

Autumn Heights Condominium Owners Association, Inc.

Balance Sheet

04/30/2017

Assets

Accounts Receivable	6,638.44
Operating - First Bank	28,336.04
Reserve Funds	
Reserve - First Bank	65,789.37
TOTAL Reserve Funds	65,789.37
Special Assessment	(900.00)
<u>Total Assets</u>	<u>99,863.85</u>

Liabilities

Prepaid Dues	10,572.10
<u>Total Liabilities</u>	<u>10,572.10</u>

Net Worth

Total Reserves	
Reserve Interest Earned	113.20
Reserve-Asphalt-Seal Coat	16,887.45
Reserve-Concrete	13,313.00
Reserve-Consolidated	11,591.70
Reserve Exp-Consolidated	(87,025.48)
Reserve-Contingency	45,368.00
Reserve-Painting	6,346.00
Reserve-Pool	23,767.00
Reserve-Roofs	12,246.00
Reserve-Structure	10,932.50
Reserve-Fence	12,250.00
TOTAL Total Reserves	65,789.37
Retained Earnings	28,980.57
Prior Retained Earnings	(12,001.87)
Net Income	6,523.68

Autumn Heights Condominium Owners Association, Inc.

Balance Sheet

04/30/2017

Total Net Worth

89,291.75

Total Net Worth and Liabilities

99,863.85

Autumn Heights Condominium Owners Association, Inc.

Income and Expense Comparative Statement

From 04/01/2017 to 04/30/2017

	<u>April 2017</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			138		138		
Late fee-Nsf Charges	95	25	465	100	365	300	300
Returned Check Charges			20		20		
Misc. Income			25		25		
Total Revenues	38,595	38,529	154,648	154,116	532	462,350	462,350

Expenses

Operating Expenses

Accounting Fees		158	1,700	632	(1,068)	1,900	1,800
Administration Costs	407	458	3,316	1,832	(1,484)	5,500	5,500
Bad Debt		250		1,000	1,000	3,000	3,000
Clubhouse Maint	128	292	552	1,168	616	3,500	3,000
Concrete Repair	2,800	208	2,800	832	(1,968)	2,500	2,500
Electric	206	350	929	1,400	471	4,200	4,000
Fence/Wall Repair		208	6,056	832	(5,224)	2,500	5,000
Gas	70	167	408	668	260	2,000	2,000
General Mx and Repair	3,002	2,083	15,102	8,332	(6,770)	25,000	25,000
Gutter Repair	705	667	2,242	2,668	426	8,000	8,000
Insurance Property/Liability	5,090	5,501	20,362	22,004	1,642	66,016	65,000
Insurance-Workmans Comp			(53)		53		
Landscaping	370	833	8,410	3,332	(5,078)	10,000	20,000
Legal Expense	134	500	1,033	2,000	967	6,000	7,000
**Legal Reimb		(125)	(90)	(500)	(410)	(1,500)	(1,500)
Lawn Contract	2,252	2,399	9,008	9,596	588	28,788	28,788
Light (Electric) Maint/Repair		167	754	668	(86)	2,000	2,500
Management Fees	2,052	2,352	8,208	9,408	1,200	28,224	28,224
Painting	190	417	595	1,668	1,073	5,000	10,000
Pest Control		125		500	500	1,500	1,000
Plumbing	75	42	727	168	(559)	500	600
Pool/Jac Operations		500		2,000	2,000	6,000	5,500
Pool/Jac Repairs		167		668	668	2,000	1,500

	<u>April 2017</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 Keys	(25)		(25)		25		
Professional		292		1,168	1,168	3,500	3,500
Roof Repair	790	1,250	5,040	5,000	(40)	15,000	15,000
Security		600	1,800	2,400	600	7,200	7,200
Community Events/Social		167		668	668	2,000	2,000
Sign Repair/Replacement		42		168	168	500	500
Siding/Stucco Rpr/Rpl	442	42	2,392	168	(2,224)	500	500
Snow Removal		1,250	3,640	5,000	1,360	15,000	15,000
Street Repair/Sweep		1,833		7,332	7,332	22,000	12,000
Sprinkler Repair		417		1,668	1,668	5,000	5,000
Trash	1,820	1,676	6,886	6,704	(182)	20,112	20,000
Tree Maintenance	3,035	833	5,820	3,332	(2,488)	10,000	10,000
Water	5,072	7,575	21,174	30,300	9,126	90,900	90,000
TOTAL Operating Expenses	28,615	33,696	128,786	134,784	5,998	404,340	409,112
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	2,167	2,168	8,668	8,672	4	26,010	21,238
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	4,834	4,835	19,336	19,340	4	58,010	53,238
Total Expenses	33,449	38,531	148,122	154,124	6,002	462,350	462,350
Net Income	5,146	(2)	6,526	(8)	6,534	0	0