



**Van Loon Commons Condominium Association, Inc.**  
181550

Prepared By: Lucia Stiles CAM

ASSETS		LIABILITIES	
Union Bank-Checking-Primary	46,294	Accounts Payable	27,463
Union Bank-MM-Operating	46,281	Accrued Estimated Expenses	7,992
Union Bank-MM-Reserve	108,891	Deferred Quarterly Assessment	0
Additional Petty Cash	250	Premium Assign	54,590
Union Bank-Ckg-Escrow	12,650	Prepaid Assessments	73,697
Accounts Receivable	31,624	Prepaid Special Assessment-NET	48,470
Union Bank-Checking-S/A Misc Repa	46,783	Escrow	12,650
Prepaid Assets	73,911	Reserves	108,891
Due from Operate to RSV-S/A Payba	-	Prior year Equity	(26,537)
Due from Operating to RSV-S/A Payl	-	Prior Year Adjustments	10,000
Fixed Assets - Utilities	-	Current year Equity	49,468
<b>Total Assets</b>	<b>\$ 366,684</b>	<b>Total Liabilities</b>	<b>\$ 366,684</b>

	Current Period	YTD Actual	YTD Budget	Over (Under)
<b>TOTAL INCOME</b>	\$ 50,272	\$ 553,834	\$ 561,750	\$ (7,916)
<b>EXPENSES</b>				
Building	\$ 6,795	\$ 55,341	\$ 81,656	\$ (26,315)
Grounds	\$ 5,442	\$ 50,978	\$ 58,388	\$ (7,409)
Pool/Clubhouse	\$ 1,612	\$ 17,184	\$ 18,806	\$ (1,622)
Utilities	\$ (3,841)	\$ 132,650	\$ 171,975	\$ (39,325)
Administration	\$ 1,595	\$ 37,196	\$ 23,709	\$ 13,487
Insurance	\$ 6,428	\$ 68,429	\$ 64,629	\$ 3,800
Reserves	\$ 3,676	\$ 33,087	\$ 33,087	\$ -
Special Assessment	\$ -	\$ 109,500	\$ 109,500	\$ -
<b>TOTAL EXPENSES</b>	\$ 21,707	\$ 504,365	\$ 561,750	\$ (57,385)
<b>SURPLUS/(DEFICIT)</b>	\$ 28,565	\$ 49,468	\$ -	\$ -

VAN LOON COMMONS CONDOMINIUM ASSOCIATION INC

BALANCE SHEET

SEPTEMBER 2014

	OPERATING	RESERVE	S/A MISC RPRS	ESCROW	TOTAL
<b>ASSETS</b>					
<b>CURRENT ASSETS</b>					
1015 UNION BANK - CHECKING - PRIMARY	46,293.72				46,293.72
1035 UNION BANK - MM - OPERATING	46,280.77				46,280.77
1065 UNION BANK - MM - RESERVE		108,890.87			108,890.87
1071 PETTY CASH - MARGUERITE KISNER	250.00				250.00
1080 UNION BANK - CHECKING - S/A MISC REPAIR			46,783.48		46,783.48
1085 UNION BANK - CKG - ESCROW				12,650.00	12,650.00
	-----	-----	-----	-----	-----
	92,824.49	108,890.87	46,783.48	12,650.00	261,148.84
<b>ACCOUNTS RECEIVABLE</b>					
1210 ASSESSMENTS	19,123.59				19,123.59
1220 SPECIAL ASSESSMENT - MISC REPAIRS			1,686.75		1,686.75
1240 ASSESSMENTS - MISC	10,813.54				10,813.54
	-----	-----	-----	-----	-----
	29,937.13	0.00	1,686.75	0.00	31,623.88
<b>PREPAID ASSETS</b>					
1310 BRN & BRN PROP INS 10/1/14-15 \$63,132.40	63,132.40				63,132.40
1311 BRN & BRN D&O INS 10/1/14-15 \$1,421.50	1,421.50				1,421.50
1314 BRN & BRN LIAB INS 10/1/14-15 \$6,475.75	6,475.75				6,475.75
1316 BRN & BRN UMB INS 10/1/14-15 \$2,881.34	2,881.34				2,881.34
	-----	-----	-----	-----	-----
	73,910.99	0.00	0.00	0.00	73,910.99
<b>FIXED ASSETS - DEPOSITS</b>					
	-----	-----	-----	-----	-----
	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----
<b>TOTAL ASSETS</b>	<u>196,672.61</u>	<u>108,890.87</u>	<u>48,470.23</u>	<u>12,650.00</u>	<u>366,683.71</u>

VAN LOON COMMONS CONDOMINIUM ASSOCIATION INC

BALANCE SHEET

SEPTEMBER 2014

	OPERATING	RESERVE	S/A MISC RPRS	ESCROW	TOTAL
<b>LIABILITIES</b>					
2010	ACCOUNTS PAYABLE	27,462.62			27,462.62
2020	ACCRUED ESTIMATED EXPENSES	7,991.67			7,991.67
2040	SPECIAL ASSESSMENT - MISC REPAIR		109,140.64		109,140.64
2041	SPENT FROM SPECIAL ASSESSMENT		(60,670.41)		(60,670.41)
2120	PREM ASSIGNMENT 10/14-7/15 \$54,589.70	54,589.70			54,589.70
2130	PREPAID ASSESSMENTS	73,696.73			73,696.73
2190	ESCROW			12,650.00	12,650.00
	-----	-----	-----	-----	-----
	163,740.72	0.00	48,470.23	12,650.00	224,860.95
<b>RESTRICTED EQUITY - RESERVES</b>					
2210	RESERVES - ROOFS		52,566.85		52,566.85
2215	RESERVES - INTEREST		1,912.86		1,912.86
2230	RESERVES - PAINT		32.50		32.50
2255	RESERVES - PAVING		23,005.31		23,005.31
2260	RESERVES - ELEVATOR		6,269.16		6,269.16
2290	RESERVES - POOL/SPA		4,868.19		4,868.19
2292	RESERVES - POOL FURNITURE		6,796.01		6,796.01
2294	RESERVES - POOL EQUIPMENT		16,728.94		16,728.94
<b>SPENT FROM RESERVES</b>					
2460	RESERVES - ELEVATOR		(2,494.00)		(2,494.00)
2492	RESERVES - POOL FURNITURE		(794.95)		(794.95)
	-----	-----	-----	-----	-----
	0.00	108,890.87	0.00	0.00	108,890.87
<b>OPERATING EQUITY</b>					
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)	49,468.42			49,468.42
	-----	-----	-----	-----	-----
	32,931.89	0.00	0.00	0.00	32,931.89
	-----	-----	-----	-----	-----
	196,672.61	108,890.87	48,470.23	12,650.00	366,683.71
	=====	=====	=====	=====	=====
<b>TOTAL LIABILITIES &amp; EQUITY</b>					

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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	9 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
4020 ASSESSMENTS - QUARTERLY	50,250.00	50,250.00	0.00	452,250.00	452,250.00	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	4.76	0.00	4.76	7,529.05	0.00	7,529.05	0
4100 INTEREST - OPERATING	17.48	0.00	17.48	80.77	0.00	80.77	0
4180 CLUBHOUSE USAGE FEES	0.00	0.00	0.00	100.00	0.00	100.00	0
4193 GATE CARDS	0.00	0.00	0.00	195.00	0.00	195.00	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	41.12	0.00	41.12	312.81	0.00	312.81	0
4350 INTEREST ALLOC TO RESERVES	- 41.12	0.00	- 41.12	-312.81	0.00	-312.81	0
4370 INTEREST CHARGED - SPECIAL ASSESSMENT	0.38	0.00	0.38	1,358.14	0.00	1,358.14	0
4371 INTEREST CHARGED ALLOC TO SPECIAL ASSMNT	- 0.38	0.00	- 0.38	-1,358.14	0.00	-1,358.14	0
4969 ALLOWANCE FOR DOUBTFUL ACCOUNTS	0.00	0.00	0.00	-17,030.92	0.00	-17,030.92	0
4970	50,272.24	50,250.00	22.24	553,833.90	561,750.00	-7,916.10	712,500
4980 TOTAL INCOME	50,272.24	50,250.00	22.24	553,833.90	561,750.00	-7,916.10	712,500

EXPENSES

BUILDING MAINTENANCE

5010 BUILDING MAINTENANCE	342.15	2,166.67	-1,824.52	7,035.04	19,499.99	-12,464.95	26,000
5062 BACKFLOW CERTIFICATION	0.00	50.83	- 50.83	0.00	457.51	-457.51	610
5090 ELEVATOR MAINTENANCE	6,173.58	300.00	5,873.58	6,173.58	2,700.00	3,473.58	3,600
5092 ELEVATOR PERMITS	0.00	62.50	- 62.50	750.00	562.50	187.50	750

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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	9 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
5095 ELEVATOR CONTRACT	-2,259.75	1,550.00	-3,809.75	11,955.53	13,950.00	-1,994.47	18,600
5110 BUILDING CLEANING	1,940.00	4,000.00	-2,060.00	17,584.74	36,000.00	-18,415.26	48,000
5240 INTERIOR PEST CONTROL	0.00	300.00	-300.00	2,400.00	2,700.00	-300.00	3,600
5341 FIRE EXTINGUISHERS	0.00	75.42	- 75.42	0.00	678.74	-678.74	905
5351 FIRE ALARM SYSTEM INSPECTION	0.00	84.17	- 84.17	0.00	757.49	-757.49	1,010
5352 FIRE ALARM MONITORING	599.25	400.00	199.25	9,442.29	3,600.00	5,842.29	4,800
5361 FIRE ALARM SPRINKLER	0.00	83.33	- 83.33	0.00	750.01	-750.01	1,000
5999	6,795.23	9,072.92	-2,277.69	55,341.18	81,656.24	-26,315.06	108,875

-----  
GROUNDS MAINTENANCE

6040 CONTRACTED LAWN SERVICE	3,782.00	4,000.00	-218.00	31,540.13	36,000.00	-4,459.87	48,000
6060 MULCH	0.00	333.33	-333.33	0.00	3,000.01	-3,000.01	4,000
6120 IRRIGATION REPAIR	216.31	0.00	216.31	5,500.51	0.00	5,500.51	0
6130 MAJOR EQUIPMENT PURCHASE	220.00	0.00	220.00	220.00	0.00	220.00	0
6140 WATER - IRRIGATION	280.85	291.67	- 10.82	8,539.95	2,624.99	5,914.96	3,500
6201 TREES/SOD/PLANTS	0.00	958.33	-958.33	0.00	8,625.01	-8,625.01	11,500
6240 TREE TRIM & REMOVAL	0.00	279.17	-279.17	1,965.00	2,512.49	-547.49	3,350
6283 VEHICLE TOWING	0.00	16.67	- 16.67	0.00	149.99	-149.99	200
6410 STREET LIGHT MAINTENANCE	0.00	191.67	-191.67	0.00	1,724.99	-1,724.99	2,300
6430 GATE REPAIR	943.00	333.33	609.67	3,212.90	3,000.01	212.89	4,000
6570 FOUNTAIN MAINTENANCE	0.00	83.33	- 83.33	0.00	750.01	-750.01	1,000
6999	5,442.16	6,487.50	-1,045.34	50,978.49	58,387.50	-7,409.01	77,850

-----  
POOL/CLUBHOUSE EXPENSE

7040 CONTRACTED POOL SERVICE	0.00	500.00	-500.00	5,405.00	4,500.00	905.00	6,000
------------------------------	------	--------	---------	----------	----------	--------	-------

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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	9 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
7043 POOL PERMIT	0.00	31.25	- 31.25	655.00	281.25	373.75	375
7060 CHEMICALS & SUPPLIES	0.00	25.00	- 25.00	0.00	225.00	-225.00	300
7070 POOL HEATING (GAS)	0.00	583.33	-583.33	2,885.71	5,250.01	-2,364.30	7,000
7080 POOL EQUIPMENT REPAIR	1,292.00	333.33	958.67	4,852.80	3,000.01	1,852.79	4,000
7120 WATER & SEWER	320.11	533.33	-213.22	3,278.81	4,800.01	-1,521.20	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	750.01	-750.01	1,000
7889	1,612.11	2,089.57	-477.46	17,184.38	18,806.29	-1,621.91	25,075

UTILITIES

7910 ELECTRIC	2,051.94	2,583.33	-531.39	17,696.70	23,250.01	-5,553.31	31,000
7920 WATER/SEWER	-15,215.04	7,166.67	-22,381.71	31,263.93	64,499.99	-33,236.06	86,000
7930 TELEPHONE	648.14	608.33	39.81	5,677.23	5,475.01	202.22	7,300
7940 TRASH REMOVAL	792.10	1,250.00	-457.90	7,052.92	11,250.00	-4,197.08	15,000
7950 CABLE SERVICE	7,881.47	7,500.00	381.47	70,958.85	67,500.00	3,458.85	90,000
7990	-3,841.39	19,108.33	-22,949.72	132,649.63	171,975.01	-39,325.38	229,300

ADMINISTRATIVE

8020 MANAGEMENT FEE	1,725.00	1,725.00	0.00	15,525.00	15,525.00	0.00	20,700
8040 POSTAGE	57.44	41.67	15.77	1,311.97	374.99	936.98	500
8060 COPIES/PRINTING/SUPPLIES	350.55	250.00	100.55	2,897.78	2,250.00	647.78	3,000
8080 CPA SERVICES	0.00	33.33	- 33.33	4,500.00	300.01	4,199.99	400
8100 LEGAL EXPENSE	-686.04	500.00	-1,186.04	10,893.76	4,500.00	6,393.76	6,000
8160 ELECTRONIC TRANSMISSIONS/PHONE	80.85	29.17	51.68	661.89	262.49	399.40	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  
 SEPTEMBER 2014

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	9 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	66.98	0.00	66.98	141.98	0.00	141.98	0
8390 ANNUAL CORPORATE REPORT	0.00	5.17	- 5.17	61.25	46.49	14.76	62
8460 BUREAU OF CONDOMINIUM FEES	0.00	50.00	- 50.00	600.00	450.00	150.00	600
8479	1,594.78	2,634.34	-1,039.56	37,195.63	23,708.98	13,486.65	31,612
<b>INSURANCE</b>							
8481 PROPERTY INSURANCE	5,548.56	6,320.33	-771.77	60,517.38	56,883.01	3,634.37	75,844
8482 D&O INSURANCE	114.17	112.83	1.34	1,027.53	1,015.51	12.02	1,354
8484 UMBRELLA INSURANCE	194.25	189.50	4.75	1,748.25	1,705.50	42.75	2,274
8489 LIABILTY INSURANCE	516.67	509.17	7.50	4,650.03	4,582.49	67.54	6,110
8490 WORKERS COMPENSATION	54.00	49.17	4.83	486.00	442.49	43.51	590
8499	6,427.65	7,181.00	-753.35	68,429.19	64,629.00	3,800.19	86,172
<b>RESERVE FOR REPLACEMENT</b>							
9110 ROOFS	920.17	920.17	0.00	8,281.49	8,281.49	0.00	11,042
9130 PAINT	2,258.67	2,258.67	0.00	20,327.99	20,327.99	0.00	27,104
9160 ELEVATOR	336.50	336.50	0.00	3,028.50	3,028.50	0.00	4,038
9190 POOL/SPA	161.00	161.00	0.00	1,449.00	1,449.00	0.00	1,932
9300	3,676.34	3,676.34	0.00	33,086.98	33,086.98	0.00	44,116
<b>SPECIAL ASSESSMENT</b>							
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  
SEPTEMBER 2014

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	9 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	21,706.88	50,250.00	-28,543.12	504,365.48	561,750.00	-57,384.52	712,500
9990 GAIN (LOSS)	<u>28,565.36</u>	<u>0.00</u>	<u>(28,565.36)</u>	<u>49,468.42</u>	<u>0.00</u>	<u>(49,468.42)</u>	<u>0</u>