	687,600	
Interest Income			5		5		
Fines		21	150	189	(39)	250	
Late fee-Nsf Charges	40		1,715		1,715		
Returned Check Charges	20		20		20		
Misc Income	(600)		(350)		(350)		
Key Fees		12	100	108	(8)	150	
Special Assessment Interest			67,436		67,436		
<b>Total Revenues</b>	56,760	57,333	583,862	515,997	67,865	688,000	0

### **Expenses**

Accounting Fees		250		2,250	2,250	3,000
Administration Costs	248	1,076	6,223	9,684	3,461	12,912
Electric	274	667	4,052	6,003	1,951	8,000
General Mx and Repair	75	2,500	13,232	22,500	9,268	30,000
Gutter Repair		250	5,475	2,250	(3,225)	3,000
Insurance Property/Liability	7,230	5,833	82,180	52,497	(29,683)	70,000
Landscaping		208	3,030	1,872	(1,158)	2,500
Legal Expense	2,689	917	15,534	8,253	(7,281)	11,000
**Legal Reimb	(2,079)		(4,444)		4,444	
Lawn Contract	2,181	2,217	19,440	19,953	513	26,600
Light (Electric) Maint/Repair			440		(440)	
Loan Expense			5,387		(5,387)	
Management Fees	2,250	2,650	22,775	23,850	1,075	31,800
Professional			5,200		(5,200)	
Security	941	1,000	8,708	9,000	292	12,000
Fence Repair and Maintenance		83	55	747	692	1,000
Sidewalk/Concrete Repair and Maintenance		83		747	747	1,000
Sign Repair/Replacement			48		(48)	
Snow Removal		1,250	10,136	11,250	1,114	15,000
Records Storage			21		(21)	
Street Repair/Sweep		167	650	1,503	853	2,000

	<u>September 2020</u>		<u>January to September</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>
Storm Water Fee	73		508		(508)		
Sprinkler Repair	2,244	417	10,360	3,753	(6,607)	5,000	
Clubhouse Maint.	3,153	833	8,789	7,497	(1,292)	10,000	
Tree Maintenance		250	360	2,250	1,890	3,000	
Water	14,350	8,333	95,980	74,997	(20,983)	100,000	
Reserve Allocation Consolidated		20,702	165,616	186,318	20,702	248,423	
Gas	50	625	2,928	5,625	2,697	7,500	
Sewer		2,083	4,725	18,747	14,022	25,000	
Cable		12	25	108	83	140	
Telephone		58	143	522	379	700	
Internet		52	100	468	368	625	
Pool Maintenance		292	6,889	2,628	(4,261)	3,500	
Website Maintenance			130		(130)		
Pool Management		1,750	5,455	15,750	10,295	21,000	
Plumbing Supplies/Repair & Maintenance		167	1,096	1,503	407	2,000	
Trash and Recycling	2,764	2,500	25,491	22,500	(2,991)	30,000	
<b>Total Expenses</b>	<b>36,443</b>	<b>57,225</b>	<b>526,737</b>	<b>515,025</b>	<b>(11,712)</b>	<b>686,700</b>	<b>0</b>
<b>Net Income</b>	<b>20,317</b>	<b>108</b>	<b>57,125</b>	<b>972</b>	<b>56,153</b>	<b>1,300</b>	<b>0</b>