

Autumn Heights Condominium Owners Association, Inc.

Balance Sheet

07/31/2018

Assets

Accounts Receivable	7,381.63
Operating - First Bank	4,524.14
Reserve Funds	
Reserve - First Bank	70,322.95
TOTAL Reserve Funds	70,322.95
Special Assessment	(300.00)
Total Assets	81,928.72

Liabilities

Prepaid Dues	13,443.58
Total Liabilities	13,443.58

Net Worth

Total Reserves	
Reserve Interest Earned	30.31
Reserve-Consolidated	70,292.64
TOTAL Total Reserves	70,322.95
Retained Earnings	7,408.79
Prior Retained Earnings	(12,001.87)
Net Income	2,755.27
Total Net Worth	68,485.14
Total Net Worth and Liabilities	81,928.72

Autumn Heights Condominium Owners Association, Inc.

Income and Expense Comparative Statement

From 07/01/2018 to 07/31/2018

	<u>July 2018</u>		<u>January to July</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	41,300	41,300	289,100	289,100		495,600	462,000
Interest Income		4		28	(28)	50	50
Late fee-Nsf Charges	143	25	848	175	673	300	300
Returned Check Charges			40		40		
Misc. Income			69		69		
Total Revenues	41,443	41 ,329	290 ,057	289 ,303	754	495 ,950	462 ,350

Expenses

Operating Expenses

Accounting Fees			1,750	1,900	150	1,900	1,900
Administration Costs	405	417	2,820	2,919	99	5,000	5,500
Bad Debt		125		875	875	1,500	3,000
Clubhouse Maint		208	840	1,456	616	2,500	3,500
Concrete Repair	2,982	1,000	9,562	3,500	(6,062)	4,000	2,500
Electric	481	500	1,962	2,250	288	4,000	4,200
Fence/Wall Repair	480	208	1,630	1,456	(174)	2,500	2,500
Gas	171	300	715	1,100	385	2,000	2,000
General Mx and Repair	1,534	2,083	27,243	14,581	(12,662)	25,000	25,000
Gutter Repair	400	667	6,088	4,669	(1,419)	8,000	8,000
Insurance Property/Liability		5,833	31,989	40,831	8,842	70,000	66,016
Landscaping	2,840	500	9,815	2,500	(7,315)	4,000	10,000
Legal Expense	275	250	5,289	1,750	(3,539)	3,000	6,000
**Legal Reimb	(251)	(83)	(2,381)	(581)	1,800	(1,000)	(1,500)
Lawn Contract	2,352	2,399	16,064	16,793	729	28,788	28,788
Light (Electric) Maint/Repair	101	167	554	1,169	615	2,000	2,000
Management Fees	2,052	2,352	14,364	16,464	2,100	28,224	28,224
Painting		100	725	900	175	2,500	5,000
Pest Control	130	250	270	800	530	1,600	1,500
Plumbing							500
Pool/Jac Operations	677	1,500	2,610	3,000	390	5,000	6,000
Pool/Jac Repairs	92	1,500	5,039	2,500	(2,539)	3,000	2,000
Professional		167		1,169	1,169	2,000	3,500
Roof Repair		1,250	5,077	8,750	3,673	15,000	15,000

	<u>July 2018</u>		<u>January to July</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>
Security	910	717	5,195	5,019	(176)	8,604	7,200
Community Events/Social		83		581	581	1,000	2,000
Sign Repair/Replacement							500
Siding/Stucco Rpr/Rpl	2,409	125	7,409	875	(6,534)	1,500	500
Snow Removal			3,167	7,500	4,333	10,000	15,000
Street Repair/Sweep		2,500		10,000	10,000	15,000	22,000
Sprinkler Repair	836	850	4,144	2,350	(1,794)	5,000	5,000
Sump Pump Inspections		167	2,195	1,169	(1,026)	2,000	
Trash	2,511	1,870	13,023	13,090	67	22,444	20,112
Tree Maintenance	5,670	833	11,670	5,831	(5,839)	10,000	10,000
Water	14,952	7,667	53,519	53,669	150	92,000	90,900
TOTAL Operating Expenses	42,009	36,505	242,347	230,835	(11,512)	388,060	404,340
Reserve Fence							3,000
Reserve Funding							
Reserve Allocation Consolidated							3,000
Reserve-Exp Consolidated		8,991	44,955	62,937	17,982	107,890	
TOTAL Reserve Funding	0	8,991	44,955	62,937	17,982	107,890	3,000
Total Expenses	42,009	45 ,496	287 ,302	293 ,772	6 ,470	495 ,950	410 ,340
Net Income	(566)	(4,167)	2,755	(4,469)	7,224	0	52,010