

Autumn Heights Condominium Owners Association, Inc.

Balance Sheet

01/31/2016

Assets

Accounts Receivable	6,191.62
Operating - First Bank	64,869.64
Reserve Funds	
Reserve - First Bank	87,004.25
TOTAL Reserve Funds	87,004.25
Special Assessment	(900.00)
<u>Total Assets</u>	<u>157,165.51</u>

Liabilities

Prepaid Dues	12,398.44
<u>Total Liabilities</u>	<u>12,398.44</u>

Net Worth

Total Reserves	
Reserve Interest Earned	8.60
Reserve-Asphalt-Seal Coat	11,049.45
Reserve-Concrete	8,651.00
Reserve-Consolidated	6,091.70
Reserve-Contingency	19,000.00
Reserve-Painting	4,008.00
Reserve-Pool	15,605.00
Reserve-Roofs	8,746.00
Reserve-Structure	5,094.50
Reserve-Fence	8,750.00
TOTAL Total Reserves	87,004.25
Retained Earnings	54,390.93
Prior Retained Earnings	(12,001.87)

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01/31/2016

Net Income	15,373.76
<u>Total Net Worth</u>	<u>144,767.07</u>
<u>Total Net Worth and Liabilities</u>	<u>157,165.51</u>

Autumn Heights Condominium Owners Association, Inc.

Revenues and Expenses Statement

From 01/01/2016 to 01/31/2016

	<u>January 2016</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>
Revenues							
Monthly Dues	38,500	38,500	38,500	38,500		462,000	462,000
Interest Income		4		4	(4)	50	50
Fines							100
Late fee-Nsf Charges	140	25	140	25	115	300	1,500
Returned Check Charges							20
Total Revenues	38,640	38,529	38,640	38,529	111	462,350	463,670
Expenses							
Operating Expenses							
Accounting Fees		150		150	150	1,800	1,500
Administration Costs	437	458	437	458	21	5,500	6,000
Bad Debt		250		250	250	3,000	6,000
Clubhouse Maint	226	250	226	250	24	3,000	1,400
Concrete Repair		208		208	208	2,500	12,000
Electric	247	333	247	333	86	4,000	4,000
Fence/Wall Repair		417		417	417	5,000	1,000
Gas	147	167	147	167	20	2,000	2,700
General Mx and Repair	31	2,083	31	2,083	2,052	25,000	11,000
Gutter Repair	976	667	976	667	(309)	8,000	8,000
Insurance Property/Liability	4,995	5,417	4,995	5,417	422	65,000	38,000
Landscaping	155	1,667	155	1,667	1,512	20,000	15,000
Landscape Committee							1,000
Legal Expense	90	583	90	583	493	7,000	6,000
**Legal Reimb	(16)	(125)	(16)	(125)	(109)	(1,500)	(1,500)
Lawn Contract	4,404	2,399	4,404	2,399	(2,005)	28,788	28,788
Light (Electric) Maint/Repair		208		208	208	2,500	1,500
Management Fees	2,352	2,352	2,352	2,352		28,224	26,880
Painting		833		833	833	10,000	1,000
Pest Control		83		83	83	1,000	1,500
Plumbing		50		50	50	600	600
Pool/Jac Operations		458		458	458	5,500	7,000
Pool/Jac Repairs		125		125	125	1,500	2,000
Pool Keys							50
Professional		292		292	292	3,500	3,500

	<u>January 2016</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>
Roof Repair	(1,651)	1,250	(1,651)	1,250	2,901	15,000	6,000
Security	600	600	600	600		7,200	2,500
Community Events/Social	62	167	62	167	105	2,000	1,000
Sign Repair/Replacement		42		42	42	500	200
Siding/Stucco Rpr/Rpl		42		42	42	500	500
Snow Removal	3,196	1,250	3,196	1,250	(1,946)	15,000	10,000
Street Repair/Sweep		1,000		1,000	1,000	12,000	1,200
Sprinkler Repair		417		417	417	5,000	6,000
Trash	1,597	1,667	1,597	1,667	70	20,000	20,000
Tree Maintenance	230	833	230	833	603	10,000	12,000
Water	5,189	7,500	5,189	7,500	2,311	90,000	90,000
TOTAL Operating Expenses	23,267	34,093	23,267	34,093	10,826	409,112	334,318
Reserve Funding							
Reserve Asphalt- Seal Coat		417		417	417	5,000	5,000
Reserve Concrete		333		333	333	4,000	4,000
Reserve Allocation Consolidated		250		250	250	3,000	3,000
Reserve Contingency		1,770		1,770	1,770	21,238	15,000
Reserve Structure		417		417	417	5,000	5,000
Reserve Painting		167		167	167	2,000	2,000
Reserve Pool		583		583	583	7,000	7,000
Reserve Roofs		250		250	250	3,000	3,000
Reserve Fence		250		250	250	3,000	3,000
TOTAL Reserve Funding		4,437		4,437	4,437	53,238	47,000
Total Expenses	23,267	38,530	23,267	38,530	15,263	462,350	381,318
Net Income	15,373	(1)	15,373	(1)	15,374	0	82,352