Autumn Heights Condominium Owners Association, Inc.

Balance Sheet

06/30/2018

Assets

Accounts Receivable	**6,799.76**
Operating - First Bank	**4,320.04**
Reserve Funds	
Reserve - First Bank	**70,314.07**
TOTAL Reserve Funds	**70,314.07**
Special Assessment	**(300.00)**
Total Assets	**81,133.87**

Liabilities

Prepaid Dues	**12,401.93**
Total Liabilities	**12,401.93**

Net Worth

Total Reserves	
Reserve Interest Earned	**21.43**
Reserve-Consolidated	**70,292.64**
TOTAL Total Reserves	**70,314.07**
Retained Earnings	**7,408.79**
Prior Retained Earnings	**(12,001.87)**
Net Income	**3,010.95**
Total Net Worth	**68,731.94**
Total Net Worth and Liabilities	**81,133.87**

Autumn Heights Condominium Owners Association, Inc.

Income and Expense Comparative Statement

From 06/01/2018 to 06/30/2018

	June 2018		January to June			Yearly Budgets	
	Actual	Budget	Actual	Budget	Var. $	Current	Last Year
Revenues							
Monthly Dues	41,300	41,300	247,800	247,800		495,600	462,000
Interest Income		4		24	(24)	50	50
Late fee-Nsf Charges	60	25	706	150	556	300	300
Returned Check Charges			40		40		
Misc. Income	25		69		69		
Total Revenues	41,385	41 ,329	248 ,615	247 ,974	641	495 ,950	462 ,350
Expenses							
Operating Expenses							
Accounting Fees			1,750	1,900	150	1,900	1,900
Administration Costs	247	417	2,415	2,502	87	5,000	5,500
Bad Debt		125		750	750	1,500	3,000
Clubhouse Maint		208	840	1,248	408	2,500	3,500
Concrete Repair	3,423	1,000	6,579	2,500	(4,079)	4,000	2,500
Electric	348	500	1,481	1,750	269	4,000	4,200
Fence/Wall Repair		208	1,150	1,248	98	2,500	2,500
Gas	60	250	543	800	257	2,000	2,000
General Mx and Repair	842	2,083	25,710	12,498	(13,212)	25,000	25,000
Gutter Repair	250	667	5,688	4,002	(1,686)	8,000	8,000
Insurance Property/Liability	5,332	5,833	31,989	34,998	3,009	70,000	66,016
Landscaping	5,255	500	6,975	2,000	(4,975)	4,000	10,000
Legal Expense	1,028	250	5,014	1,500	(3,514)	3,000	6,000
**Legal Reimb	(751)	(83)	(2,130)	(498)	1,632	(1,000)	(1,500)
Lawn Contract	2,352	2,399	13,712	14,394	682	28,788	28,788
Light (Electric) Maint/Repair		167	453	1,002	549	2,000	2,000
Management Fees	2,052	2,352	12,312	14,112	1,800	28,224	28,224
Painting	425	100	725	800	75	2,500	5,000
Pest Control	140	250	140	550	410	1,600	1,500
Plumbing							500
Pool/Jac Operations	1,923	1,500	1,932	1,500	(432)	5,000	6,000
Pool/Jac Repairs	4,946	1,000	4,946	1,000	(3,946)	3,000	2,000
Professional		167		1,002	1,002	2,000	3,500
Roof Repair	418	1,250	5,077	7,500	2,423	15,000	15,000

	June 2018		January to June			Yearly Budgets	
	Actual	Budget	Actual	Budget	Var. $	Current	Last Year
Security	721	717	4,285	4,302	17	8,604	7,200
Community Events/Social		83		498	498	1,000	2,000
Sign Repair/Replacement							500
Siding/Stucco Rpr/Rpl	2,006	125	5,312	750	(4,562)	1,500	500
Snow Removal	120		3,167	7,500	4,333	10,000	15,000
Street Repair/Sweep		2,500		7,500	7,500	15,000	22,000
Sprinkler Repair	75	1,500	3,308	1,500	(1,808)	5,000	5,000
Sump Pump Inspections	2,195	167	2,195	1,002	(1,193)	2,000	
Trash	1,827	1,870	10,512	11,220	708	22,444	20,112
Tree Maintenance	235	833	6,000	4,998	(1,002)	10,000	10,000
Water	11,507	7,667	38,568	46,002	7,434	92,000	90,900
TOTAL Operating Expenses	46,976	36,605	200,648	194,330	(6,318)	388,060	404,340
Reserve Fence							3,000
Reserve Funding							
Reserve Allocation Consolidated							3,000
Reserve-Exp Consolidated	8,991	8,991	44,955	53,946	8,991	107,890	
TOTAL Reserve Funding	8,991	8,991	44,955	53,946	8,991	107,890	3,000
Total Expenses	55,967	45 ,596	245 ,603	248 ,276	2 ,673	495 ,950	410 ,340
Net Income	**(14,582)**	**(4,267)**	**3,012**	**(302)**	**3,314**	**0**	**52,010**