

Van Loon Commons Condominium Association, Inc.

181550

Prepared By: Lucia Stiles CAM

ASSETS	
Union Bank-Checking-Primary	15,384
Union Bank-MM-Operating	84,352
Petty Cash	250
Union Bank-MM-Reserve	116,331
Union Bank-Checking-S/A Misc Repai	44,431
Union Bank-Ckg-Escrow	12,650
Accounts Receivable	9,462
Prepaid Assets	63,103

LIABILITIES	
Accounts Payable	15,667
Accrued Estimated Expenses	16,951
Deferred Quarterly Assessment	50,250
Premium Assign 10/14-7/15	43,672
Prepaid Assessments	7,022
Prepaid Special Assessment-NET	44,431
Escrow	12,650
Reserves - Net	116,331
Prior year Equity	(26,537)
Prior Year Adjustments	10,000
Current year Equity	55,525

Total Assets \$ 345,962

Total Liabilities \$ 345,962

	Current Period	YTD Actual	YTD Budget	Over (Under)
TOTAL INCOME	\$ 44,490	\$ 649,608	\$ 662,250	\$ (12,642)
EXPENSES				
Building	\$ 5,510	\$ 68,248	\$ 99,802	\$ (31,554)
Grounds	\$ 4,629	\$ 60,079	\$ 71,363	\$ (11,283)
Pool/Clubhouse	\$ 2,771	\$ 21,156	\$ 22,985	\$ (1,829)
Utilities	\$ 17,897	\$ 171,608	\$ 210,192	\$ (38,583)
Administration	\$ 2,086	\$ 41,592	\$ 28,978	\$ 12,614
Insurance	\$ 6,159	\$ 81,460	\$ 78,991	\$ 2,469
Reserves	\$ 3,676	\$ 40,440	\$ 40,440	\$ -
Special Assessment	\$ -	\$ 109,500	\$ 109,500	\$ -
TOTAL EXPENSES	\$ 42,728	\$ 594,083	\$ 662,250	\$ (68,167)
SURPLUS/(DEFICIT)	\$ 1,762	\$ 55,525	\$ -	\$ -

VAN LOON COMMONS CONDOMINIUM ASSOCIATION INC

BALANCE SHEET

NOVEMBER 2014

	OPERATING	RESERVE	S/A MISC RPRS	ESCROW	TOTAL
ASSETS					
CURRENT ASSETS					
1015 UNION BANK - CHECKING - PRIMARY	15,383.94				15,383.94
1035 UNION BANK - MM - OPERATING	84,352.06				84,352.06
1065 UNION BANK - MM - RESERVE		116,330.51			116,330.51
1071 PETTY CASH - MARGUERITE KISNER	250.00				250.00
1080 UNION BANK - CHECKING - S/A MISC REPAIR			44,430.66		44,430.66
1085 UNION BANK - CKG - ESCROW				12,650.00	12,650.00
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	99,986.00	116,330.51	44,430.66	12,650.00	273,397.17
ACCOUNTS RECEIVABLE					
1210 ASSESSMENTS	5,573.14				5,573.14
1220 SPECIAL ASSESSMENT - MISC REPAIRS			0.45		0.45
1240 ASSESSMENTS - MISC	3,888.62				3,888.62
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	9,461.76	0.00	0.45	0.00	9,462.21
PREPAID ASSETS					
1310 BRN & BRN PROP INS 10/1/14-15 \$63,132.40	52,610.30				52,610.30
1311 BRN & BRN D&O INS 10/1/14-15 \$1,421.50	1,184.60				1,184.60
1314 BRN & BRN LIAB INS 10/1/14-15 \$6,475.75	5,396.50				5,396.50
1316 BRN & BRN UMB INS 10/1/14-15 \$2,881.34	2,401.10				2,401.10
1350 THYSSSENKRUPP ELEVATOR QTRLY SVC \$4530.40	1,510.13				1,510.13
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	63,102.63	0.00	0.00	0.00	63,102.63
FIXED ASSETS - DEPOSITS					
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	0.00	0.00	0.00	0.00	0.00
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TOTAL ASSETS	<u>172,550.39</u>	<u>116,330.51</u>	<u>44,431.11</u>	<u>12,650.00</u>	<u>345,962.01</u>

VAN LOON COMMONS CONDOMINIUM ASSOCIATION INC
 B A L A N C E S H E E T
 NOVEMBER 2014

	OPERATING	RESERVE	S/A MISC RPRS	ESCROW	TOTAL
LIABILITIES					
2010	ACCOUNTS PAYABLE	15,667.04			15,667.04
2020	ACCRUED ESTIMATED EXPENSES	16,950.91			16,950.91
2030	DEFERRED QUARTERLY ASSESSMENT	50,250.00			50,250.00
2040	SPECIAL ASSESSMENT - MISC REPAIR		108,221.52		108,221.52
2041	SPENT FROM SPECIAL ASSESSMENT		(63,790.41)		(63,790.41)
2120	PREM ASSIGNMENT 10/14-7/15 \$54,589.70	43,671.76			43,671.76
2130	PREPAID ASSESSMENTS	7,022.13			7,022.13
2190	ESCROW			12,650.00	12,650.00
		-----	-----	-----	-----
	133,561.84	0.00	44,431.11	12,650.00	190,642.95
RESTRICTED EQUITY - RESERVES					
2210	RESERVES - ROOFS		54,407.19		54,407.19
2215	RESERVES - INTEREST		1,999.82		1,999.82
2230	RESERVES - PAINT		4,549.84		4,549.84
2255	RESERVES - PAVING		23,005.31		23,005.31
2260	RESERVES - ELEVATOR		6,942.16		6,942.16
2290	RESERVES - POOL/SPA		5,190.19		5,190.19
2292	RESERVES - POOL FURNITURE		6,796.01		6,796.01
2294	RESERVES - POOL EQUIPMENT		16,728.94		16,728.94
SPENT FROM RESERVES					
2460	RESERVES - ELEVATOR		(2,494.00)		(2,494.00)
2492	RESERVES - POOL FURNITURE		(794.95)		(794.95)
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	0.00	116,330.51	0.00	0.00	116,330.51
OPERATING EQUITY					
2650	PRIOR YEAR SURPLUS (DEFICIT)	(26,536.53)			(26,536.53)
2652	PRIOR YEAR ADJUSTMENTS	10,000.00			10,000.00
	CURRENT YEAR SURPLUS (DEFICIT)	55,525.08			55,525.08
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	38,988.55	0.00	0.00	0.00	38,988.55
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	TOTAL LIABILITIES & EQUITY	172,550.39	116,330.51	44,431.11	12,650.00
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					345,962.01

VAN LOON COMMONS CONDOMINIUM ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 NOVEMBER 2014

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	11 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
4020 ASSESSMENTS - QUARTERLY	50,250.00	50,250.00	0.00	552,750.00	552,750.00	0.00	603,000
4040 SPECIAL ASSESSMENT - MISC REPAIRS	0.00	0.00	0.00	109,500.00	109,500.00	0.00	109,500
4060 LATE CHARGES	1,895.67	0.00	1,895.67	10,420.23	0.00	10,420.23	0
4100 INTEREST - OPERATING	33.45	0.00	33.45	152.06	0.00	152.06	0
4180 CLUBHOUSE USAGE FEES	0.00	0.00	0.00	100.00	0.00	100.00	0
4193 GATE CARDS	90.00	0.00	90.00	285.00	0.00	285.00	0
4196 KEYS	0.00	0.00	0.00	10.00	0.00	10.00	0
4280 APPLICATION FEES	0.00	0.00	0.00	1,200.00	0.00	1,200.00	0
4340 INTEREST - RESERVES	46.12	0.00	46.12	399.77	0.00	399.77	0
4350 INTEREST ALLOC TO RESERVES	- 46.12	0.00	- 46.12	-399.77	0.00	-399.77	0
4370 INTEREST CHARGED - SPECIAL ASSESSMENT	0.00	0.00	0.00	1,260.27	0.00	1,260.27	0
4371 INTEREST CHARGED ALLOC TO SPECIAL ASSMNT	0.00	0.00	0.00	-1,260.27	0.00	-1,260.27	0
4969 ALLOWANCE FOR DOUBTFUL ACCOUNTS	-7,778.63	0.00	-7,778.63	-24,809.55	0.00	-24,809.55	0
4970	44,490.49	50,250.00	-5,759.51	649,607.74	662,250.00	-12,642.26	712,500
4980 TOTAL INCOME	44,490.49	50,250.00	-5,759.51	649,607.74	662,250.00	-12,642.26	712,500
EXPENSES							
BUILDING MAINTENANCE							
5010 BUILDING MAINTENANCE	1,252.72	2,166.67	-913.95	9,360.76	23,833.33	-14,472.57	26,000
5062 BACKFLOW CERTIFICATION	0.00	50.83	- 50.83	0.00	559.17	-559.17	610
5090 ELEVATOR MAINTENANCE	0.00	300.00	-300.00	6,173.58	3,300.00	2,873.58	3,600
5092 ELEVATOR PERMITS	0.00	62.50	- 62.50	750.00	687.50	62.50	750

VAN LOON COMMONS CONDOMINIUM ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 NOVEMBER 2014

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	11 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
5095 ELEVATOR CONTRACT	1,510.13	1,550.00	- 39.87	16,694.52	17,050.00	-355.48	18,600
5110 BUILDING CLEANING	2,323.53	4,000.00	-1,676.47	21,848.27	44,000.00	-22,151.73	48,000
5240 INTERIOR PEST CONTROL	0.00	300.00	-300.00	3,000.00	3,300.00	-300.00	3,600
5341 FIRE EXTINGUISHERS	0.00	75.42	- 75.42	0.00	829.58	-829.58	905
5351 FIRE ALARM SYSTEM INSPECTION	0.00	84.17	- 84.17	0.00	925.83	-925.83	1,010
5352 FIRE ALARM MONITORING	424.00	400.00	24.00	10,420.79	4,400.00	6,020.79	4,800
5361 FIRE ALARM SPRINKLER	0.00	83.33	- 83.33	0.00	916.67	-916.67	1,000
5999	5,510.38	9,072.92	-3,562.54	68,247.92	99,802.08	-31,554.16	108,875

 GROUNDS MAINTENANCE

6040 CONTRACTED LAWN SERVICE	3,782.00	4,000.00	-218.00	39,104.13	44,000.00	-4,895.87	48,000
6060 MULCH	0.00	333.33	-333.33	0.00	3,666.67	-3,666.67	4,000
6120 IRRIGATION REPAIR	95.89	0.00	95.89	5,702.70	0.00	5,702.70	0
6130 MAJOR EQUIPMENT PURCHASE	0.00	0.00	0.00	220.00	0.00	220.00	0
6140 WATER - IRRIGATION	375.02	291.67	83.35	8,998.32	3,208.33	5,789.99	3,500
6201 TREES/SOD/PLANTS	203.00	958.33	-755.33	703.00	10,541.67	-9,838.67	11,500
6240 TREE TRIM & REMOVAL	0.00	279.17	-279.17	1,965.00	3,070.83	-1,105.83	3,350
6283 VEHICLE TOWING	0.00	16.67	- 16.67	0.00	183.33	-183.33	200
6410 STREET LIGHT MAINTENANCE	173.00	191.67	- 18.67	173.00	2,108.33	-1,935.33	2,300
6430 GATE REPAIR	0.00	333.33	-333.33	3,212.90	3,666.67	-453.77	4,000
6570 FOUNTAIN MAINTENANCE	0.00	83.33	- 83.33	0.00	916.67	-916.67	1,000
6999	4,628.91	6,487.50	-1,858.59	60,079.05	71,362.50	-11,283.45	77,850

 POOL/CLUBHOUSE EXPENSE

7040 CONTRACTED POOL SERVICE	815.00	500.00	315.00	8,665.00	5,500.00	3,165.00	6,000
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VAN LOON COMMONS CONDOMINIUM ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 NOVEMBER 2014

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	11 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
7043 POOL PERMIT	0.00	31.25	- 31.25	655.00	343.75	311.25	375
7060 CHEMICALS & SUPPLIES	0.00	25.00	- 25.00	0.00	275.00	-275.00	300
7070 POOL HEATING (GAS)	579.22	583.33	- 4.11	3,464.93	6,416.67	-2,951.74	7,000
7080 POOL EQUIPMENT REPAIR	1,017.50	333.33	684.17	4,306.49	3,666.67	639.82	4,000
7120 WATER & SEWER	358.93	533.33	-174.40	3,957.85	5,866.67	-1,908.82	6,400
7201 CLUBHOUSE MAINTENANCE	0.00	0.00	0.00	107.06	0.00	107.06	0
7600 FITNESS EQUIPMENT	0.00	83.33	- 83.33	0.00	916.67	-916.67	1,000
7889	2,770.65	2,089.57	681.08	21,156.33	22,985.43	-1,829.10	25,075

UTILITIES

7910 ELECTRIC	2,345.68	2,583.33	-237.65	22,304.40	28,416.67	-6,112.27	31,000
7920 WATER/SEWER	6,022.43	7,166.67	-1,144.24	46,760.74	78,833.33	-32,072.59	86,000
7930 TELEPHONE	654.87	608.33	46.54	6,990.18	6,691.67	298.51	7,300
7940 TRASH REMOVAL	992.10	1,250.00	-257.90	8,831.12	13,750.00	-4,918.88	15,000
7950 CABLE SERVICE	7,881.47	7,500.00	381.47	86,721.79	82,500.00	4,221.79	90,000
7990	17,896.55	19,108.33	-1,211.78	171,608.23	210,191.67	-38,583.44	229,300

ADMINISTRATIVE

8020 MANAGEMENT FEE	1,725.00	1,725.00	0.00	18,975.00	18,975.00	0.00	20,700
8040 POSTAGE	246.00	41.67	204.33	1,675.67	458.33	1,217.34	500
8060 COPIES/PRINTING/SUPPLIES	656.98	250.00	406.98	3,689.26	2,750.00	939.26	3,000
8080 CPA SERVICES	0.00	33.33	- 33.33	4,500.00	366.67	4,133.33	400
8100 LEGAL EXPENSE	-586.67	500.00	-1,086.67	10,627.09	5,500.00	5,127.09	6,000
8160 ELECTRONIC TRANSMISSIONS/PHONE	44.65	29.17	15.48	719.54	320.83	398.71	350
8190 MISCELLANEOUS	0.00	0.00	0.00	27.00	0.00	27.00	0

VAN LOON COMMONS CONDOMINIUM ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 NOVEMBER 2014

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	11 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
8210 CREDIT INVESTIGATIONS	0.00	0.00	0.00	575.00	0.00	575.00	0
8310 CLOSING FEES	0.00	0.00	0.00	141.98	0.00	141.98	0
8390 ANNUAL CORPORATE REPORT	0.00	5.17	- 5.17	61.25	56.83	4.42	62
8460 BUREAU OF CONDOMINIUM FEES	0.00	50.00	- 50.00	600.00	550.00	50.00	600
8479	2,085.96	2,634.34	-548.38	41,591.79	28,977.66	12,614.13	31,612
INSURANCE							
8481 PROPERTY INSURANCE	5,261.03	6,320.33	-1,059.30	71,039.48	69,523.67	1,515.81	75,844
8482 D&O INSURANCE	118.46	112.83	5.63	1,264.43	1,241.17	23.26	1,354
8484 UMBRELLA INSURANCE	240.11	189.50	50.61	2,228.49	2,084.50	143.99	2,274
8489 LIABILTY INSURANCE	539.65	509.17	30.48	5,729.28	5,600.83	128.45	6,110
8490 WORKERS COMPENSATION	0.00	49.17	- 49.17	1,198.00	540.83	657.17	590
8499	6,159.25	7,181.00	-1,021.75	81,459.68	78,991.00	2,468.68	86,172
RESERVE FOR REPLACEMENT							
9110 ROOFS	920.17	920.17	0.00	10,121.83	10,121.83	0.00	11,042
9130 PAINT	2,258.67	2,258.67	0.00	24,845.33	24,845.33	0.00	27,104
9160 ELEVATOR	336.50	336.50	0.00	3,701.50	3,701.50	0.00	4,038
9190 POOL/SPA	161.00	161.00	0.00	1,771.00	1,771.00	0.00	1,932
9300	3,676.34	3,676.34	0.00	40,439.66	40,439.66	0.00	44,116
SPECIAL ASSESSMENT							
9710 SPECIAL ASSESSMENT - MISC REPAIRS	0.00	0.00	0.00	109,500.00	109,500.00	0.00	109,500

VAN LOON COMMONS CONDOMINIUM ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 NOVEMBER 2014

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	11 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
9799	0.00	0.00	0.00	109,500.00	109,500.00	0.00	109,500
9980 TOTAL EXPENSES	42,728.04	50,250.00	-7,521.96	594,082.66	662,250.00	-68,167.34	712,500
9990 GAIN (LOSS)	<u>1,762.45</u>	<u>0.00</u>	<u>(1,762.45)</u>	<u>55,525.08</u>	<u>0.00</u>	<u>(55,525.08)</u>	<u>0</u>