

Autumn Heights Condominium Owners Association, Inc.

Balance Sheet

04/30/2016

Assets

Accounts Receivable	5,925.29
Operating - First Bank	54,925.60
Reserve Funds	
Reserve - First Bank	104,767.95
TOTAL Reserve Funds	104,767.95
Special Assessment	(900.00)
<u>Total Assets</u>	<u>164,718.84</u>

Liabilities

Prepaid Dues	10,933.44
Accounts Payable - Net Total	842.50
<u>Total Liabilities</u>	<u>11,775.94</u>

Net Worth

Total Reserves	
Reserve Interest Earned	24.30
Reserve-Asphalt-Seal Coat	12,717.45
Reserve-Concrete	9,983.00
Reserve-Consolidated	7,091.70
Reserve-Contingency	26,080.00
Reserve-Painting	4,676.00
Reserve-Pool	17,937.00
Reserve-Roofs	9,746.00
Reserve-Structure	6,762.50
Reserve-Fence	9,750.00
TOTAL Total Reserves	104,767.95
Retained Earnings	54,390.93

Autumn Heights Condominium Owners Association, Inc.

Balance Sheet

04/30/2016

Prior Retained Earnings	—	(12,001.87)
Net Income		5,785.89
<u>Total Net Worth</u>		<u>152,942.90</u>
<u>Total Net Worth and Liabilities</u>		<u>164,718.84</u>

Autumn Heights Condominium Owners Association, Inc.

Income and Expense Comparative Statement

From 04/01/2016 to 04/30/2016

	<u>April 2016</u>		<u>January to April</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	38,500	38,500	154,000	154,000		462,000	462,000
Interest Income		4		16	(16)	50	50
Fines			100		100		100
Late fee-Nsf Charges	80	25	440	100	340	300	1,500
Returned Check Charges							20
Misc. Income	50		75		75		
Total Revenues	38,630	38,529	154,615	154,116	499	462,350	463,670

Expenses

Operating Expenses

Accounting Fees		150	1,650	600	(1,050)	1,800	1,500
Administration Costs	1,129	458	3,664	1,832	(1,832)	5,500	6,000
Bad Debt		250		1,000	1,000	3,000	6,000
Clubhouse Maint	148	250	2,489	1,000	(1,489)	3,000	1,400
Concrete Repair		208		832	832	2,500	12,000
Drainage Repairs	1,145		1,145		(1,145)		
Electric	199	333	910	1,332	422	4,000	4,000
Fence/Wall Repair		417	581	1,668	1,087	5,000	1,000
Gas	47	167	384	668	284	2,000	2,700
General Mx and Repair	764	2,083	7,246	8,332	1,086	25,000	11,000
Gutter Repair	165	667	3,360	2,668	(692)	8,000	8,000
Insurance Property/Liability	4,995	5,417	19,979	21,668	1,689	65,000	38,000
Insurance-Workmans Comp			23		(23)		
Landscaping	235	1,667	565	6,668	6,103	20,000	15,000
Landscape Committee							1,000
Legal Expense	630	583	1,237	2,332	1,095	7,000	6,000
**Legal Reimb	(45)	(125)	(106)	(500)	(394)	(1,500)	(1,500)
Lawn Contract		2,399	6,606	9,596	2,990	28,788	28,788
Light (Electric) Maint/Repair		208	524	832	308	2,500	1,500
Management Fees	2,052	2,352	8,808	9,408	600	28,224	26,880
Painting		833		3,332	3,332	10,000	1,000
Pest Control		83	360	332	(28)	1,000	1,500
Plumbing		50		200	200	600	600

	<u>April 2016</u>		<u>January to April</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>
Pool/Jac Operations		458		1,832	1,832	5,500	7,000
Pool/Jac Repairs	264	125	264	500	236	1,500	2,000
Pool Keys			(25)		25		50
Professional		292		1,168	1,168	3,500	3,500
Roof Repair	990	1,250	4,925	5,000	75	15,000	6,000
Security	600	600	2,400	2,400		7,200	2,500
Community Events/Social		167	176	668	492	2,000	1,000
Sign Repair/Replacement	842	42	888	168	(720)	500	200
Siding/Stucco Rpr/Rpl	1,165	42	2,120	168	(1,952)	500	500
Snow Removal	5,613	1,250	11,148	5,000	(6,148)	15,000	10,000
Street Repair/Sweep		1,000	18,864	4,000	(14,864)	12,000	1,200
Sprinkler Repair		417		1,668	1,668	5,000	6,000
Trash	1,597	1,667	6,386	6,668	282	20,000	20,000
Tree Maintenance		833	3,885	3,332	(553)	10,000	12,000
Water	4,977	7,500	20,624	30,000	9,376	90,000	90,000
TOTAL Operating Expenses	27,512	34,093	131,080	136,372	5,292	409,112	334,318
Reserve Funding							
Reserve Asphalt- Seal Coat	417	417	1,668	1,668		5,000	5,000
Reserve Concrete	333	333	1,332	1,332		4,000	4,000
Reserve Allocation Consolidated	250	250	1,000	1,000		3,000	3,000
Reserve Contingency	1,770	1,770	7,080	7,080		21,238	15,000
Reserve Structure	417	417	1,668	1,668		5,000	5,000
Reserve Painting	167	167	668	668		2,000	2,000
Reserve Pool	583	583	2,332	2,332		7,000	7,000
Reserve Roofs	250	250	1,000	1,000		3,000	3,000
Reserve Fence	250	250	1,000	1,000		3,000	3,000
TOTAL Reserve Funding	4,437	4,437	17,748	17,748		53,238	47,000
Total Expenses	31,949	38,530	148,828	154,120	5,292	462,350	381,318
Net Income	6,681	(1)	5,787	(4)	5,791	0	82,352