

CONDOMINIUM ASSOCIATION

Balance Sheet For 12/31/XXXX

Current Assets

100 - Checking	\$29,267.39
104 - Money Market	\$71,079.30

Total Current Assets

	<u>\$100,346.69</u>
Total Assets	<u><u>\$100,346.69</u></u>

Liabilities & Capital

200 - Insurance Deductible	(\$349,491.81)
201 - CIT Bank Loan	(\$7,888.96)
288 - Retained Earnings	\$453,729.06
290 - Current Earnings	\$3,998.40

Total Liabilities & Capital

	<u>\$100,346.69</u>
Total Liabilities / Equity	<u><u>\$100,346.69</u></u>

CONDOMINIUM ASSOCIATION

Statement of Revenues and Expenses 12/1/XXXX - 12/31/XXXX

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
300 - Prepaid Income	3,426.88	-	3,426.88	12,377.09	-	12,377.09	-
320 - Assessment Income	27,287.65	25,095.00	2,192.65	245,226.21	301,151.00	(55,924.79)	301,151.00
321 HOA FEES	(4,028.00)	4,028.00	(8,056.00)	(40,280.00)	48,336.00	(88,616.00)	48,336.00
322 - Interest Income	1.19	-	1.19	562.54	-	562.54	-
324 - Late Fee Income	-	38.00	(38.00)	-	500.00	(500.00)	500.00
Total Income	26,687.72	29,161.00	(2,473.28)	217,885.84	349,987.00	(132,101.16)	349,987.00
Total Income	26,687.72	29,161.00	(2,473.28)	217,885.84	349,987.00	(132,101.16)	349,987.00

Operating Expense

Expense							
429 - Bank Charges	-	-	-	10.00	-	(10.00)	-
430 - Office Supply/Postage	99.05	87.00	(12.05)	402.13	1,000.00	597.87	1,000.00
440 - Management Fee	1,140.00	1,426.00	286.00	12,540.00	17,178.00	4,638.00	17,178.00
450 - Legal	302.00	80.00	(222.00)	4,302.95	1,004.00	(3,298.95)	1,004.00
460 - Admin Expense\Coupons	20.00	-	(20.00)	392.68	-	(392.68)	-
510 - Trash	234.45	275.00	40.55	2,549.13	3,300.00	750.87	3,300.00
515 - Electric	-	38.00	38.00	272.93	500.00	227.07	500.00
520 - Sewer	2,830.02	3,663.00	832.98	29,875.20	44,000.00	14,124.80	44,000.00
530 - Water	2,803.61	3,000.00	196.39	33,320.72	36,000.00	2,679.28	36,000.00
579 - Tree Removal	-	-	-	750.00	-	(750.00)	-
580 - Lawn Care	-	-	-	37,088.69	-	(37,088.69)	-
587 - Irrigation	-	-	-	6,271.40	-	(6,271.40)	-
590 - Landscaping	-	-	-	3,445.00	2,000.00	(1,445.00)	2,000.00
591 - Groundsman	240.00	2,587.00	2,347.00	1,534.00	31,000.00	29,466.00	31,000.00
592 - Misc Expense	-	-	-	(25.00)	-	25.00	-
596 - Snow Removal	-	3,000.00	3,000.00	22,743.75	9,000.00	(13,743.75)	9,000.00
597 - Tree Removal/Care	-	-	-	-	10,000.00	10,000.00	10,000.00
680 - M/R General	480.00	1,094.00	614.00	2,749.15	13,150.00	10,400.85	13,150.00
740 - Pest Control	-	-	-	2,800.00	5,000.00	2,200.00	5,000.00
760 - Supplies	447.94	-	(447.94)	544.52	-	(544.52)	-
820 - Insurance	-	4,534.00	4,534.00	28,033.63	54,386.00	26,352.37	54,386.00
835 - Tax Preparation	-	-	-	775.00	3,300.00	2,525.00	3,300.00
Total Operating Expense	8,597.07	19,784.00	11,186.93	190,375.88	230,818.00	40,442.12	230,818.00

Reserve Expense

901 - General Reserve	-	1,750.00	1,750.00	575.00	21,000.00	20,425.00	21,000.00
906 - Retaining Wall	-	-	-	1,655.00	-	(1,655.00)	-
910 - Painting	-	-	-	1,823.20	-	(1,823.20)	-
924 - Trees trim/removal	-	-	-	5,400.00	-	(5,400.00)	-
956 - Power Washing	-	-	-	9,500.00	-	(9,500.00)	-
969 - Drainage	-	-	-	2,615.00	-	(2,615.00)	-

CONDOMINIUM ASSOCIATION

Statement of Revenues and Expenses 12/1/XXXX - 12/31/XXXX

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
972 - Foundation Repair	-	-	-	1,925.00	-	(1,925.00)	-
990 - Interest For Loan	-	15.00	15.00	59.36	158.00	98.64	158.00
Total Reserve Expenses	-	1,765.00	1,765.00	23,552.56	21,158.00	(2,394.56)	21,158.00
Total Operating/Reserve Expense	8,597.07	21,549.00	12,951.93	213,928.44	251,976.00	38,047.56	251,976.00
Operating/Reserve Net Total	18,090.65	7,612.00	10,478.65	3,957.40	98,011.00	(94,053.60)	98,011.00

CONDOMINIUM ASSOCIATION

Statement of Revenues and Expenses 12/1/XXXX - 12/31/XXXX

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
322 - Interest Income	18.11	-	18.11	41.00	-	41.00	-
Total Income	18.11	-	18.11	41.00	-	41.00	-
Total Income	18.11	-	18.11	41.00	-	41.00	-
Reserve Net Total	18.11	-	18.11	41.00	-	41.00	-
Net Total	18,108.76	7,612.00	10,496.76	3,998.40	98,011.00	(94,012.60)	98,011.00