

HEALEY CONDO ASSN

Balance Sheet

Period 12/31/2015

Assets

Bank

1015	Cash Operating Mutual of Omaha	34,115.16
1020	Petty Cash Operating Mutual of Omaha	142.97
1025	Cash Reserves Mutual of Omaha	331,668.87

<u>Total Bank</u>	365,927.00
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Certificates of Deposit

1100	CD- PNC #5161 7/14/17	22,615.03
1101	CD- PNC #5162 7/14/19	24,566.69
1102	CD- PNC #5160 7/19/2020	23,152.71
1103	CD- Bank of North GA #9696 09/13/2020	11,413.28
1104	CD- Bank of North GA #9704 10/13/2020	11,373.69
1106	CD- Bank of North GA #9753 06/13/2017	21,616.64
1107	CD- Bank of North GA #9746 05/12/2017	10,757.25

<u>Total Certificates of Deposit</u>	125,495.29
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Other Assets

1305	Real Estate Owned	50,164.00
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<u>Total Other Assets</u>	50,164.00
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<u>Total Assets</u>	541,586.29
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Liabilities & Equity

Liability

2110	Prepaid Dues	44,249.94
2250	Insurance Recoveries	16,324.61
2402	Refundable Deposits	995.00
2600	Transfer to Reserves	54,000.00

<u>Total Liability</u>	115,569.55
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Equity

2810	Retained Earnings	581,239.72
	Net Income/(Loss)	(155,222.98)

<u>Total Equity</u>	426,016.74
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<u>Total Liabilities & Equity</u>	541,586.29
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HEALEY CONDO ASSN

Income/Expense Statement

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	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessment Revenue									
3000 Homeowner Fees	72,467.61	46,010.12	26,457.49	57.50%	579,812.14	552,121.00	27,691.14	5.02%	552,121.00
3010 Special Assessment	1,000.00	0.00	1,000.00	0.00%	3,000.00	0.00	3,000.00	0.00%	0.00
3020 Late Fees	0.00	83.37	(83.37)	-100.00%	1,593.21	1,000.00	593.21	59.32%	1,000.00
3030 Interest Income H/O	5,840.35	0.00	5,840.35	0.00%	6,593.99	0.00	6,593.99	0.00%	0.00
3075 Move In Fee	100.00	0.00	100.00	0.00%	1,100.00	0.00	1,100.00	0.00%	0.00
3090 Fines	0.00	83.37	(83.37)	-100.00%	0.00	1,000.00	(1,000.00)	-100.00%	1,000.00
TOTAL Assessment	79,407.96	46,176.86	33,231.10	71.96%	592,099.34	554,121.00	37,978.34	6.85%	554,121.00
Other Revenue									
3210 Guest Suite Rental	200.00	208.37	(8.37)	-4.02%	1,145.00	2,500.00	(1,355.00)	-54.20%	2,500.00
3240 Gate/ Key -cards	0.00	25.00	(25.00)	-100.00%	595.00	300.00	295.00	98.33%	300.00
3290 Amenities Income	0.00	0.00	0.00	0.00%	5,000.00	0.00	5,000.00	0.00%	0.00
3700 Lease Income	0.00	0.00	0.00	0.00%	5,777.76	0.00	5,777.76	0.00%	0.00
3900 Interest Reserves	528.41	83.37	445.04	533.81%	5,848.46	1,000.00	4,848.46	484.85%	1,000.00
TOTAL Other Revenue	728.41	316.74	411.67	129.97%	18,366.22	3,800.00	14,566.22	383.32%	3,800.00
TOTAL Income	80,136.37	46,493.60	33,642.77	72.36%	610,465.56	557,921.00	52,544.56	9.42%	557,921.00
Expense									
Administrative									
4010 Insurance	50,607.00	3,750.00	46,857.00	1249.52%	102,079.60	45,000.00	57,079.60	126.84%	45,000.00
4020 Management Expense	2,500.00	2,500.00	0.00	0.00%	30,000.00	30,000.00	0.00	0.00%	30,000.00
4030 Legal Fees	(884.79)	1,000.00	(1,884.79)	-188.48%	28,116.92	12,000.00	16,116.92	134.31%	12,000.00
4031 Legal Expense-Collecti	(6,364.32)	(416.63)	(5,947.69)	1427.57%	(12,240.71)	(5,000.00)	(7,240.71)	144.81%	(5,000.00)
4040 Office & Admin Expens	78.28	250.00	(171.72)	-68.69%	1,810.80	3,000.00	(1,189.20)	-39.64%	3,000.00
4085 Website	0.00	75.00	(75.00)	-100.00%	466.80	900.00	(433.20)	-48.13%	900.00
4130 Tax/Audit/License	0.00	333.37	(333.37)	-100.00%	2,341.94	4,000.00	(1,658.06)	-41.45%	4,000.00
4212 Facilities Manager	600.00	750.00	(150.00)	-20.00%	3,585.20	9,000.00	(5,414.80)	-60.16%	9,000.00
4400 Social Committee	2,693.31	416.63	2,276.68	546.45%	5,678.35	5,000.00	678.35	13.57%	5,000.00
TOTAL Administrative	49,229.48	8,658.37	40,571.11	468.58%	161,838.90	103,900.00	57,938.90	55.76%	103,900.00
Recreation									
6202 Fitness Equipment Mai	0.00	50.00	(50.00)	-100.00%	0.00	600.00	(600.00)	-100.00%	600.00
TOTAL Recreation	0.00	50.00	(50.00)	-100.00%	0.00	600.00	(600.00)	-100.00%	600.00
Repairs & Maint.									
7000 Plumbing Repairs	1,995.00	208.37	1,786.63	857.43%	3,435.00	2,500.00	935.00	37.40%	2,500.00
7010 Electrical Repair	0.00	166.63	(166.63)	-100.00%	2,613.20	2,000.00	613.20	30.66%	2,000.00
7030 Roof Repairs	0.00	166.63	(166.63)	-100.00%	7,318.09	2,000.00	5,318.09	265.90%	2,000.00
7059 Elevator Contract	1,071.90	958.37	113.53	11.85%	14,405.37	11,500.00	2,905.37	25.26%	11,500.00
7060 Elevator Rep & Maint.	0.00	750.00	(750.00)	-100.00%	2,973.75	9,000.00	(6,026.25)	-66.96%	9,000.00
7077 Common Area Repairs	0.00	2,741.63	(2,741.63)	-100.00%	17,200.82	32,900.00	(15,699.18)	-47.72%	32,900.00
7084 HVAC - Contract	(481.83)	833.37	(1,315.20)	-157.82%	12,458.83	10,000.00	2,458.83	24.59%	10,000.00
7085 HVAC - Repairs	853.31	625.00	228.31	36.53%	12,372.27	7,500.00	4,872.27	64.96%	7,500.00
7087 Generator	0.00	208.37	(208.37)	-100.00%	432.07	2,500.00	(2,067.93)	-82.72%	2,500.00
7090 Janitorial - House	600.00	666.63	(66.63)	-10.00%	8,532.60	8,000.00	532.60	6.66%	8,000.00
7091 Janitorial - Guest Suite	0.00	166.63	(166.63)	-100.00%	1,025.00	2,000.00	(975.00)	-48.75%	2,000.00
7096 Chiller Contract	0.00	208.37	(208.37)	-100.00%	163.18	2,500.00	(2,336.82)	-93.47%	2,500.00
7305 Pest Control	75.00	125.00	(50.00)	-40.00%	900.00	1,500.00	(600.00)	-40.00%	1,500.00
TOTAL Repairs & Maint.	4,113.38	7,825.00	(3,711.62)	-47.43%	83,830.18	93,900.00	(10,069.82)	-10.72%	93,900.00
Safety									

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Income/Expense Statement

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	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
7416 Fire/Life Safety Inspect	0.00	250.00	(250.00)	-100.00%	0.00	3,000.00	(3,000.00)	-100.00%	3,000.00
7417 Fire/Life Safety Repairs	0.00	416.63	(416.63)	-100.00%	0.00	5,000.00	(5,000.00)	-100.00%	5,000.00
7426 Security Contract	5,922.15	6,666.63	(744.48)	-11.17%	79,561.35	80,000.00	(438.65)	-0.55%	80,000.00
TOTAL Safety	<u>5,922.15</u>	<u>7,333.26</u>	<u>(1,411.11)</u>	<u>-19.24%</u>	<u>79,561.35</u>	<u>88,000.00</u>	<u>(8,438.65)</u>	<u>-9.59%</u>	<u>88,000.00</u>
Utility									
8000 Utilities-Elec-Common	7,514.57	7,916.63	(402.06)	-5.08%	107,105.49	95,000.00	12,105.49	12.74%	95,000.00
8001 Utilities-Elec-Units	5,383.08	6,666.63	(1,283.55)	-19.25%	64,549.27	80,000.00	(15,450.73)	-19.31%	80,000.00
8010 Utilities - Gas	168.25	125.00	43.25	34.60%	1,039.90	1,500.00	(460.10)	-30.67%	1,500.00
8020 Utilities - Water / Sewer	5,233.92	6,250.00	(1,016.08)	-16.26%	85,879.71	75,000.00	10,879.71	14.51%	75,000.00
8022 Utilities-Water Treatme	163.18	0.00	163.18	0.00%	326.36	0.00	326.36	0.00%	0.00
8024 Utilities - Water Reimbt	(10,614.31)	(10,000.00)	(614.31)	6.14%	(124,056.16)	(120,000.00)	(4,056.16)	3.38%	(120,000.00)
8034 Utilities - Trash Remov:	740.00	683.37	56.63	8.29%	10,854.84	8,200.00	2,654.84	32.38%	8,200.00
8045 Utilities - Cable TV	5,784.48	2,958.37	2,826.11	95.53%	34,721.88	35,500.00	(778.12)	-2.19%	35,500.00
8047 Utilities - Internet Servk	3,672.00	2,958.37	713.63	24.12%	30,496.92	35,500.00	(5,003.08)	-14.09%	35,500.00
8050 Utilities - Phone	314.12	350.00	(35.88)	-10.25%	4,266.71	4,200.00	66.71	1.59%	4,200.00
TOTAL Utility	<u>18,359.29</u>	<u>17,908.37</u>	<u>450.92</u>	<u>2.52%</u>	<u>215,184.92</u>	<u>214,900.00</u>	<u>284.92</u>	<u>0.13%</u>	<u>214,900.00</u>
Reserve Expense (Income)									
9000 Transfer to Reserves	4,500.00	4,718.38	(218.38)	-4.63%	54,000.00	56,621.00	(2,621.00)	-4.63%	56,621.00
9022 Reserve-Windows	25,294.17	0.00	25,294.17	0.00%	44,484.11	0.00	44,484.11	0.00%	0.00
9023 Reserve-Cornice/Coatir	35,518.87	0.00	35,518.87	0.00%	103,833.08	0.00	103,833.08	0.00%	0.00
9025 Reserve HVAC lobby	0.00	0.00	0.00	0.00%	22,956.00	0.00	22,956.00	0.00%	0.00
TOTAL Reserve Expense	<u>65,313.04</u>	<u>4,718.38</u>	<u>60,594.66</u>	<u>1284.23%</u>	<u>225,273.19</u>	<u>56,621.00</u>	<u>168,652.19</u>	<u>297.86%</u>	<u>56,621.00</u>
TOTAL Expense	<u>142,937.34</u>	<u>46,493.38</u>	<u>96,443.96</u>	<u>207.44%</u>	<u>765,688.54</u>	<u>557,921.00</u>	<u>207,767.54</u>	<u>37.24%</u>	<u>557,921.00</u>
Excess Revenue / (Expense)	<u>(62,800.97)</u>	<u>0.22</u>	<u>(62,801.19)</u>		<u>(155,222.98)</u>	<u>0.00</u>	<u>(155,222.98)</u>		<u>0.00</u>