Autumn Heights Condominium Owners Association, Inc.

Balance Sheet

09/30/2017

Assets

Accounts Receivable	**2,994.54**
Operating - First Bank	**1,092.49**
Reserve Funds	
Reserve - First Bank	**9,636.91**
TOTAL Reserve Funds	**9,636.91**
Due from Other Funds	**15,700.00**
Special Assessment	**(900.00)**
Total Assets	**28,523.94**

Liabilities

Prepaid Dues	**12,001.43**
Accounts Payable - Net Total	**13,572.87**
Due to Other Funds	**15,700.00**
Insurance Proceeds	**(3,685.00)**
Total Liabilities	**37,589.30**

Net Worth

Total Reserves	
Reserve Interest Earned	**121.36**
Reserve-Asphalt-Seal Coat	**17,304.45**
Reserve-Concrete	**13,646.00**
Reserve-Consolidated	**11,841.70**
Reserve Exp-Consolidated	**(132,320.10)**
Reserve-Contingency	**47,535.00**
Reserve-Painting	**6,513.00**
Reserve-Pool	**24,350.00**
Reserve-Roofs	**12,496.00**
Reserve-Structure	**11,349.50**
Reserve-Fence	**12,500.00**

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Balance Sheet

09/30/2017

TOTAL Total Reserves	**25,336.91**
Retained Earnings	**28,980.57**
Prior Retained Earnings	**(12,001.87)**
Net Income	**(51,380.97)**
Total Net Worth	**(9,065.36)**
Total Net Worth and Liabilities	**28,523.94**

Autumn Heights Condominium Owners Association, Inc.

Income and Expense Comparative Statement

From 09/01/2017 to 09/30/2017

	September 2017		January to September			Yearly Budgets	
	Actual	Budget	Actual	Budget	Var. $	Current	Last Year
Revenues							
Monthly Dues	38,500	38,500	346,500	346,500		462,000	462,000
Interest Income		4		36	(36)	50	50
Fines			938		938		
Late fee-Nsf Charges	20	25	687	225	462	300	300
Returned Check Charges			20		20		
Misc. Income	25		125		125		
Total Revenues	38,545	38 ,529	348 ,270	346 ,761	1 ,509	462 ,350	462 ,350
Expenses							
Operating Expenses							
Accounting Fees			1,700	1,900	200	1,900	1,800
Administration Costs	388	458	5,715	4,122	(1,593)	5,500	5,500
Bad Debt		250	1,316	2,250	934	3,000	3,000
Clubhouse Maint	84	292	2,001	2,628	627	3,500	3,000
Concrete Repair	702	208	6,904	1,872	(5,032)	2,500	2,500
Electric	442	350	2,731	3,150	419	4,200	4,000
Fence/Wall Repair	142	208	6,286	1,872	(4,414)	2,500	5,000
Gas	293	167	1,462	1,503	41	2,000	2,000
General Mx and Repair	2,303	2,083	81,295	18,747	(62,548)	25,000	25,000
Gutter Repair		667	5,410	6,003	593	8,000	8,000
Insurance Property/Liability	20,558	5,501	51,101	49,509	(1,592)	66,016	65,000
Insurance-Workmans Comp			(53)		53		
Landscaping	925	833	24,005	7,497	(16,508)	10,000	20,000
Legal Expense		500	2,030	4,500	2,470	6,000	7,000
**Legal Reimb	(45)	(125)	(474)	(1,125)	(651)	(1,500)	(1,500)
Lawn Contract	2,252	2,399	20,268	21,591	1,323	28,788	28,788
Light (Electric) Maint/Repair	139	167	1,745	1,503	(242)	2,000	2,500
Management Fees	2,052	2,352	18,468	21,168	2,700	28,224	28,224
Painting	1,025	417	3,045	3,753	708	5,000	10,000
Pest Control	154	125	1,801	1,125	(676)	1,500	1,000
Plumbing		42	727	378	(349)	500	600
Pool/Jac Operations	1,605	500	4,152	5,500	1,348	6,000	5,500
Pool/Jac Repairs		200	1,355	1,600	245	2,000	1,500

	September 2017		January to September			Yearly Budgets	
	Actual	Budget	Actual	Budget	Var. $	Current	Last Year
Pool Keys			(50)		50		
Professional		292		2,628	2,628	3,500	3,500
Roof Repair	395	1,250	14,549	11,250	(3,299)	15,000	15,000
Security	731	600	4,331	5,400	1,069	7,200	7,200
Community Events/Social		167	37	1,503	1,466	2,000	2,000
Sign Repair/Replacement		42		378	378	500	500
Siding/Stucco Rpr/Rpl	575	42	3,842	378	(3,464)	500	500
Snow Removal			4,555	8,000	3,445	15,000	15,000
Street Repair/Sweep		1,833		16,497	16,497	22,000	12,000
Sprinkler Repair	309	500	3,837	3,500	(337)	5,000	5,000
Trash	1,870	1,676	17,053	15,084	(1,969)	20,112	20,000
Tree Maintenance	445	833	8,015	7,497	(518)	10,000	10,000
Water	10,800	7,575	76,320	68,175	(8,145)	90,900	90,000
TOTAL Operating Expenses	48,144	32,404	375,479	301,336	(74,143)	404,340	409,112
Reserve Funding							
Reserve Asphalt- Seal Coat		417	2,085	3,753	1,668	5,000	5,000
Reserve Concrete		333	1,665	2,997	1,332	4,000	4,000
Reserve Allocation Consolidated		250	1,250	2,250	1,000	3,000	3,000
Reserve Contingency		2,168	10,835	19,512	8,677	26,010	21,238
Reserve Structure		417	2,085	3,753	1,668	5,000	5,000
Reserve Painting		167	835	1,503	668	2,000	2,000
Reserve Pool		583	2,915	5,247	2,332	7,000	7,000
Reserve Roofs		250	1,250	2,250	1,000	3,000	3,000
Reserve Fence		250	1,250	2,250	1,000	3,000	3,000
TOTAL Reserve Funding	0	4,835	24,170	43,515	19,345	58,010	53,238
Total Expenses	48,144	37 ,239	399 ,649	344 ,851	(54 ,798)	462 ,350	462 ,350
Net Income	**(9,599)**	**1,290**	**(51,379)**	**1,910**	**(53,289)**	**0**	**0**