

# Autumn Heights Condominium Owners Association, Inc.

## Balance Sheet

05/31/2017

### Assets

Accounts Receivable	4,993.50
Operating - First Bank	40,990.96
Reserve Funds	
Reserve - First Bank	49,632.64
<b>TOTAL Reserve Funds</b>	<b>49,632.64</b>
Special Assessment	(900.00)
<b><u>Total Assets</u></b>	<b><u>94,717.10</u></b>

### Liabilities

Prepaid Dues	11,185.49
<b><u>Total Liabilities</u></b>	<b><u>11,185.49</u></b>

### Net Worth

<b>Total Reserves</b>	
Reserve Interest Earned	115.47
Reserve-Asphalt-Seal Coat	17,304.45
Reserve-Concrete	13,646.00
Reserve-Consolidated	11,841.70
Reserve Exp-Consolidated	(108,018.48)
Reserve-Contingency	47,535.00
Reserve-Painting	6,513.00
Reserve-Pool	24,350.00
Reserve-Roofs	12,496.00
Reserve-Structure	11,349.50
Reserve-Fence	12,500.00
<b>TOTAL Total Reserves</b>	<b>49,632.64</b>
Retained Earnings	28,980.57
Prior Retained Earnings	(12,001.87)
Net Income	16,920.27

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

**Balance Sheet**

05/31/2017

**Total Net Worth**

83,531.61

**Total Net Worth and Liabilities**

94,717.10

# Autumn Heights Condominium Owners Association, Inc.

## Income and Expense Comparative Statement

From 05/01/2017 to 05/31/2017

	<u>May 2017</u>		<u>January to May</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><u>Revenues</u></b>							
Monthly Dues	38,500	38,500	192,500	192,500		462,000	462,000
Interest Income		4		20	(20)	50	50
Fines	50		188		188		
Late fee-Nsf Charges	121	25	586	125	461	300	300
Returned Check Charges			20		20		
Misc. Income			100		100		
<b>Total Revenues</b>	38,671	38,529	193,394	192,645	749	462,350	462,350

### **Expenses**

#### **Operating Expenses**

Accounting Fees			1,700	1,900	200	1,900	1,800
Administration Costs	467	458	3,783	2,290	(1,493)	5,500	5,500
Bad Debt		250		1,250	1,250	3,000	3,000
Clubhouse Maint	128	292	680	1,460	780	3,500	3,000
Concrete Repair	502	208	3,302	1,040	(2,262)	2,500	2,500
Electric	189	350	1,117	1,750	633	4,200	4,000
Fence/Wall Repair		208	6,056	1,040	(5,016)	2,500	5,000
Gas	33	167	440	835	395	2,000	2,000
General Mx and Repair	3,366	2,083	18,468	10,415	(8,053)	25,000	25,000
Gutter Repair	2,418	667	4,660	3,335	(1,325)	8,000	8,000
Insurance Property/Liability	5,090	5,501	25,452	27,505	2,053	66,016	65,000
Insurance-Workmans Comp			(53)		53		
Landscaping		833	8,410	4,165	(4,245)	10,000	20,000
Legal Expense	284	500	1,316	2,500	1,184	6,000	7,000
**Legal Reimb	60	(125)	(30)	(625)	(595)	(1,500)	(1,500)
Lawn Contract		2,399	9,008	11,995	2,987	28,788	28,788
Light (Electric) Maint/Repair	80	167	834	835	1	2,000	2,500
Management Fees	2,052	2,352	10,260	11,760	1,500	28,224	28,224
Painting	850	417	1,445	2,085	640	5,000	10,000
Pest Control	140	125	140	625	485	1,500	1,000
Plumbing		42	727	210	(517)	500	600
Pool/Jac Operations		1,000		1,500	1,500	6,000	5,500
Pool/Jac Repairs		200		600	600	2,000	1,500

	<u>May 2017</u>		<u>January to May</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>
Professional		292		1,460	1,460	3,500	3,500
Roof Repair	295	1,250	5,335	6,250	915	15,000	15,000
Security	600	600	2,400	3,000	600	7,200	7,200
Community Events/Social	37	167	37	835	798	2,000	2,000
Sign Repair/Replacement		42		210	210	500	500
Siding/Stucco Rpr/Rpl		42	2,392	210	(2,182)	500	500
Snow Removal			3,640	8,000	4,360	15,000	15,000
Street Repair/Sweep		1,833		9,165	9,165	22,000	12,000
Sprinkler Repair						5,000	5,000
Trash	1,701	1,676	8,587	8,380	(207)	20,112	20,000
Tree Maintenance	235	833	6,055	4,165	(1,890)	10,000	10,000
Water	4,964	7,575	26,138	37,875	11,737	90,900	90,000
<b>TOTAL Operating Expenses</b>	<b>23,491</b>	<b>32,404</b>	<b>152,299</b>	<b>168,020</b>	<b>15,721</b>	<b>404,340</b>	<b>409,112</b>
<b>Reserve Funding</b>							
Reserve Asphalt- Seal Coat	417	417	2,085	2,085		5,000	5,000
Reserve Concrete	333	333	1,665	1,665		4,000	4,000
Reserve Allocation Consolidated	250	250	1,250	1,250		3,000	3,000
Reserve Contingency	2,167	2,168	10,835	10,840	5	26,010	21,238
Reserve Structure	417	417	2,085	2,085		5,000	5,000
Reserve Painting	167	167	835	835		2,000	2,000
Reserve Pool	583	583	2,915	2,915		7,000	7,000
Reserve Roofs	250	250	1,250	1,250		3,000	3,000
Reserve Fence	250	250	1,250	1,250		3,000	3,000
<b>TOTAL Reserve Funding</b>	<b>4,834</b>	<b>4,835</b>	<b>24,170</b>	<b>24,175</b>	<b>5</b>	<b>58,010</b>	<b>53,238</b>
<b>Total Expenses</b>	<b>28,325</b>	<b>37,239</b>	<b>176,469</b>	<b>192,195</b>	<b>15,726</b>	<b>462,350</b>	<b>462,350</b>
<b>Net Income</b>	<b>10,346</b>	<b>1,290</b>	<b>16,925</b>	<b>450</b>	<b>16,475</b>	<b>0</b>	<b>0</b>