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10/26/22

Cash Basis

# Fountain Condominium Homeowners Association

## Profit & Loss Budget Overview

October 2022 through September 2023

	<u>Oct '22 - Sep 23</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Association Dues	108,912.00
Great Western Rent/Royalty Inc	0.00
Interest Income	0.45
Miscellaneous Income	0.00
Patronage Dividends	0.00
Rent - #17	0.00
<b>Total Income</b>	<u>108,912.45</u>
<b>Gross Profit</b>	108,912.45
<b>Expense</b>	
Accounting fees	3,145.00
Equipment & major repairs	7,230.85
Exterminating fees	1,200.00
Filing fees	48.00
Insurance	27,450.00
Internet Fees	511.56
Legal fees	0.00
Maintenance & repairs	7,211.04
Manager's fees	12,000.00
Materials & supplies	1,227.01
Miscellaneous	30.00
Plumbing	4,275.00
PO Box Service Fee	106.00
Postage	143.00
Taxes - property #17	0.00
Telephone	600.00
Utilities - Gas and electric	13,490.00
Utilities - Trash removal	2,100.00
Utilities - Water & Sewer	28,130.00
Website	14.99
<b>Total Expense</b>	<u>108,912.45</u>
<b>Net Ordinary Income</b>	0.00
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Sale of Unit #17	0.00
<b>Total Other Income</b>	<u>0.00</u>
<b>Net Other Income</b>	0.00
<b>Net Income</b>	<u><u>0.00</u></u>

## Fountain Condominium Homeowners Association

## Profit &amp; Loss Budget vs. Actual

October 2021 through September 2022

10/26/22

Cash Basis

	<u>Oct '21 - Sep 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Association Dues	106,695.00	107,736.00	-1,041.00	99.0%
Capital Credit Refunds	0.00	0.00	0.00	0.0%
Gain on Sale of Unit #17	0.00			
Interest Income	0.38	0.90	-0.52	42.2%
Rent - #17	0.00	0.00	0.00	0.0%
<b>Total Income</b>	<u>106,695.38</u>	<u>107,736.90</u>	<u>-1,041.52</u>	<u>99.0%</u>
<b>Gross Profit</b>	106,695.38	107,736.90	-1,041.52	99.0%
<b>Expense</b>				
Accounting fees	3,095.00	3,095.00	0.00	100.0%
Equipment & major repairs	10,798.96	11,628.09	-829.13	92.9%
Exterminating fees	1,200.00	1,350.00	-150.00	88.9%
Filing fees	0.00	0.00	0.00	0.0%
Insurance	28,618.24	26,249.25	2,368.99	109.0%
Internet Fees	511.56	512.67	-1.11	99.8%
Legal fees	0.00	0.00	0.00	0.0%
Maintenance & repairs	9,583.05	5,000.00	4,583.05	191.7%
Manager's fees	12,000.00	12,000.00	0.00	100.0%
Materials & supplies	1,055.16	1,647.43	-592.27	64.0%
Miscellaneous	0.00	142.50	-142.50	0.0%
Plumbing	6,228.11	4,000.00	2,228.11	155.7%
PO Box Service Fee	166.00	92.00	74.00	180.4%
Postage	58.00	58.00	0.00	100.0%
Taxes - property #17	0.00	0.00	0.00	0.0%
Telephone	600.00	600.00	0.00	100.0%
Utilities - Gas and electric	13,514.64	11,611.96	1,902.68	116.4%
Utilities - Trash removal	2,100.00	2,100.00	0.00	100.0%
Utilities - Water & Sewer	27,481.26	27,650.00	-168.74	99.4%
Website	0.00	0.00	0.00	0.0%
<b>Total Expense</b>	<u>117,009.98</u>	<u>107,736.90</u>	<u>9,273.08</u>	<u>108.6%</u>
<b>Net Ordinary Income</b>	-10,314.60	0.00	-10,314.60	100.0%
<b>Other Income/Expense</b>				
Other Income				
Sale of Unit #17	0.00	0.00	0.00	0.0%
<b>Total Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
<b>Net Other Income</b>	0.00	0.00	0.00	0.0%
<b>Net Income</b>	<u><u>-10,314.60</u></u>	<u><u>0.00</u></u>	<u><u>-10,314.60</u></u>	<u><u>100.0%</u></u>

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Cash Basis

Fountain Condominium Homeowners Association

Balance Sheet Prev Year Comparison

As of September 30, 2022

	<u>Sep 30, 22</u>	<u>Sep 30, 21</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
Current Assets				
Checking/Savings				
Cash-Savings First Natl. Bank	1,287.88	1,287.50	0.38	0.0%
Cash -Checking First Natl. Bank	15,059.89	25,374.87	-10,314.98	-40.7%
Total Checking/Savings	16,347.77	26,662.37	-10,314.60	-38.7%
Total Current Assets	16,347.77	26,662.37	-10,314.60	-38.7%
<b>TOTAL ASSETS</b>	<u>16,347.77</u>	<u>26,662.37</u>	<u>-10,314.60</u>	<u>-38.7%</u>
<b>LIABILITIES &amp; EQUITY</b>				
Equity				
Retained Earnings	24,981.36	29,983.13	-5,001.77	-16.7%
Net Income	-8,633.59	-3,320.76	-5,312.83	-160.0%
Total Equity	16,347.77	26,662.37	-10,314.60	-38.7%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>16,347.77</u>	<u>26,662.37</u>	<u>-10,314.60</u>	<u>-38.7%</u>

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## Fountain Condominium Homeowners Association

## Profit &amp; Loss Prev Year Comparison

10/26/22

Cash Basis

October 2021 through September 2022

	Oct '21 - Sep 22	Oct '20 - Sep 21	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Association Dues	106,695.00	101,815.00	4,880.00	4.8%
Gain on Sale of Unit #17	0.00	0.00	0.00	0.0%
Great Western Rent/Royalty Inc	0.00	40.10	-40.10	-100.0%
Interest Income	0.38	0.45	-0.07	-15.6%
Miscellaneous Income	0.00	420.00	-420.00	-100.0%
Patronage Dividends	0.00	27.21	-27.21	-100.0%
<b>Total Income</b>	<b>106,695.38</b>	<b>102,302.76</b>	<b>4,392.62</b>	<b>4.3%</b>
<b>Gross Profit</b>	<b>106,695.38</b>	<b>102,302.76</b>	<b>4,392.62</b>	<b>4.3%</b>
<b>Expense</b>				
Accounting fees	3,095.00	3,055.00	40.00	1.3%
Equipment & major repairs	10,798.96	8,386.74	2,412.22	28.8%
Exterminating fees	1,200.00	1,650.00	-450.00	-27.3%
Filing fees	0.00	106.00	-106.00	-100.0%
Insurance	28,618.24	21,619.06	6,999.18	32.4%
Internet Fees	511.56	511.56	0.00	0.0%
Legal fees	0.00	506.50	-506.50	-100.0%
Maintenance & repairs	9,583.05	9,923.00	-339.95	-3.4%
Manager's fees	12,000.00	12,000.00	0.00	0.0%
Materials & supplies	1,055.16	831.41	223.75	26.9%
Plumbing	6,228.11	2,237.11	3,991.00	178.4%
PO Box Service Fee	166.00	106.00	60.00	56.6%
Postage	58.00	134.75	-76.75	-57.0%
Telephone	600.00	600.00	0.00	0.0%
Utilities - Gas and electric	13,514.64	11,550.52	1,964.12	17.0%
Utilities - Trash removal	2,100.00	3,537.90	-1,437.90	-40.6%
Utilities - Water & Sewer	27,481.26	26,351.16	1,130.10	4.3%
Website	0.00	14.99	-14.99	-100.0%
<b>Total Expense</b>	<b>117,009.98</b>	<b>103,121.70</b>	<b>13,888.28</b>	<b>13.5%</b>
<b>Net Ordinary Income</b>	<b>-10,314.60</b>	<b>-818.94</b>	<b>-9,495.66</b>	<b>-1,159.5%</b>
<b>Net Income</b>	<b>-10,314.60</b>	<b>-818.94</b>	<b>-9,495.66</b>	<b>-1,159.5%</b>

**Fountain Condominium Homeowners Association**  
**Transaction Detail By Account**  
**October 2021 through September 2022**

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 Accrual Basis

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>Equipment &amp; major repairs</b>								
Check	11/16/2021	2641	AA Absolute Carpet & Uphol...	Replace padding and carpet in unit #19, shampoo landings and stairs	Cash -Checking...	1,345.00		1,345.00
Check	11/24/2021	1497	Adams County Glass	Estimate #4005	Cash -Checking...	2,741.00		4,086.00
Check	03/10/2022	2694	B.A.R Flooring	Unit 9 Carpet replaced	Cash -Checking...	579.00		4,665.00
Check	07/20/2022	2755	Adams County Glass	Invoice #3811	Cash -Checking...	2,740.96		7,405.96
Check	08/25/2022	2775	Adams County Glass	VOID:	Cash -Checking...	0.00		7,405.96
Check	08/25/2022	2776	Adams County Glass		Cash -Checking...	3,393.00		10,798.96
<b>Total Equipment &amp; major repairs</b>						<b>10,798.96</b>	<b>0.00</b>	<b>10,798.96</b>
<b>TOTAL</b>						<b>10,798.96</b>	<b>0.00</b>	<b>10,798.96</b>

**Fountain Condominium Homeowners Association**  
**Transaction Detail By Account**  
**October 2021 through September 2022**

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 Accrual Basis

Type	Date	Num	Adj	Name	Memo	Cir	Split	Debit	Credit	Balance
Maintenance & repairs										
Check	10/12/2021	2628		Carlson Plumbing Ser...	Invoice # 127804		Cash -Checking...	185.00		185.00
Check	10/12/2021	2629		Trent Fischlin	Fall aeration, sprinkler blowout		Cash -Checking...	175.00		360.00
Check	10/12/2021	2630		Brian Ulmer	-MULTIPLE-		Cash -Checking...	126.41		486.41
Check	10/12/2021	2631		Charles A. Cerda	Invoice 775358, 775359		Cash -Checking...	340.00		826.41
Check	11/16/2021	2639		Brian Ulmer	-MULTIPLE-		Cash -Checking...	0.00		826.41
Check	11/16/2021	2644		Brian Ulmer	-MULTIPLE-		Cash -Checking...	240.46		1,066.89
Check	12/20/2021	2653		Brian Ulmer	Ace Hardware reimbursement		Cash -Checking...	17.34		1,084.23
Check	01/19/2022	2668		Brian Ulmer	Reimbursement for Home Depot for ice melt		Cash -Checking...	58.50		1,142.73
Check	02/07/2022	2677		Brian Ulmer	Over paid reimbursement		Cash -Checking...		17.34	1,125.39
Check	02/16/2022	2681		Brian Ulmer	-MULTIPLE-		Cash -Checking...	400.35		1,525.74
Check	02/16/2022	2683		AA Absolute Carpet &...	Extracted water from laundry, hall, & living room, and sprayed disinf...		Cash -Checking...	230.00		1,755.74
Check	03/17/2022	2697		Charles A. Cerda	March		Cash -Checking...	120.00		1,875.74
Check	03/17/2022	2698		Brian Ulmer	-MULTIPLE-		Cash -Checking...	395.20		2,270.94
Check	04/01/2022	2702		Trent Fischlin	Spring aeration		Cash -Checking...	100.00		2,370.94
Check	04/18/2022	2709		Charles A. Cerda	April		Cash -Checking...	296.00		2,666.94
Check	05/12/2022	2720		AA Absolute Carpet &...	Shampoo carpets in 5 outside entries and 2 inside entries		Cash -Checking...	665.00		3,331.94
Check	05/19/2022	2725		Charles A. Cerda	clean fire extinguisher, cut down trees, clean gutters, replace sprinkl...		Cash -Checking...	415.00		3,746.94
Check	05/19/2022	2726		Brian Ulmer	-MULTIPLE-		Cash -Checking...	658.88		4,405.82
Check	06/01/2022	2731		AA Absolute Carpet &...	Emergency call to shampoo & disinfect water damage		Cash -Checking...	170.00		4,235.82
Check	06/13/2022	2739		Brian Ulmer	-MULTIPLE-		Cash -Checking...	347.44		4,923.26
Check	06/13/2022	2740		Canteras Drywall	Finish drywall on south middle entryway		Cash -Checking...	500.00		5,423.26
Deposit	06/13/2022	1571		Axiom Real Estate So...	Payback for reimbursement already paid		Cash -Checking...		151.89	5,271.37
Check	07/01/2022	2744		AA Absolute Carpet &...	Emergency call to shampoo & disinfect water damage		Cash -Checking...	565.00		5,836.37
Check	07/01/2022	2749		Lorena Cerda	Invoice #775378 Mow lawn, edge trim, numbers for doors		Cash -Checking...	135.00		5,971.37
Check	07/20/2022	2753		Charles A. Cerda			Cash -Checking...	60.00		6,031.37
Check	07/20/2022	2754		Brian Ulmer	-MULTIPLE-		Cash -Checking...	1,656.07		7,687.44
Check	07/20/2022	2756		AA Absolute Carpet &...	Shampoo carpet in 4 entryways		Cash -Checking...	355.00		8,042.44
Check	07/26/2022	2760		Sewer Lines	-MULTIPLE-		Cash -Checking...	337.50		8,379.94
Check	08/11/2022	2763		Brian Ulmer	Reimbursement for Walmart		Cash -Checking...	72.80		8,452.74
Check	09/15/2022	2780		AA Absolute Carpet &...	Shampoo carpet in 6 entryways		Cash -Checking...	600.00		9,052.74
Check	09/15/2022	2785		Brian Ulmer	-MULTIPLE-		Cash -Checking...	430.31		9,483.05
Check	09/29/2022	2792		Trent Fischlin	Fall lawn aeration		Cash -Checking...	100.00		9,583.05
Total Maintenance & repairs								9,752.28	169.23	9,583.05
<b>TOTAL</b>								<b>9,752.28</b>	<b>169.23</b>	<b>9,583.05</b>

**Fountain Condominium Homeowners Association  
Transaction Detail By Account  
October 2021 through September 2022**

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Accrual Basis

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Plumbing								
Check	10/12/2021	2630	Brian Ulmer	911 roofer parking clean up reimbursement	Cash -Checking ...		100.00	-100.00
Check	10/12/2021	2630	Brian Ulmer	-MULTIPLE-	Cash -Checking ...	1,403.17		1,303.17
Check	11/02/2021	2635	Carlson Plumbing Ser...	Invoice # 127804	Cash -Checking ...	185.00		1,488.17
Check	01/12/2022	2659	NANCE PLUMBING	Invoice #2639, 3015	Cash -Checking ...	756.65		2,244.82
Check	02/07/2022	2676	NANCE PLUMBING	Invoice #3140	Cash -Checking ...	1,557.72		3,802.54
Check	02/07/2022	2677	Brian Ulmer	Reimbursement for Roofer Town for unit 21 blocked bathroom sink	Cash -Checking ...	95.00		3,897.54
Check	02/16/2022	2682	Carlson Plumbing Ser...	Invoice # 128107	Cash -Checking ...	300.00		4,197.54
Check	02/24/2022	2688	NANCE PLUMBING	Invoice #3272, 3196	Cash -Checking ...	1,812.67		6,010.21
Check	04/01/2022	2703	NANCE PLUMBING	Invoice #3459	Cash -Checking ...	217.90		6,228.11
						6,328.11	100.00	6,228.11
<b>Total Plumbing</b>						<b>6,328.11</b>	<b>100.00</b>	<b>6,228.11</b>
<b>TOTAL</b>						<b>6,328.11</b>	<b>100.00</b>	<b>6,228.11</b>