

Autumn Heights Condominium Owners Association, Inc.

Balance Sheet

11/30/2016

Assets

Accounts Receivable	6,924.16
Operating - First Bank	10,961.48
Reserve Funds	
Reserve - First Bank	129,011.95
TOTAL Reserve Funds	129,011.95
Special Assessment	(900.00)
<u>Total Assets</u>	<u>145,997.59</u>

Liabilities

Prepaid Dues	10,153.83
<u>Total Liabilities</u>	<u>10,153.83</u>

Net Worth

Total Reserves	
Reserve Interest Earned	83.30
Reserve-Asphalt-Seal Coat	14,802.45
Reserve-Concrete	11,648.00
Reserve-Consolidated	8,341.70
Reserve-Contingency	34,930.00
Reserve-Painting	5,511.00
Reserve-Pool	20,852.00
Reserve-Roofs	10,996.00
Reserve-Structure	8,847.50
Reserve-Fence	11,000.00
TOTAL Total Reserves	127,011.95
Retained Earnings	54,390.93
Prior Retained Earnings	(12,001.87)
Net Income	(33,557.25)

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11/30/2016

<u>Total Net Worth</u>	135,843.76
<u>Total Net Worth and Liabilities</u>	145,997.59

Autumn Heights Condominium Owners Association, Inc.

Income and Expense Comparative Statement

From 11/01/2016 to 11/30/2016

	<u>November 2016</u>		<u>January to November</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	423,500	423,500		462,000	462,000
Interest Income		4		44	(44)	50	50
Fines	50		175		175		100
Late fee-Nsf Charges	116	25	1,116	275	841	300	1,500
Returned Check Charges	20		60		60		20
Misc. Income			250		250		
Total Revenues	38,686	38,529	425,101	423,819	1,282	462,350	463,670

Expenses

Operating Expenses

Accounting Fees		150	1,650	1,650		1,800	1,500
Administration Costs	1,269	458	8,847	5,038	(3,809)	5,500	6,000
Bad Debt		250		2,750	2,750	3,000	6,000
Clubhouse Maint	68	250	7,383	2,750	(4,633)	3,000	1,400
Concrete Repair	148	208	15,084	2,288	(12,796)	2,500	12,000
Drainage Repairs			1,470		(1,470)		
Electric	223	333	3,565	3,663	98	4,000	4,000
Fence/Wall Repair	508	417	2,144	4,587	2,443	5,000	1,000
Gas	34	167	1,243	1,837	594	2,000	2,700
General Mx and Repair	6,637	2,083	33,136	22,913	(10,223)	25,000	11,000
Gutter Repair	65	667	6,882	7,337	455	8,000	8,000
Insurance Property/Liability	5,090	5,417	59,887	59,587	(300)	65,000	38,000
Insurance-Workmans Comp	(91)		401		(401)		
Landscaping	1,310	1,667	22,375	18,337	(4,038)	20,000	15,000
Landscape Committee							1,000
Legal Expense	724	583	2,974	6,413	3,439	7,000	6,000
**Legal Reimb		(125)	(241)	(1,375)	(1,134)	(1,500)	(1,500)
Lawn Contract	2,252	2,399	24,572	26,389	1,817	28,788	28,788
Light (Electric) Maint/Repair	294	208	1,831	2,288	457	2,500	1,500
Management Fees	2,052	2,352	23,172	25,872	2,700	28,224	26,880
Painting		833	610	9,163	8,553	10,000	1,000
Pest Control		83	1,453	913	(540)	1,000	1,500
Plumbing		50		550	550	600	600

	<u>November 2016</u>		<u>January to November</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		458	4,690	5,038	348	5,500	7,000
Pool/Jac Repairs		125	7,249	1,375	(5,874)	1,500	2,000
Pool Keys			(50)		50		50
Professional		292	350	3,212	2,862	3,500	3,500
Roof Repair	680	1,250	13,587	13,750	163	15,000	6,000
Security	600	600	6,600	6,600		7,200	2,500
Community Events/Social		167	176	1,837	1,661	2,000	1,000
Sign Repair/Replacement		42	1,364	462	(902)	500	200
Siding/Stucco Rpr/Rpl	282	42	8,394	462	(7,932)	500	500
Snow Removal	90	1,250	12,197	13,750	1,553	15,000	10,000
Street Repair/Sweep		1,000	27,004	11,000	(16,004)	12,000	1,200
Sprinkler Repair		417	5,551	4,587	(964)	5,000	6,000
Trash	1,677	1,667	18,706	18,337	(369)	20,000	20,000
Tree Maintenance	235	833	6,215	9,163	2,948	10,000	12,000
Water	7,384	7,500	88,253	82,500	(5,753)	90,000	90,000
TOTAL Operating Expenses	31,531	34,093	418,724	375,023	(43,701)	409,112	334,318
Reserve Funding							
Reserve Asphalt- Seal Coat		417	3,753	4,587	834	5,000	5,000
Reserve Concrete		333	2,997	3,663	666	4,000	4,000
Reserve Allocation Consolidated		250	2,250	2,750	500	3,000	3,000
Reserve Contingency		1,770	15,930	19,470	3,540	21,238	15,000
Reserve Structure		417	3,753	4,587	834	5,000	5,000
Reserve Painting		167	1,503	1,837	334	2,000	2,000
Reserve Pool		583	5,247	6,413	1,166	7,000	7,000
Reserve Roofs		250	2,250	2,750	500	3,000	3,000
Reserve Fence		250	2,250	2,750	500	3,000	3,000
TOTAL Reserve Funding	0	4,437	39,933	48,807	8,874	53,238	47,000
Total Expenses	31,531	38,530	458,657	423,830	(34,827)	462,350	381,318
Net Income	7,155	(1)	(33,556)	(11)	(33,545)	0	82,352