

# Autumn Heights Condominium Owners Association, Inc.

## Balance Sheet

02/28/2017

### Assets

Accounts Receivable	7,520.23
Operating - First Bank	17,358.77
Reserve Funds	
Reserve - First Bank	99,288.65
<b>TOTAL Reserve Funds</b>	<b>99,288.65</b>
Special Assessment	(900.00)
<b><u>Total Assets</u></b>	<b><u>123,267.65</u></b>

### Liabilities

Prepaid Dues	13,829.44
<b><u>Total Liabilities</u></b>	<b><u>13,829.44</u></b>

### Net Worth

<b>Total Reserves</b>	
Reserve Interest Earned	100.25
Reserve-Asphalt-Seal Coat	16,053.45
Reserve-Concrete	12,647.00
Reserve-Consolidated	11,091.70
Reserve Exp-Consolidated	(43,845.25)
Reserve-Contingency	41,034.00
Reserve-Painting	6,012.00
Reserve-Pool	22,601.00
Reserve-Roofs	11,746.00
Reserve-Structure	10,098.50
Reserve-Fence	11,750.00
<b>TOTAL Total Reserves</b>	<b>99,288.65</b>
Retained Earnings	28,980.57
Prior Retained Earnings	(12,001.87)
Net Income	(6,829.14)

**Autumn Heights Condominium Owners Association, Inc.**

**Balance Sheet**

02/28/2017

**Total Net Worth**

109,438.21

**Total Net Worth and Liabilities**

123,267.65

# Autumn Heights Condominium Owners Association, Inc.

## Income and Expense Comparative Statement

From 02/01/2017 to 02/28/2017

	<u>February 2017</u>		<u>January to February</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>Revenues</b>							
Monthly Dues	38,500	38,500	77,000	77,000		462,000	462,000
Interest Income		4		8	(8)	50	50
Fines	138		138		138		
Late fee-Nsf Charges	80	25	209	50	159	300	300
<b>Total Revenues</b>	<b>38,718</b>	<b>38,529</b>	<b>77,347</b>	<b>77,058</b>	<b>289</b>	<b>462,350</b>	<b>462,350</b>

### Expenses

#### **Operating Expenses**

Accounting Fees	1,700	158	1,700	316	(1,384)	1,900	1,800
Administration Costs	1,013	458	2,473	916	(1,557)	5,500	5,500
Bad Debt		250		500	500	3,000	3,000
Clubhouse Maint	78	292	235	584	349	3,500	3,000
Concrete Repair		208		416	416	2,500	2,500
Electric	251	350	501	700	199	4,200	4,000
Fence/Wall Repair		208	6,056	416	(5,640)	2,500	5,000
Gas	116	167	243	334	91	2,000	2,000
General Mx and Repair	1,944	2,083	8,238	4,166	(4,072)	25,000	25,000
Gutter Repair	876	667	959	1,334	375	8,000	8,000
Insurance Property/Liability	5,090	5,501	10,181	11,002	821	66,016	65,000
Landscaping	7,830	833	7,830	1,666	(6,164)	10,000	20,000
Legal Expense	574	500	619	1,000	381	6,000	7,000
**Legal Reimb		(125)		(250)	(250)	(1,500)	(1,500)
Lawn Contract	4,504	2,399	4,504	4,798	294	28,788	28,788
Light (Electric) Maint/Repair	140	167	365	334	(31)	2,000	2,500
Management Fees	2,052	2,352	4,104	4,704	600	28,224	28,224
Painting	350	417	350	834	484	5,000	10,000
Pest Control		125		250	250	1,500	1,000
Plumbing	652	42	652	84	(568)	500	600
Pool/Jac Operations		500		1,000	1,000	6,000	5,500
Pool/Jac Repairs		167		334	334	2,000	1,500
Professional		292		584	584	3,500	3,500
Roof Repair	760	1,250	2,110	2,500	390	15,000	15,000
Security	600	600	1,200	1,200		7,200	7,200

	<u>February 2017</u>		<u>January to February</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>
Community Events/Social		167		334	334	2,000	2,000
Sign Repair/Replacement		42		84	84	500	500
Siding/Stucco Rpr/Rpl		42	1,950	84	(1,866)	500	500
Snow Removal	3,470	1,250	3,470	2,500	(970)	15,000	15,000
Street Repair/Sweep		1,833		3,666	3,666	22,000	12,000
Sprinkler Repair		417		834	834	5,000	5,000
Trash	1,689	1,676	3,378	3,352	(26)	20,112	20,000
Tree Maintenance		833	2,550	1,666	(884)	10,000	10,000
Water	5,552	7,575	10,841	15,150	4,309	90,900	90,000
<b>TOTAL Operating Expenses</b>	<b>39,241</b>	<b>33,696</b>	<b>74,509</b>	<b>67,392</b>	<b>(7,117)</b>	<b>404,340</b>	<b>409,112</b>
<b>Reserve Funding</b>							
Reserve Asphalt- Seal Coat	417	417	834	834		5,000	5,000
Reserve Concrete	333	333	666	666		4,000	4,000
Reserve Allocation Consolidated	250	250	500	500		3,000	3,000
Reserve Contingency	2,167	2,168	4,334	4,336	2	26,010	21,238
Reserve Structure	417	417	834	834		5,000	5,000
Reserve Painting	167	167	334	334		2,000	2,000
Reserve Pool	583	583	1,166	1,166		7,000	7,000
Reserve Roofs	250	250	500	500		3,000	3,000
Reserve Fence	250	250	500	500		3,000	3,000
<b>TOTAL Reserve Funding</b>	<b>4,834</b>	<b>4,835</b>	<b>9,668</b>	<b>9,670</b>	<b>2</b>	<b>58,010</b>	<b>53,238</b>
<b>Total Expenses</b>	<b>44,075</b>	<b>38,531</b>	<b>84,177</b>	<b>77,062</b>	<b>(7,115)</b>	<b>462,350</b>	<b>462,350</b>
<b>Net Income</b>	<b>(5,357)</b>	<b>(2)</b>	<b>(6,830)</b>	<b>(4)</b>	<b>(6,826)</b>	<b>0</b>	<b>0</b>