

# Autumn Heights Condominium Owners Association, Inc.

## Balance Sheet

10/31/2016

### Assets

Accounts Receivable	6,512.83
Operating - First Bank	6,272.99
Reserve Funds	
Reserve - First Bank	126,995.07
<b>TOTAL Reserve Funds</b>	<b>126,995.07</b>
Special Assessment	(900.00)
<b><u>Total Assets</u></b>	<b><u>138,880.89</u></b>

### Liabilities

Prepaid Dues	10,133.44
<b><u>Total Liabilities</u></b>	<b><u>10,133.44</u></b>

### Net Worth

<b>Total Reserves</b>	
Reserve Interest Earned	66.42
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
<b>TOTAL Total Reserves</b>	<b>126,995.07</b>
Retained Earnings	54,390.93
Prior Retained Earnings	(12,001.87)
Net Income	(40,636.68)

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

**Balance Sheet**

10/31/2016

<b><u>Total Net Worth</u></b>	<b>128,747.45</b>
<b><u>Total Net Worth and Liabilities</u></b>	<b>138,880.89</b>

# Autumn Heights Condominium Owners Association, Inc.

## Income and Expense Comparative Statement

From 10/01/2016 to 10/31/2016

	<u>October 2016</u>		<u>January to October</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	385,000	385,000		462,000	462,000
Interest Income		4		40	(40)	50	50
Fines			125		125		100
Late fee-Nsf Charges	72	25	1,000	250	750	300	1,500
Returned Check Charges			40		40		20
Misc. Income			250		250		
<b>Total Revenues</b>	<b>38,572</b>	<b>38,529</b>	<b>386,415</b>	<b>385,290</b>	<b>1,125</b>	<b>462,350</b>	<b>463,670</b>

### Expenses

#### Operating Expenses

Accounting Fees		150	1,650	1,500	(150)	1,800	1,500
Administration Costs	598	458	7,504	4,580	(2,924)	5,500	6,000
Bad Debt		250		2,500	2,500	3,000	6,000
Clubhouse Maint	66	250	7,315	2,500	(4,815)	3,000	1,400
Concrete Repair	4,734	208	14,937	2,080	(12,857)	2,500	12,000
Drainage Repairs	260		1,405		(1,405)		
Electric	428	333	3,342	3,330	(12)	4,000	4,000
Fence/Wall Repair	110	417	1,636	4,170	2,534	5,000	1,000
Gas	128	167	1,209	1,670	461	2,000	2,700
General Mx and Repair	5,955	2,083	26,639	20,830	(5,809)	25,000	11,000
Gutter Repair	212	667	6,817	6,670	(147)	8,000	8,000
Insurance Property/Liability	20,362	5,417	54,797	54,170	(627)	65,000	38,000
Insurance-Workmans Comp	492		492		(492)		
Landscaping	6,155	1,667	22,195	16,670	(5,525)	20,000	15,000
Landscape Committee							1,000
Legal Expense	45	583	2,250	5,830	3,580	7,000	6,000
**Legal Reimb		(125)	(241)	(1,250)	(1,009)	(1,500)	(1,500)
Lawn Contract	2,867	2,399	23,390	23,990	600	28,788	28,788
Light (Electric) Maint/Repair		208	1,537	2,080	543	2,500	1,500
Management Fees	2,052	2,352	21,120	23,520	2,400	28,224	26,880
Painting	60	833	610	8,330	7,720	10,000	1,000
Pest Control	140	83	1,453	830	(623)	1,000	1,500
Plumbing		50		500	500	600	600

	<u>October 2016</u>		<u>January to October</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	900	458	4,690	4,580	(110)	5,500	7,000
Pool/Jac Repairs		125	7,249	1,250	(5,999)	1,500	2,000
Pool Keys			(50)		50		50
Professional	350	292	350	2,920	2,570	3,500	3,500
Roof Repair	500	1,250	12,907	12,500	(407)	15,000	6,000
Security	600	600	6,000	6,000		7,200	2,500
Community Events/Social		167	176	1,670	1,494	2,000	1,000
Sign Repair/Replacement		42	1,364	420	(944)	500	200
Siding/Stucco Rpr/Rpl	2,294	42	8,111	420	(7,691)	500	500
Snow Removal		1,250	12,107	12,500	393	15,000	10,000
Street Repair/Sweep	144	1,000	27,148	10,000	(17,148)	12,000	1,200
Sprinkler Repair	369	417	3,132	4,170	1,038	5,000	6,000
Trash	1,677	1,667	17,029	16,670	(359)	20,000	20,000
Tree Maintenance	235	833	5,980	8,330	2,350	10,000	12,000
Water	12,614	7,500	80,870	75,000	(5,870)	90,000	90,000
<b>TOTAL Operating Expenses</b>	<b>64,347</b>	<b>34,093</b>	<b>387,120</b>	<b>340,930</b>	<b>(46,190)</b>	<b>409,112</b>	<b>334,318</b>
<b>Reserve Funding</b>							
Reserve Asphalt- Seal Coat		417	3,753	4,170	417	5,000	5,000
Reserve Concrete		333	2,997	3,330	333	4,000	4,000
Reserve Allocation Consolidated		250	2,250	2,500	250	3,000	3,000
Reserve Contingency		1,770	15,930	17,700	1,770	21,238	15,000
Reserve Structure		417	3,753	4,170	417	5,000	5,000
Reserve Painting		167	1,503	1,670	167	2,000	2,000
Reserve Pool		583	5,247	5,830	583	7,000	7,000
Reserve Roofs		250	2,250	2,500	250	3,000	3,000
Reserve Fence		250	2,250	2,500	250	3,000	3,000
<b>TOTAL Reserve Funding</b>	<b>0</b>	<b>4,437</b>	<b>39,933</b>	<b>44,370</b>	<b>4,437</b>	<b>53,238</b>	<b>47,000</b>
<b>Total Expenses</b>	<b>64,347</b>	<b>38,530</b>	<b>427,053</b>	<b>385,300</b>	<b>(41,753)</b>	<b>462,350</b>	<b>381,318</b>
<b>Net Income</b>	<b>(25,775)</b>	<b>(1)</b>	<b>(40,638)</b>	<b>(10)</b>	<b>(40,628)</b>	<b>0</b>	<b>82,352</b>