

Townhome at Rockrimmon Association

Balance Sheet

01/31/2021

Assets

Accounts Receivable	232,690.06
Cash Operating - First Bank	68,550.41
Reserve - First Bank	42,135.22
Due from Other Funds	10,000.00
ENT Business MM Savings #95	100,429.51
ENT #1669 CD 12 Months 9/4/21	169,929.20
ENT Business Savings 521669	15.00
First Bank - Special Assessment Account	2,609.83

Total Assets

626,359.23

Liabilities

Prepaid Accounts Receivable	21,472.65
Due to Other Funds	10,000.00

Total Liabilities

31,472.65

Net Worth

Retained Earnings	263,879.23
Reserve Interest Earned	112.19
Reserve - Consolidated	328,291.74
Reserve Exp - Consolidated	(5,895.00)
Net Income	8,498.42

Total Net Worth

594,886.58

Total Net Worth and Liabilities

626,359.23

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Income and Expense Comparative Statement

From 01/01/2021 to 01/31/2021

	<u>January 2021</u>		<u>January to January</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	60,165	60,165		721,980	687,600
Interest Income						5	
Fines		22		22	(22)	265	250
Late fee-Nsf Charges	(10)	100	(10)	100	(110)	1,200	
Key Fees		13		12	(12)	150	150
Total Revenues	60,155	60,300	60,155	60,299	(144)	723,600	688,000
<u>Expenses</u>							
Accounting Fees						2,250	3,000
Administration Costs	259	729	259	729	470	8,750	12,912
Electric	415	700	415	700	285	8,400	8,000
General Mx and Repair	586	1,667	586	1,667	1,081	20,000	30,000
Gutter Repair		250		250	250	3,000	3,000
Insurance Property/Liability		8,333		8,333	8,333	100,000	70,000
Landscaping		250		250	250	3,000	2,500
Legal Expense	4,506	292	4,506	292	(4,214)	3,500	11,000
**Legal Reimb	(715)		(715)		715		
Lawn Contract	2,181	2,183	2,181	2,183	2	26,200	26,600
Management Fees	2,250	2,250	2,250	2,250		27,000	31,800
Security	999	1,000	999	1,000	1	12,000	12,000
Fence Repair and Maintenance		83		83	83	1,000	1,000
Sidewalk/Concrete Repair and Maintenance							1,000
Snow Removal	3,401	1,250	3,401	1,250	(2,151)	15,000	15,000
Street Repair/Sweep		83		83	83	1,000	2,000
Storm Water Fee	73		73		(73)		
Sprinkler Repair		708		708	708	8,500	5,000
Clubhouse Maint.	2,587	667	2,587	667	(1,920)	8,000	10,000
Tree Maintenance		333		333	333	4,000	3,000
Water	8,727	10,000	8,727	10,000	1,273	120,000	100,000
Reserve Allocation Consolidated	22,917	22,917	22,917	22,917		275,000	248,423
Gas	485	650	485	650	165	7,800	7,500
Sewer							25,000

	<u>January 2021</u>		<u>January to January</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		292	292	3,500	140
Telephone		58		58	58	700	700
Internet							625
Pool Maintenance		333		333	333	4,000	3,500
Pool Management		1,750		1,750	1,750	21,000	21,000
Plumbing Supplies/Repair & Maintenance		500		500	500	6,000	2,000
Trash and Recycling	2,985	2,833	2,985	2,833	(152)	34,000	30,000
Total Expenses	51,656	60,111	51,656	60,111	8,455	723,600	686,700
Net Income	8,499	189	8,499	188	(8,311)	0	1,300