Autumn Heights Condominium Owners Association, Inc.

Balance Sheet

07/31/2018

<u>Assets</u>

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
<u>Liabilities</u>	
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

Revenues Monthly Dues 41,300 241,300 289,100 289,100 289,100 495,600 495,600 462,000 Interest income 41,300 41,300 289,100 289,100 673 300 362,000 Returned Check Charges 41,430 225 848 17,60 40 45,50 462,50 462,50 Total Revenues 41,430 21,302 290,50 289,100 75,60 45,50 462,30 462,30 Expenses Expenses Administration Costs 41,40 41,302 29,00 1,900		<u>July 2018</u>		January to July			Yearly Budgets	
Monthly Dues 41,300 41,300 289,100 289,100 49,000 495,600 460,00 Interest Income 4 28 28 (28) 50 50 Late fee-Nsf Charges 143 25 848 175 673 300 300 Returned Check Charges 40 289,005 69 40 42,300 40 <		<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	Current	Last Year
Material Horome	<u>Revenues</u>		'			· · · · · · · · · · · · · · · · · · ·		
Misc. Income	Monthly Dues	41,300	41,300	289,100	289,100		495,600	462,000
Returned Check Charges 40 40 40 40 40 40 40 4	Interest Income		4		28	(28)	50	50
Misc. Income 69 69 Total Revenues 41,443 41,329 290,057 289,303 754 495,950 462,350 Expenses 200 289,057 289,303 754 495,950 462,350 Expenses 200 290,057 289,303 754 495,950 462,350 Expenses 200 290,057 289,303 754 495,950 462,350 Expenses 200 290,057 289,303 279,40 299,500 25,000 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 2,992 1,000 9,562 3,500 (6,062) 4,000 2,500 Electric 481 500 1,962 2,250 288 4,000 2,500 Electric 481 500 1,962 2,250 288 4,000 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 130 250 275 900 175 2,500 5,000 Pest Control 130 250 275 900 175 2,500 5,000 Pest Control 130 2,500 5,000 5,000 6,000 Pool/Jac Repairs 92 1,500 5,039 2,500 (2,539) 3,000 2,000 Pool/Jac Repairs 92 1,500 5,039 2,500 (2,539) 3,000 2,000 Professional 167 1,500 5,039 2,500 (2,539) 3,000 2,000	Late fee-Nsf Charges	143	25	848	175	673	300	300
Total Revenues	Returned Check Charges			40		40		
Page Page	Misc. Income			69		69		
Note	Total Revenues	41,443	41 ,329	290 ,057	289 ,303	754	495 ,950	462 ,350
Note	Expenses							
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 Langal Expens	Operating Expenses							
Administration Costs 405 417 2,820 2,919 99 5,000 5,500 Bad Debt 125 875 875 1,500 3,000 Ciubhouse 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 6,000 Insurance Property/Liability 5,833 31,989 40,831 8,842 70,000 66,016 Lagal Expense				1,750	1,900	150	1,900	1,900
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 Reimb (251) (83) (2,381) (581) 1,800 (1,000) <t< td=""><td>Administration Costs</td><td>405</td><td>417</td><td>2,820</td><td>2,919</td><td>99</td><td>5,000</td><td>5,500</td></t<>	Administration Costs	405	417	2,820	2,919	99	5,000	5,500
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 2,500 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	Bad Debt		125		875	875	1,500	3,000
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	Clubhouse Maint		208	840	1,456	616	2,500	3,500
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	Concrete Repair	2,982	1,000	9,562	3,500	(6,062)	4,000	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	Electric	481	500	1,962	2,250	288	4,000	4,200
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	Fence/Wall Repair	480	208	1,630	1,456	(174)	2,500	2,500
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	Gas	171	300	715	1,100	385	2,000	2,000
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 Pool/Jac Operations 677 1,500 2,610 3,000 390 5,000 <td>General Mx and Repair</td> <td>1,534</td> <td>2,083</td> <td>27,243</td> <td>14,581</td> <td>(12,662)</td> <td>25,000</td> <td>25,000</td>	General Mx and Repair	1,534	2,083	27,243	14,581	(12,662)	25,000	25,000
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 5,000 3,000 390 5,000 6,000 Pool/Jac Repairs 92 1,500 5,039 2,500 (2,539) 3,000 2,000	Gutter Repair	400	667	6,088	4,669	(1,419)	8,000	8,000
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 5,000 3,000 390 5,000 6,000 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 3,500	Insurance Property/Liability		5,833	31,989	40,831	8,842	70,000	66,016
**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 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	Landscaping	2,840	500	9,815	2,500	(7,315)	4,000	10,000
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 5,000 3,000 390 5,000 6,000 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 1,169 2,000 3,500	Legal Expense	275	250	5,289	1,750	(3,539)	3,000	6,000
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 5,000 3,000 390 5,000 6,000 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 1,169 2,000 3,500	**Legal Reimb	(251)	(83)	(2,381)	(581)	1,800	(1,000)	(1,500)
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 5,000 3,000 390 5,000 6,000 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 1,169 2,000 3,500	Lawn Contract	2,352	2,399	16,064	16,793	729	28,788	28,788
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 1,169 2,000 3,500	Light (Electric) Maint/Repair	101	167	554	1,169	615	2,000	2,000
Pest Control 130 250 270 800 530 1,600 1,500 Plumbing 500 500 500 500 500 6,000	Management Fees	2,052	2,352	14,364	16,464	2,100	28,224	28,224
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	Painting		100	725	900	175	2,500	5,000
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	Pest Control	130	250	270	800	530	1,600	1,500
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	Plumbing							500
Professional 167 1,169 2,000 3,500	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
Roof Repair 1,250 5,077 8,750 3,673 15,000 15,000	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>		January to July			Yearly Budgets	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	Current	Last Year
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