

Three Seasons Condominium Assoc.

Balance Sheet

As of September 30, 2017

	<u>Sep 30, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
1030 · Checking - CB #13104214	51,975.23
1040 · Savings - CB #11114581	6,098.42
1050 · Cpt Mny Mrk #20204000382	149,698.86
Total Checking/Savings	<u>207,772.51</u>
Accounts Receivable	
1060 · Accounts Receivable	20,049.25
Total Accounts Receivable	<u>20,049.25</u>
Other Current Assets	
1100 · Prepaid Insurance	7,710.55
1120 · Other Pre-Paid Bills	5,754.43
12000 · Undeposited Funds	6,946.38
Total Other Current Assets	<u>20,411.36</u>
Total Current Assets	248,233.12
Fixed Assets	
1600 · Furniture and Equipment	30,026.98
1630 · Equipment	25,991.05
1640 · Purchase of Units	750.00
1650 · Accumulated Depreciation	-49,575.85
Total Fixed Assets	<u>7,192.18</u>
TOTAL ASSETS	<u>255,425.30</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · *Accounts Payable	17,705.78
Total Accounts Payable	<u>17,705.78</u>
Other Current Liabilities	
2080 · Prepaid Assessments	12,787.73
Total Other Current Liabilities	<u>12,787.73</u>
Total Current Liabilities	<u>30,493.51</u>
Total Liabilities	30,493.51
Equity	
2700 · OPERATING FUND BALANCE	
2740 · OFB as of Beginning of Year	34,416.21
2760 · OFB Year to Date Activity	40,816.72
Total 2700 · OPERATING FUND BALANCE	<u>75,232.93</u>
2800 · CAPITAL FUND BALANCE (CFB)	
2850 · CFB as of Beginning of Year	137,355.69
2860 · CFB Year to Date Activity	12,343.17
Total 2800 · CAPITAL FUND BALANCE (CFB)	<u>149,698.86</u>
3200 · Reclass to Fund Balance	-53,159.89
Net Income	53,159.89
Total Equity	<u>224,931.79</u>
TOTAL LIABILITIES & EQUITY	<u>255,425.30</u>

Three Seasons Condominium Assoc.
Profit & Loss Budget vs. Actual
 June through September 2017

	Jun - Sep 17	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3010 · Regular Assessments	152,571.94	152,571.94	0.00	100.0%
3020 · Late Fees	198.27	145.00	53.27	136.7%
3030 · Conference Room Rental	150.00	150.00	0.00	100.0%
3040 · Rental Income	1,800.00	1,800.00	0.00	100.0%
3050 · Interest Income - (OFB)	4.08	4.00	0.08	102.0%
3060 · Vending Income	1,378.25	1,840.00	-461.75	74.9%
3070 · THS Usage Fees	0.00	0.00	0.00	0.0%
3110 · GCEA Capital Credit	0.00	0.00	0.00	0.0%
3150 · Miscellaneous Income	0.00	0.00	0.00	0.0%
Total Income	156,102.54	156,510.94	-408.40	99.7%
Gross Profit	156,102.54	156,510.94	-408.40	99.7%
Expense				
5500 · Accounting & Audit Fees	1,600.00	1,800.00	-200.00	88.9%
5550 · Bank Charges	0.00	0.00	0.00	0.0%
5560 · Bad Debt	0.00	0.00	0.00	0.0%
5600 · Board of Directors	347.04	300.00	47.04	115.7%
5700 · Legal	2,007.50	300.00	1,707.50	669.2%
5750 · Maintenance Fee	14,608.80	14,608.80	0.00	100.0%
5800 · Management Fees	8,408.92	8,408.92	0.00	100.0%
5850 · Office Supplies & Postage	470.29	250.00	220.29	188.1%
5900 · Website Expenses	0.00	0.00	0.00	0.0%
6100 · Contract Labor General	3,308.26	4,000.00	-691.74	82.7%
6150 · Building/Complex Repairs (OFB)	18,916.04	17,009.00	1,907.04	111.2%
6170 · Roof Repairs	39.57	8,100.00	-8,060.43	0.5%
6210 · Elevator Maintenance	150.00	0.00	150.00	100.0%
6220 · Stucco Repair Opt	9,900.00	9,900.00	0.00	100.0%
6360 · Vending Repairs	317.40	200.00	117.40	158.7%
6370 · Decorations	-10.96	100.00	-110.96	-11.0%
6380 · Cable Television & Internet	8,372.55	8,390.88	-18.33	99.8%
6400 · Common Area Carpet Cleaning	0.00	0.00	0.00	0.0%
6450 · Electricity	7,665.36	8,100.00	-434.64	94.6%
6600 · Insurance	8,051.68	7,568.00	483.68	106.4%
6660 · Telephone	120.00	120.00	0.00	100.0%
6700 · Trash	3,711.74	4,300.00	-588.26	86.3%
6800 · Natural Gas	693.76	700.00	-6.24	99.1%
6870 · Water and Sanitation	16,496.02	16,454.88	41.14	100.3%
6880 · Water Damage Repair	0.00	0.00	0.00	0.0%
6900 · Chimney Cleaning	0.00	0.00	0.00	0.0%
6970 · Fire Protection	3,198.59	1,550.00	1,648.59	206.4%
7000 · Grounds Material	225.01	650.00	-424.99	34.6%
7010 · Plants	244.93	150.00	94.93	163.3%
7050 · Hot Tub & Pool Supply/Repairs	2,218.51	1,100.00	1,118.51	201.7%
7150 · Maintenance Repair	0.00	0.00	0.00	0.0%
7300 · Snow Plowing	0.00	0.00	0.00	0.0%
7400 · Snow Shoveling-Roof	0.00	0.00	0.00	0.0%
7500 · Maintenance Supplies	1,242.42	2,005.00	-762.58	62.0%
7550 · Housekeeping Supplies	2,114.06	2,000.00	114.06	105.7%
7600 · Printing	0.00	100.00	-100.00	0.0%
7700 · Depreciation	0.00	0.00	0.00	0.0%
7800 · Miscellaneous Expenses	868.33	600.00	268.33	144.7%
7850 · Re-bill Owners Expenses	0.00	0.00	0.00	0.0%
7900 · Un-budgeted Board Items	0.00	0.00	0.00	0.0%
Total Expense	115,285.82	118,765.48	-3,479.66	97.1%
Net Ordinary Income	40,816.72	37,745.46	3,071.26	108.1%
Other Income/Expense				
Other Income				
3090 · Capital Reserve (CFB)	12,176.00	12,176.00	0.00	100.0%
3250 · Interest Income (CFB)	167.17	120.00	47.17	139.3%
Total Other Income	12,343.17	12,296.00	47.17	100.4%

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Accrual Basis

Three Seasons Condominium Assoc.
Profit & Loss Budget vs. Actual
June through September 2017

	<u>Jun - Sep 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Other Expense				
6160 · Capital Improvements (CFB)	0.00	0.00	0.00	0.0%
6200 · Stucco Repair	0.00	0.00	0.00	0.0%
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Net Other Income	<u>12,343.17</u>	<u>12,296.00</u>	<u>47.17</u>	<u>100.4%</u>
Net Income	<u><u>53,159.89</u></u>	<u><u>50,041.46</u></u>	<u><u>3,118.43</u></u>	<u><u>106.2%</u></u>