

Autumn Heights Condominium Owners Association, Inc.

Balance Sheet

06/30/2016

Assets

Accounts Receivable	5,734.80
Operating - First Bank	80,835.37
Reserve Funds	
Reserve - First Bank	113,659.88
TOTAL Reserve Funds	113,659.88
Special Assessment	(900.00)
<u>Total Assets</u>	<u>199,330.05</u>

Liabilities

Prepaid Dues	36,620.12
<u>Total Liabilities</u>	<u>36,620.12</u>

Net Worth

Total Reserves

Reserve Interest Earned	42.23
Reserve-Asphalt-Seal Coat	13,551.45
Reserve-Concrete	10,649.00
Reserve-Consolidated	7,591.70
Reserve-Contingency	29,620.00
Reserve-Painting	5,010.00
Reserve-Pool	19,103.00
Reserve-Roofs	10,246.00
Reserve-Structure	7,596.50
Reserve-Fence	10,250.00
TOTAL Total Reserves	113,659.88

Retained Earnings	54,390.93
Prior Retained Earnings	(12,001.87)

Autumn Heights Condominium Owners Association, Inc.

Balance Sheet

06/30/2016

Net Income	—	6,660.99
<u>Total Net Worth</u>		<u>162,709.93</u>
<u>Total Net Worth and Liabilities</u>		<u>199,330.05</u>

Autumn Heights Condominium Owners Association, Inc.

Income and Expense Comparative Statement

From 06/01/2016 to 06/30/2016

	<u>June 2016</u>		<u>January to June</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	231,000	231,000		462,000	462,000
Interest Income		4		24	(24)	50	50
Fines			100		100		100
Late fee-Nsf Charges	60	25	564	150	414	300	1,500
Returned Check Charges							20
Misc. Income	125		200		200		
Total Revenues	38,685	38,529	231,864	231,174	690	462,350	463,670

Expenses

Operating Expenses

Accounting Fees		150	1,650	900	(750)	1,800	1,500
Administration Costs	551	458	4,714	2,748	(1,966)	5,500	6,000
Bad Debt		250		1,500	1,500	3,000	6,000
Clubhouse Maint	1,193	250	4,110	1,500	(2,610)	3,000	1,400
Concrete Repair	1,785	208	9,088	1,248	(7,840)	2,500	12,000
Drainage Repairs			1,145		(1,145)		
Electric	322	333	1,423	1,998	575	4,000	4,000
Fence/Wall Repair		417	581	2,502	1,921	5,000	1,000
Gas	141	167	575	1,002	427	2,000	2,700
General Mx and Repair	1,016	2,083	11,277	12,498	1,221	25,000	11,000
Gutter Repair	150	667	3,585	4,002	417	8,000	8,000
Insurance Property/Liability	4,995	5,417	29,969	32,502	2,533	65,000	38,000
Insurance-Workmans Comp			23		(23)		
Landscaping	90	1,667	730	10,002	9,272	20,000	15,000
Landscape Committee							1,000
Legal Expense	158	583	1,394	3,498	2,104	7,000	6,000
**Legal Reimb	(45)	(125)	(151)	(750)	(599)	(1,500)	(1,500)
Lawn Contract	2,252	2,399	11,060	14,394	3,334	28,788	28,788
Light (Electric) Maint/Repair		208	732	1,248	516	2,500	1,500
Management Fees	2,052	2,352	12,912	14,112	1,200	28,224	26,880
Painting		833	175	4,998	4,823	10,000	1,000
Pest Control	260	83	620	498	(122)	1,000	1,500
Plumbing		50		300	300	600	600

	<u>June 2016</u>		<u>January to June</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	1,104	458	1,104	2,748	1,644	5,500	7,000
Pool/Jac Repairs	3,128	125	3,546	750	(2,796)	1,500	2,000
Pool Keys			(25)		25		50
Professional		292		1,752	1,752	3,500	3,500
Roof Repair	3,248	1,250	8,174	7,500	(674)	15,000	6,000
Security	600	600	3,600	3,600		7,200	2,500
Community Events/Social		167	176	1,002	826	2,000	1,000
Sign Repair/Replacement	55	42	943	252	(691)	500	200
Siding/Stucco Rpr/Rpl	525	42	3,462	252	(3,210)	500	500
Snow Removal		1,250	12,107	7,500	(4,607)	15,000	10,000
Street Repair/Sweep	750	1,000	19,614	6,000	(13,614)	12,000	1,200
Sprinkler Repair	2,113	417	2,113	2,502	389	5,000	6,000
Trash	1,597	1,667	9,645	10,002	357	20,000	20,000
Tree Maintenance	445	833	4,480	4,998	518	10,000	12,000
Water	8,111	7,500	34,029	45,000	10,971	90,000	90,000
TOTAL Operating Expenses	36,596	34,093	198,580	204,558	5,978	409,112	334,318
Reserve Funding							
Reserve Asphalt- Seal Coat	417	417	2,502	2,502		5,000	5,000
Reserve Concrete	333	333	1,998	1,998		4,000	4,000
Reserve Allocation Consolidated	250	250	1,500	1,500		3,000	3,000
Reserve Contingency	1,770	1,770	10,620	10,620		21,238	15,000
Reserve Structure	417	417	2,502	2,502		5,000	5,000
Reserve Painting	167	167	1,002	1,002		2,000	2,000
Reserve Pool	583	583	3,498	3,498		7,000	7,000
Reserve Roofs	250	250	1,500	1,500		3,000	3,000
Reserve Fence	250	250	1,500	1,500		3,000	3,000
TOTAL Reserve Funding	4,437	4,437	26,622	26,622		53,238	47,000
Total Expenses	41,033	38,530	225,202	231,180	5,978	462,350	381,318
Net Income	(2,348)	(1)	6,662	(6)	6,668	0	82,352