

Atwater Commons Condominium Association

Balance Sheet

11/30/2019

Assets

Cash In Bank - Mutual of Omaha - Checking	22,276.65
Reserve - Mutual of Omaha - Money Market	122,655.11
Accounts Receivable	(5,923.00)

Total Assets

139,008.76

Liabilities

Total Liabilities

0.00

Net Worth

Appropriated Reserve	122,655.11
Retained Earnings	23,406.44
Net Income	(7,052.79)

Total Net Worth

139,008.76

Total Net Worth and Liabilities

139,008.76

Atwater Commons Condominium Association

Revenues and Expenses Statement

From 11/01/2019 to 11/30/2019

	Actual Current Period	Actual Current Year	Budget Current Year	Variance YTD Real to Annual Budget in \$
<u>Revenues</u>				
60000.00 - Assessments	12,540.00	137,940.00	150,480.00	(12,540.00)
62000.00 - Late	50.00	1,555.00	100.00	1,455.00
62010.00 - Legal		6,410.06	500.00	5,910.06
62020.00 - NSF Checks		40.00		40.00
62030.00 - Misc Incomes		77.00		77.00
62025.00 - Fine Income		400.00		400.00
63000.00 - Interest Income - Operating	1.22	14.95		14.95
62040.00 - Shared Expense Income		1,514.70	2,000.00	(485.30)
Total Revenue	12,591.22	147,951.71	153,080.00	(5,128.29)
<u>Expenses</u>				
Administrative				
70000.00 - Management Fees	925.00	10,175.00	11,100.00	925.00
70100.00 - Legal - Collections	715.00	4,822.33	1,000.00	(3,822.33)
70200.00 - Legal - Association	400.00	475.00	1,000.00	525.00
70300.00 - Auditing		1,850.00	1,750.00	(100.00)
71000.00 - Printing and Mailing	98.50	961.07	750.00	(211.07)
71100.00 - Office Supplies			50.00	50.00
71200.00 - Bank Charges		20.00	100.00	80.00
71300.00 - Web Page	65.00	195.00		(195.00)
71800.00 - Outside Secretary Services		250.00		(250.00)
71900.00 - Miscellaneous Administration	45.00	493.65	700.00	206.35
TOTAL Administrative	2,248.50	19,242.05	16,450.00	(2,792.05)
Utilities				
72000.00 - Water & Sewer	2,035.62	3,521.46	2,000.00	(1,521.46)
72300.00 - Electricity	94.93	2,209.00	4,000.00	1,791.00
72500.00 - Extermination	57.00	564.00	660.00	96.00
TOTAL Utilities	2,187.55	6,294.46	6,660.00	365.54
Grounds				
73000.00 - Lawn Service		11,306.34	11,000.00	(306.34)
73100.00 - Grounds		830.95	1,000.00	169.05
73175.00 - Bed Maintenance/Mulch		2,490.00	1,000.00	(1,490.00)
73200.00 - Tree and Shrub Maintenance		1,760.00	2,000.00	240.00
73400.00 - Tree and Shrub Fertilization			500.00	500.00

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From 11/01/2019 to 11/30/2019

	Actual Current Period	Actual Current Year	Budget Current Year	Variance YTD Real to Annual Budget in \$
73500.00 - Irrigation		2,622.00	1,500.00	(1,122.00)
73600.00 - Pond Maintenance		2,310.00	4,000.00	1,690.00
73700.00 - Snow Removal	6,097.50	18,292.50	26,250.00	7,957.50
73800.00 - Salting		7,638.00		(7,638.00)
TOTAL Grounds	6,097.50	47,249.79	47,250.00	0.21
Maintenance & Repairs				
75000.00 - Plumbing		3,225.00	1,000.00	(2,225.00)
75100.00 - Electrical	74.14	422.29	1,000.00	577.71
75150.00 - Fire Suppression		250.00	5,000.00	4,750.00
75152.00 - Fire Suppression Monitor	141.00	3,769.56	3,260.00	(509.56)
75200.00 - Building Repairs - Interior		8,806.18	1,000.00	(7,806.18)
75300.00 - Building Repairs - Exterior		3,125.71	2,710.00	(415.71)
75500.00 - Painting			1,000.00	1,000.00
75705.00 - Gutter Cleaning			1,000.00	1,000.00
75800.00 - Windows		1,760.00	10,000.00	8,240.00
75830.00 - Dryer Vent Cleaning		3,420.00	3,000.00	(420.00)
76000.00 - Garage	747.30	936.15	1,500.00	563.85
77600.00 - Catch Basins			3,250.00	3,250.00
77711.00 - Chargeback to Co-owner		(2,661.18)		2,661.18
TOTAL Maintenance & Repairs	962.44	23,053.71	33,720.00	10,666.29
Insurance & Taxes				
79000.00 - Insurance	2,929.83	14,991.49	24,000.00	9,008.51
TOTAL Insurance & Taxes	2,929.83	14,991.49	24,000.00	9,008.51
Reserve Funding				
89000.00 - Deposits to Reserve	2,083.00	22,913.00	25,000.00	2,087.00
89100.00 - Deposits to Reserves - Interest	45.05	493.08		(493.08)
TOTAL Reserve Funding	2,128.05	23,406.08	25,000.00	1,593.92
Reserve Fund Income				
90000.00 - Transfers From Reserves		(10,800.00)	(15,000.00)	(4,200.00)
90100.00 - Interest Income - Reserves	(45.05)	(493.08)		493.08
TOTAL Reserve Fund Income	(45.05)	(11,293.08)	(15,000.00)	(3,706.92)
Reserve Expenses				
97010.00 - Asphalt Sealcoating		32,060.00	15,000.00	(17,060.00)
TOTAL Reserve Expenses		32,060.00	15,000.00	(17,060.00)

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From 11/01/2019 to 11/30/2019

	Actual Current Period	Actual Current Year	Budget Current Year	Variance YTD Real to Annual Budget in \$
Total Expense	16,508.82	155,004.50	153,080.00	(1,924.50)
Net Income	(3,917.60)	(1,052.79)	0.00	(1,052.79)