

## Fountain Condominium Homeowners Association

## Profit &amp; Loss Budget Overview

October 2020 through September 2021

11/04/20

Accrual Basis

	Oct '20 - Sep 21
Ordinary Income/Expense	
Income	
Association Dues	100,848.00
Capital Credit Refunds	0.00
Gain on Sale of Unit #17	
Costs of Sale	0.00
Gain on Sale of Unit #17 - Other	0.00
Total Gain on Sale of Unit #17	0.00
Interest Income	0.27
Miscellaneous Income	0.00
Rent - #17	0.00
Status letter fee	0.00
Total Income	100,848.27
Gross Profit	100,848.27
Expense	
Accounting fees	2,995.00
Equipment & major repairs	
Major Plumbing Repairs	0.00
Major Repairs pd by sale of #17	0.00
Roof Replacement	
Roofing - Insurance	0.00
Total Roof Replacement	0.00
Equipment & major repairs - Other	8,334.37
Total Equipment & major repairs	8,334.37
Exterminating fees	1,600.00
Filing fees	10.00
Insurance	17,064.90
Interest- First National Bank	0.00
Internet Fees	552.00
Legal fees	105.00
Maintenance & repairs	6,105.00
Manager's fees	12,000.00
Materials & supplies	1,500.00
Miscellaneous	210.00
Plumbing	3,000.00
PO Box Service Fee	92.00
Postage	60.00
Taxes - property #17	0.00
Telephone	600.00
Utilities - Gas and electric	11,550.00
Utilities - Trash removal	3,990.00
Utilities - Water & Sewer	31,065.00
Website	15.00
Total Expense	100,848.27
Net Ordinary Income	0.00
Net Income	0.00

**Fountain Condominium Homeowners Association**  
**Balance Sheet Prev Year Comparison**  
**As of September 30, 2020**

	<u>Sep 30, 20</u>	<u>Sep 30, 19</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
Current Assets				
Checking/Savings				
Cash-Savings First Natl. Bank	1,287.05	1,285.51	1.54	0.1%
Cash -Checking First Natl. Bank	28,432.26	23,277.06	5,155.20	22.2%
<b>Total Checking/Savings</b>	<u>29,719.31</u>	<u>24,562.57</u>	<u>5,156.74</u>	<u>21.0%</u>
<b>Total Current Assets</b>	<u>29,719.31</u>	<u>24,562.57</u>	<u>5,156.74</u>	<u>21.0%</u>
<b>TOTAL ASSETS</b>	<u><b>29,719.31</b></u>	<u><b>24,562.57</b></u>	<u><b>5,156.74</b></u>	<u><b>21.0%</b></u>
<b>LIABILITIES &amp; EQUITY</b>				
Liabilities				
Current Liabilities				
Other Current Liabilities				
Security Deposit	0.00	1,050.00	-1,050.00	-100.0%
<b>Total Other Current Liabilities</b>	<u>0.00</u>	<u>1,050.00</u>	<u>-1,050.00</u>	<u>-100.0%</u>
<b>Total Current Liabilities</b>	<u>0.00</u>	<u>1,050.00</u>	<u>-1,050.00</u>	<u>-100.0%</u>
<b>Total Liabilities</b>	<u>0.00</u>	<u>1,050.00</u>	<u>-1,050.00</u>	<u>-100.0%</u>
Equity				
Retained Earnings	27,142.38	61,640.88	-34,498.50	-56.0%
Net Income	2,576.93	-38,128.31	40,705.24	106.8%
<b>Total Equity</b>	<u>29,719.31</u>	<u>23,512.57</u>	<u>6,206.74</u>	<u>26.4%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>29,719.31</b></u>	<u><b>24,562.57</b></u>	<u><b>5,156.74</b></u>	<u><b>21.0%</b></u>

**Fountain Condominium Homeowners Association  
Profit & Loss Prev Year Comparison**

October 2019 through September 2020

Accrual Basis

	Oct '19 - Sep 20	Oct '18 - Sep 19	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Association Dues	98,612.00	89,642.00	8,970.00	10.0%
Capital Credit Refunds	0.00	66.59	-66.59	-100.0%
Gain on Sale of Unit #17	0.00	0.00	0.00	0.0%
Interest Income	1.54	2.41	-0.87	-36.1%
Late fees and fines	0.00	125.00	-125.00	-100.0%
Rent - #17	3,521.00	9,206.45	-5,685.45	-61.8%
<b>Total Income</b>	<b>102,134.54</b>	<b>99,042.45</b>	<b>3,092.09</b>	<b>3.1%</b>
<b>Gross Profit</b>	<b>102,134.54</b>	<b>99,042.45</b>	<b>3,092.09</b>	<b>3.1%</b>
<b>Expense</b>				
Accounting fees	2,965.00	2,945.00	20.00	0.7%
Equipment & major repairs				
Roof Replacement				
Roofing - Insurance	0.00	-107,567.56	107,567.56	100.0%
Roof Replacement - Other	0.00	118,534.82	-118,534.82	-100.0%
<b>Total Roof Replacement</b>	<b>0.00</b>	<b>10,967.26</b>	<b>-10,967.26</b>	<b>-100.0%</b>
Equipment & major repairs - Other	14,960.00	0.00	14,960.00	100.0%
<b>Total Equipment &amp; major repairs</b>	<b>14,960.00</b>	<b>10,967.26</b>	<b>3,992.74</b>	<b>36.4%</b>
Exterminating fees	1,600.00	1,300.00	300.00	23.1%
Filing fees	0.00	10.00	-10.00	-100.0%
Insurance	15,750.09	13,912.81	1,837.28	13.2%
Internet Fees	892.38	0.00	892.38	100.0%
Maintenance & repairs	11,525.81	6,306.29	5,219.52	82.8%
Manager's fees	12,000.00	12,000.00	0.00	0.0%
Materials & supplies	1,475.31	1,432.08	43.23	3.0%
Miscellaneous	14.22	205.85	-191.63	-93.1%
Plumbing	100,179.29	2,141.01	98,038.28	4,579.1%
PO Box Service Fee	92.00	82.00	10.00	12.2%
Postage	55.00	55.00	0.00	0.0%
Taxes - property #17	656.34	509.26	147.08	28.9%
Telephone	600.00	600.00	0.00	0.0%
Utilities - Gas and electric	8,698.03	11,737.26	-3,039.23	-25.9%
Utilities - Trash removal	4,066.45	3,644.33	422.12	11.6%
Utilities - Water & Sewer	27,897.89	31,538.09	-3,640.20	-11.5%
Website	0.00	14.99	-14.99	-100.0%
<b>Total Expense</b>	<b>203,427.81</b>	<b>99,401.23</b>	<b>104,026.58</b>	<b>104.7%</b>
<b>Net Ordinary Income</b>	<b>-101,293.27</b>	<b>-358.78</b>	<b>-100,934.49</b>	<b>-28,132.7%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Sale of Unit #17	107,500.01	0.00	107,500.01	100.0%
<b>Total Other Income</b>	<b>107,500.01</b>	<b>0.00</b>	<b>107,500.01</b>	<b>100.0%</b>
<b>Net Other Income</b>	<b>107,500.01</b>	<b>0.00</b>	<b>107,500.01</b>	<b>100.0%</b>
<b>Net Income</b>	<b>6,206.74</b>	<b>-358.78</b>	<b>6,565.52</b>	<b>1,830.0%</b>

**Fountain Condominium Homeowners Association**  
**Profit & Loss Budget vs. Actual**  
**October 2019 through September 2020**

	Oct '19 - Sep 20	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Association Dues	98,612.00	99,954.00	-1,342.00	98.7%
Capital Credit Refunds	0.00	32.83	-32.83	0.0%
Gain on Sale of Unit #17				
Costs of Sale	0.00	-7,200.00	7,200.00	0.0%
Gain on Sale of Unit #17 - Other	0.00	120,000.00	-120,000.00	0.0%
<b>Total Gain on Sale of Unit #17</b>	<b>0.00</b>	<b>112,800.00</b>	<b>-112,800.00</b>	<b>0.0%</b>
Great Western Rent/Royalty Inc	0.00	0.00	0.00	0.0%
Interest Income	1.54	1.03	0.51	149.5%
Miscellaneous Income	0.00	0.00	0.00	0.0%
Rent - #17	3,521.00	3,150.00	371.00	111.8%
Special Assessment	0.00	0.00	0.00	0.0%
Status letter fee	0.00	0.00	0.00	0.0%
<b>Total Income</b>	<b>102,134.54</b>	<b>215,937.86</b>	<b>-113,803.32</b>	<b>47.3%</b>
<b>Gross Profit</b>	<b>102,134.54</b>	<b>215,937.86</b>	<b>-113,803.32</b>	<b>47.3%</b>
<b>Expense</b>				
Accounting fees	2,965.00	2,985.00	-20.00	99.3%
<b>Equipment &amp; major repairs</b>				
Major Plumbing Repairs	0.00	88,800.00	-88,800.00	0.0%
Major Repairs pd by sale of #17	0.00	24,000.00	-24,000.00	0.0%
<b>Roof Replacement</b>				
Roofing - Insurance	0.00	0.00	0.00	0.0%
Roof Replacement - Other	0.00	0.00	0.00	0.0%
<b>Total Roof Replacement</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
Equipment & major repairs - Other	14,960.00	11,797.86	3,162.14	126.8%
<b>Total Equipment &amp; major repairs</b>	<b>14,960.00</b>	<b>124,597.86</b>	<b>-109,637.86</b>	<b>12.0%</b>
Exterminating fees	1,600.00	1,400.00	200.00	114.3%
Filing fees	0.00	0.00	0.00	0.0%
Insurance	15,750.09	14,310.00	1,440.09	110.1%
Interest- First National Bank	0.00	0.00	0.00	0.0%
Internet Fees	892.38	660.00	232.38	135.2%
Legal fees	0.00	420.00	-420.00	0.0%
Maintenance & repairs	11,525.81	6,352.00	5,173.81	181.5%
Manager's fees	12,000.00	12,000.00	0.00	100.0%
Materials & supplies	1,475.31	1,500.00	-24.69	98.4%
Miscellaneous	14.22	210.00	-195.78	6.8%
Plumbing	100,179.29	3,000.00	97,179.29	3,339.3%
PO Box Service Fee	92.00	90.00	2.00	102.2%
Postage	55.00	60.00	-5.00	91.7%
Taxes - property #17	656.34	0.00	656.34	100.0%
Telephone	600.00	600.00	0.00	100.0%
Utilities - Gas and electric	8,698.03	12,000.00	-3,301.97	72.5%
Utilities - Trash removal	4,066.45	3,900.00	166.45	104.3%
Utilities - Water & Sewer	30,135.89	32,471.00	-2,335.11	92.8%
Website	0.00	15.00	-15.00	0.0%
<b>Total Expense</b>	<b>205,665.81</b>	<b>216,570.86</b>	<b>-10,905.05</b>	<b>95.0%</b>
<b>Net Ordinary Income</b>	<b>-103,531.27</b>	<b>-633.00</b>	<b>-102,898.27</b>	<b>16,355.7%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Sale of Unit #17	107,500.01			
<b>Total Other Income</b>	<b>107,500.01</b>			
<b>Net Other Income</b>	<b>107,500.01</b>	<b>0.00</b>	<b>107,500.01</b>	<b>100.0%</b>
<b>Net Income</b>	<b>3,968.74</b>	<b>-633.00</b>	<b>4,601.74</b>	<b>-627.0%</b>

**Fountain Condominium Homeowners Association  
Transaction Detail By Account  
October 2019 through September 2020**

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Equipment & major repairs	01/03/2020	2335		AA Absolute Carpet & Upholstery Cleaning	carpet and vinyl for unit 17	Cash-Checkin...	2,870.00		2,870.00
Check	06/11/2020	2405		Big Dog Construction	payment on roof repairs	Cash-Checkin...	1,300.00		4,170.00
Check	07/01/2020	2415		AA Absolute Carpet & Upholstery Cleaning	unit 17	Cash-Checkin...	774.00		4,944.00
Check	07/08/2020	2421		AA Absolute Carpet & Upholstery Cleaning	New carpet/padding for unit 7, 21, 18, 15, 3	Cash-Checkin...	1,493.00		6,437.00
Check	09/03/2020	2454		ASAP Asphalt & Concrete Inc.	Asphalt, crackseal, coating and striping	Cash-Checkin...	8,523.00		14,960.00
Total Equipment & major repairs							14,960.00	0.00	14,960.00
<b>TOTAL</b>							<b>14,960.00</b>	<b>0.00</b>	<b>14,960.00</b>

## Fountain Condominium Homeowners Association Transaction Detail By Account October 2019 through September 2020

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Maintenance & repairs	10/14/2019	2296	Charles A. Cerda	walmart reimbursement	Cash -Checking	28.65		28.65
Check	10/14/2019	2297	Trent Fischlin	Fall lawn aeration	Cash -Checking	100.00		128.65
Check	11/07/2019	2306	AA Absolute Carpet & Upholstery Cle...	Shampoo carpet in entry, stairs, and landing	Cash -Checking	170.00		298.65
Check	11/18/2019	2309	Charles A. Cerda	reimbursement for walmart and all-pro	Cash -Checking	171.06		469.71
Check	12/05/2019	2313	Fred Vigil	Painting	Cash -Checking	275.00		744.71
Check	12/11/2019	2323	Charles A. Cerda	reimbursement for walmart, invoice 980825	Cash -Checking	85.44		830.15
Check	12/17/2019	2325	AA Absolute Carpet & Upholstery Cle...	extracted water, sprayed mold treatment for unit #17	Cash -Checking	125.00		955.15
Check	01/03/2020	2333	Brian Ulmer	\$20.30 access panel + \$43.36 exterior lights	Cash -Checking	63.66		1,018.81
Check	02/06/2020	2353	Trent Fischlin	Caulk bathroom tub	Cash -Checking	25.00		1,043.81
Check	02/17/2020	2359	Charles A. Cerda	Painting the laundry room	Cash -Checking	50.00		1,093.81
Check	02/26/2020	2361	Brian Ulmer	Reimbursement for laundry floor replacement and supplies and paint	Cash -Checking	323.84		1,417.65
Check	03/16/2020	2370	Brian Ulmer	Home Depot reimbursement for sewer repairs	Cash -Checking	112.75		1,530.40
Check	03/23/2020	2374	Brian Ulmer	reimbursement for Home Depot, Empire Portable Restrooms	Cash -Checking	876.45		2,406.85
Check	04/15/2020	2381	Charles A. Cerda	April	Cash -Checking	116.58		2,523.43
Check	04/28/2020	2386	Charles A. Cerda	reimbursement for Colorado Outdoor Power, Alamilia	Cash -Checking	278.98		2,802.41
Check	05/01/2020	2391	Trent Fischlin	sprink lawn aeration	Cash -Checking	100.00		2,902.41
Check	05/05/2020	2392	Brian Ulmer	Reimbursement for Home Depot, Agfinity	Cash -Checking	152.62		3,055.03
Check	05/12/2020	2394	Charles A. Cerda	invoice 980837	Cash -Checking	136.00		3,191.03
Check	06/11/2020	2406	Brian Ulmer	Reimbursement for 911 Rooter, website renewal, parking blocks	Cash -Checking	807.99		3,999.02
Check	06/18/2020	2408	Brian Ulmer	Reimbursement for Amerifloor flooring	Cash -Checking	836.32		4,835.34
Check	06/22/2020	2411	Brian Ulmer	Reimbursement for Empire Portable Restrooms invoice# 50539	Cash -Checking	770.00		5,605.34
Check	07/01/2020	2414	Charles A. Cerda	Invoices 980849, 980848, reimbursement for Walmart	Cash -Checking	293.48		5,998.82
Check	07/08/2020	2420	Charles A. Cerda	Cleaning during sewer line repair	Cash -Checking	700.00		6,698.82
Check	07/08/2020	2423	Brian Ulmer	Reimbursement for Amazon paint stripper	Cash -Checking	62.84		6,661.66
Check	07/08/2020	2424	Brian Ulmer	Reimbursement for Home Depot, Rooter Town, Walmart, tree stump rem...	Cash -Checking	375.56		7,037.22
Check	07/15/2020	2426	Brian Ulmer	Plumbing issues in 5 units	Cash -Checking	1,500.00		8,537.22
Check	07/15/2020	2427	AA Absolute Carpet & Upholstery Cle...	Shampoo carpet & shampoo entries	Cash -Checking	695.00		9,232.22
Check	07/23/2020	2430	Brian Ulmer	Reimbursements	Cash -Checking	634.92		9,867.14
Check	07/23/2020	2432	Piper Electric	Invoice 37676	Cash -Checking	95.00		9,962.14
Check	08/11/2020	2439	American Backflow Consulting & Ser...	Invoice #162746	Cash -Checking	80.00		10,042.14
Check	08/17/2020	2442	Serpro of N. Thornton/Brighton	Invoice 711	Cash -Checking	500.00		10,542.14
Check	08/17/2020	2445	Brian Ulmer	Rooter town reimbursement	Cash -Checking	95.00		10,637.14
Check	08/17/2020	2446	Charles A. Cerda	clean out flood shop, reset hot water tanks	Cash -Checking	68.00		10,705.14
Check	08/17/2020	2447	Amado Jimenez	Carpet repair	Cash -Checking	150.00		10,855.14
Check	08/24/2020	2451	Brian Ulmer	Occupant inconvenience payment for work on units 5, 19	Cash -Checking	620.00		11,475.14
Check	09/14/2020	2462	Charles A. Cerda	reimbursements for Walmart and All-Pro Lawnmower Service	Cash -Checking	50.67		11,525.81
<b>TOTAL</b>						<b>11,525.81</b>	<b>0.00</b>	<b>11,525.81</b>

Fountain Condominium Homeowners Association  
Transaction Detail By Account  
October 2019 through September 2020

Type	Date	Num	Adj	Name	Memo	Clr	Split	Debit	Credit	Balance
Plumbing	10/25/2019	2300		Reliable Rootler Services, LLC	ran main line 100' 2x		Cash - Checking...	240.00		240.00
Check	12/17/2019	2328		Reliable Rootler Services, LLC	ran tub drain unit #25		Cash - Checking...	90.00		330.00
Check	01/14/2020	2340		NANCE PLUMBING	Invoice 636676		Cash - Checking...	119.15		449.15
Check	02/06/2020	2352		NANCE PLUMBING	Invoice # 1-2329-1		Cash - Checking...	215.14		664.29
Check	02/12/2020	2357		King Rootler and Plumbing, LLC			Cash - Checking...	12,000.00		12,664.29
Check	03/13/2020	2369		King Rootler and Plumbing, LLC			Cash - Checking...	35,000.00		47,664.29
Check	07/06/2020	1494		King Rootler and Plumbing, LLC			Cash - Checking...	46,550.00		94,214.29
Check	07/23/2020	2431		NANCE PLUMBING	Invoice # 1-2329-1		Cash - Checking...	1,250.00		95,464.29
Check	08/11/2020	2433		NANCE PLUMBING	Invoice # 1-2329-1		Cash - Checking...	1,780.00		97,244.29
Check	08/11/2020	2437		Reliable Rootler Services, LLC	Pulled stool to run line		Cash - Checking...	350.00		97,594.29
Check	08/24/2020	2450		NANCE PLUMBING	repiped to kitchen underground plumbing unit 5		Cash - Checking...	590.00		98,184.29
Check	09/14/2020	2459		NANCE PLUMBING	Completed underground re-pipe		Cash - Checking...	1,620.00		99,804.29
Check	09/14/2020	2460		Reliable Rootler Services, LLC	Camera sewer line cleanout		Cash - Checking...	375.00		100,179.29
<b>Total Plumbing</b>								<b>100,179.29</b>	<b>0.00</b>	<b>100,179.29</b>
									<b>0.00</b>	<b>100,179.29</b>

**Fountain Condominium Homeowners Association  
Profit & Loss Budget Overview  
October 2020 through September 2021**

Accrual Basis

	Oct - Dec 20	Jan - Mar 21	Apr - Jun 21	Jul - Sep 21	Oct '20 - Sep 21
<b>Ordinary Income/Expense</b>					
Association Dues	25,212.00	25,212.00	25,212.00	25,212.00	100,848.00
Capital Credit Refunds	0.00	0.00	0.00	0.00	0.00
Gain on Sale of Unit #17	0.00	0.00	0.00	0.00	0.00
Costs of Sale	0.00	0.00	0.00	0.00	0.00
Gain on Sale of Unit #17 - Other	0.00	0.00	0.00	0.00	0.00
Total Gain on Sale of Unit #17	0.00	0.00	0.00	0.00	0.00
Interest Income	0.27	0.00	0.00	0.00	0.27
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00
Rent - #17	0.00	0.00	0.00	0.00	0.00
Status letter fee	0.00	0.00	0.00	0.00	0.00
<b>Total Income</b>	<b>25,212.27</b>	<b>25,212.00</b>	<b>25,212.00</b>	<b>25,212.00</b>	<b>100,848.27</b>
<b>Gross Profit</b>	<b>25,212.27</b>	<b>25,212.00</b>	<b>25,212.00</b>	<b>25,212.00</b>	<b>100,848.27</b>
<b>Expense</b>					
Accounting fees	600.00	600.00	1,195.00	600.00	2,995.00
Equipment & major repairs	0.00	0.00	0.00	0.00	0.00
Major Plumbing Repairs	0.00	0.00	0.00	0.00	0.00
Major Repairs pd by sale of #17	0.00	0.00	0.00	0.00	0.00
Roof Replacement	0.00	0.00	0.00	0.00	0.00
Roofing - Insurance	0.00	0.00	0.00	0.00	0.00
Total Roof Replacement	0.00	0.00	0.00	0.00	0.00
Equipment & major repairs - Other	3,000.00	1,800.00	1,734.37	1,800.00	8,334.37
Total Equipment & major repairs	3,000.00	1,800.00	1,734.37	1,800.00	8,334.37
Exterminating fees	300.00	300.00	500.00	500.00	1,600.00
Filing fees	10.00	10.00	10.00	10.00	40.00
Insurance	3,577.50	4,495.80	4,495.80	4,495.80	17,064.90
Interest- First National Bank	0.00	0.00	0.00	0.00	0.00
Internet Fees	165.00	129.00	129.00	129.00	552.00
Legal fees	105.00	0.00	0.00	0.00	105.00
Maintenance & repairs	1,605.00	1,500.00	1,500.00	1,500.00	6,105.00
Manager's fees	3,000.00	3,000.00	3,000.00	3,000.00	12,000.00
Materials & supplies	375.00	375.00	375.00	375.00	1,500.00
Miscellaneous	52.50	52.50	52.50	52.50	210.00
Plumbing	750.00	750.00	750.00	750.00	3,000.00
PO Box Service Fee	0.00	92.00	0.00	0.00	92.00
Postage	0.00	60.00	0.00	0.00	60.00
Taxes - property #17	0.00	150.00	150.00	150.00	600.00
Telephone	3,000.00	2,850.00	2,850.00	2,850.00	11,550.00
Utilities - Gas and electric	975.00	1,005.00	1,005.00	1,005.00	3,990.00
Utilities - Trash removal	8,115.00	7,650.00	7,650.00	7,650.00	31,065.00
Website	0.00	15.00	0.00	0.00	15.00
<b>Total Expense</b>	<b>25,780.00</b>	<b>24,824.30</b>	<b>25,386.67</b>	<b>24,857.30</b>	<b>100,848.27</b>
<b>Net Ordinary Income</b>	<b>-567.73</b>	<b>387.70</b>	<b>-174.67</b>	<b>354.70</b>	<b>0.00</b>
<b>Net Income</b>	<b>-567.73</b>	<b>387.70</b>	<b>-174.67</b>	<b>354.70</b>	<b>0.00</b>