

11:19 AM

10/19/23

Cash Basis

Fountain Condominium Homeowners Association
Balance Sheet Prev Year Comparison
As of September 30, 2023

	<u>Sep 30, 23</u>	<u>Sep 30, 22</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Cash-Savings First Natl. Bank	1,298.36	1,298.36	0.00	0.0%
Cash -Checking First Natl. Bank	26,416.27	15,059.89	11,356.38	75.4%
Total Checking/Savings	<u>27,714.63</u>	<u>16,358.25</u>	<u>11,356.38</u>	<u>69.4%</u>
Total Current Assets	<u>27,714.63</u>	<u>16,358.25</u>	<u>11,356.38</u>	<u>69.4%</u>
TOTAL ASSETS	<u>27,714.63</u>	<u>16,358.25</u>	<u>11,356.38</u>	<u>69.4%</u>
LIABILITIES & EQUITY				
Equity				
Retained Earnings	16,358.25	26,662.37	-10,304.12	-38.7%
Net Income	11,356.38	-10,304.12	21,660.50	210.2%
Total Equity	<u>27,714.63</u>	<u>16,358.25</u>	<u>11,356.38</u>	<u>69.4%</u>
TOTAL LIABILITIES & EQUITY	<u>27,714.63</u>	<u>16,358.25</u>	<u>11,356.38</u>	<u>69.4%</u>

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Fountain Condominium Homeowners Association

Profit & Loss Prev Year Comparison

10/19/23

October 1, 2022 through October 19, 2023

Cash Basis

	Oct 1, '22 - Oct 19, 23	Oct 1, '21 - Oct 19, 22	\$ Change	% Change
Ordinary Income/Expense				
Income				
Association Dues	122,111.00	106,695.00	15,416.00	14.5%
Gain on Sale of Unit #17	0.00	0.00	0.00	0.0%
Interest Income	0.00	10.86	-10.86	-100.0%
Royalties	0.09	0.00	0.09	100.0%
Special Assessment	22,365.26	0.00	22,365.26	100.0%
Total Income	144,476.35	106,705.86	37,770.49	35.4%
Gross Profit	144,476.35	106,705.86	37,770.49	35.4%
Expense				
Accounting fees	3,345.00	3,295.00	50.00	1.5%
Equipment & major repairs				
Major Plumbing Repairs	22,966.60	4,306.39	18,660.21	433.3%
Equipment & major repairs - Other	9,812.12	10,798.96	-986.84	-9.1%
Total Equipment & major repairs	32,778.72	15,105.35	17,673.37	117.0%
Exterminating fees	1,300.00	1,300.00	0.00	0.0%
Filing fees	103.00	0.00	103.00	100.0%
Insurance	18,802.60	28,618.24	-9,815.64	-34.3%
Internet Fees	554.19	554.19	0.00	0.0%
Legal fees	250.00	0.00	250.00	100.0%
Maintenance & repairs	6,452.61	10,468.00	-4,015.39	-38.4%
Manager's fees	12,550.00	13,000.00	-450.00	-3.5%
Materials & supplies	2,063.28	1,108.21	955.07	86.2%
Plumbing	530.00	1,921.72	-1,391.72	-72.4%
PO Box Service Fee	166.00	166.00	0.00	0.0%
Postage	126.00	58.00	68.00	117.2%
Sewer contract	375.00	337.50	37.50	11.1%
Telephone	650.00	650.00	0.00	0.0%
Uncategorized Expenses	0.00	0.00	0.00	0.0%
Utilities - Gas and electric	19,785.40	14,061.86	5,723.54	40.7%
Utilities - Trash removal	2,225.75	2,100.00	125.75	6.0%
Utilities - Water & Sewer	29,641.17	30,553.84	-912.67	-3.0%
Website	81.36	0.00	81.36	100.0%
Total Expense	131,780.08	123,297.91	8,482.17	6.9%
Net Ordinary Income	12,696.27	-16,592.05	29,288.32	176.5%
Net Income	12,696.27	-16,592.05	29,288.32	176.5%

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 10/19/23
 Accrual Basis

Fountain Condominium Homeowners Association
Transaction Detail By Account
October 2022 through September 2023

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Equipment & major repairs									
Major Plumbing Repairs									
Check	11/15/2022	2812		Brian Ulmer	-MULTIPLE-	Cash -Checkin...	2,633.56		2,633.56
Check	11/30/2022	2815		Primo Plumbing	Invoice 881, 883	Cash -Checkin...	14,953.48		17,587.04
Check	01/09/2023	2840		Primo Plumbing	Invoice 920, 852	Cash -Checkin...	2,579.56		20,166.60
Check	02/16/2023	2858		Primo Plumbing	Invoice 1153 - New 75 Gal Water Heater	Cash -Checkin...	2,800.00		22,966.60
Total Major Plumbing Repairs							22,966.60	0.00	22,966.60
Total Equipment & major repairs							22,966.60	0.00	22,966.60
TOTAL							22,966.60	0.00	22,966.60

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Accrual Basis

Fountain Condominium Homeowners Association Transaction Detail By Account

October 2022 through September 2023

Type	Date	Num	Adj	Name	Memo	Clr	Split	Debit	Credit	Balance
Equipment & major repairs										
Check	11/30/2022	2817		B.A.R. Flooring	Reinstall carpet in unit 29		Cash -Checki...	175.00		175.00
Check	01/24/2023	2847		AA Absolute Carpet & Upholste...	Invoice 5514, 5511, 5513, 5516, 5515		Cash -Checki...	5,300.00		5,475.00
Check	01/24/2023	2848		Adams County Glass	Invoice #4579		Cash -Checki...	3,392.12		8,867.12
Check	05/22/2023	2898		B.A.R. Flooring	Carpet replacement in #29		Cash -Checki...	195.00		9,062.12
Total Equipment & major repairs								9,062.12	0.00	9,062.12
TOTAL								9,062.12	0.00	9,062.12

Fountain Condominium Homeowners Association Transaction Detail By Account October 2022 through September 2023

Type	Date	Num	Adj	Name	Memo	Clr	Split	Debit	Credit	Balance
Maintenance & repairs										
Check	10/17/2022	2801		Brian Ulmer	-MULTIPLE-		Cash -Checking...	322.45		322.45
Check	10/17/2022	2800		Charles A. Cerda	Sump Pump replacement work		Cash -Checking...	800.00		1,122.45
Check	10/17/2022	2802		Trent Fischlin	Sprinkler Blowout		Cash -Checking...	100.00		1,222.45
Check	11/15/2022	2811		Charles A. Cerda	Snaked & plungs toilet/tub in unit #17		Cash -Checking...	100.00		1,322.45
Check	11/30/2022	2816		GC Electric	Invoice 21-0701		Cash -Checking...	800.00		2,122.45
Check	12/19/2022	2830		Brian Ulmer	Reimbursement for Home Depot		Cash -Checking...	130.50		2,252.95
Check	01/16/2023	2842		Charles A. Cerda	Invoice 775390, 775389		Cash -Checking...	100.00		2,352.95
Check	01/24/2023	2846		Piper Electric	Invoice 44819		Cash -Checking...	250.00		2,602.95
Check	02/08/2023	2854		Primo Plumbing	Invoice 986		Cash -Checking...	220.42		2,823.37
Check	03/06/2023	2868		Jeff Dill	Invoice #8860 Plowing parking lot		Cash -Checking...	75.00		2,898.37
Check	04/26/2023	2886		Charles A. Cerda	Lawn care		Cash -Checking...	120.00		3,018.37
Check	05/22/2023	2897		Brian Ulmer	-MULTIPLE-		Cash -Checking...	529.88		3,548.25
Check	05/22/2023	2899		Primo Plumbing	Invoice 1321 repairs to boiler leak in #29		Cash -Checking...	504.35		4,052.60
Deposit	05/22/2023	4433		#19 - James & Emelyn Sayre	Deposit				21.66	4,030.94
Check	06/14/2023	2908		Charles A. Cerda	-MULTIPLE-		Cash -Checking...	247.42		4,278.36
Check	06/22/2023	2917		Vast Flooring Solutions	vacuum front and back hallways		Cash -Checking...	595.00		4,873.36
Check	07/20/2023	2928		Charles A. Cerda	Reimbursement for Home Depot		Cash -Checking...	80.00		4,953.36
Check	07/20/2023	2929		Brian Ulmer	Dig up drain for pump snake/clean set up safety tape		Cash -Checking...	74.53		5,027.89
Check	08/10/2023	2939		Charles A. Cerda	-MULTIPLE-		Cash -Checking...	220.00		5,247.89
Check	08/17/2023	2843		Brian Ulmer	Jet the underground gutter lines in courtyard		Cash -Checking...	250.00		5,497.89
Check	09/07/2023	2951		Sewer Lines	Invoice 1569 run camera down gutter downspouts in courtyard to tie ...		Cash -Checking...	375.00		5,872.89
Check	09/07/2023	2952		Primo Plumbing	-MULTIPLE-		Cash -Checking...	300.00		6,172.89
Check	09/14/2023	2854		Brian Ulmer	-MULTIPLE-		Cash -Checking...	239.72		6,412.61
Total Maintenance & repairs								6,434.27	21.66	6,412.61
TOTAL								6,434.27	21.66	6,412.61

Fountain Condominium Homeowners Association
Profit & Loss Budget vs. Actual
 October 2022 through September 2023

	Oct '22 - Sep 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Association Dues	114,430.00	111,432.00	2,998.00	102.7%
Great Western Rent/Royalty Inc	0.00	0.00	0.00	0.0%
Interest Income	0.00	0.45	-0.45	0.0%
Miscellaneous Income	0.00	0.00	0.00	0.0%
Patronage Dividends	0.00	0.00	0.00	0.0%
Rent - #17	0.00	0.00	0.00	0.0%
Royalties	0.09			
Special Assessment	22,365.26			
Total Income	<u>136,795.35</u>	<u>111,432.45</u>	<u>25,362.90</u>	<u>122.8%</u>
Gross Profit	136,795.35	111,432.45	25,362.90	122.8%
Expense				
Accounting fees	3,145.00	3,145.00	0.00	100.0%
Equipment & major repairs				
Major Plumbing Repairs	22,966.60			
Equipment & major repairs - Other	9,062.12	7,230.85	1,831.27	125.3%
Total Equipment & major repairs	32,028.72	7,230.85	24,797.87	442.9%
Exterminating fees	1,200.00	1,200.00	0.00	100.0%
Filing fees	103.00	48.00	55.00	214.6%
Insurance	17,400.70	27,450.00	-10,049.30	63.4%
Internet Fees	511.56	511.56	0.00	100.0%
Legal fees	250.00	0.00	250.00	100.0%
Maintenance & repairs	6,037.61	7,211.04	-1,173.43	83.7%
Manager's fees	12,000.00	12,000.00	0.00	100.0%
Materials & supplies	2,063.28	1,227.01	836.27	168.2%
Miscellaneous	0.00	30.00	-30.00	0.0%
Plumbing	530.00	4,275.00	-3,745.00	12.4%
PO Box Service Fee	166.00	106.00	60.00	156.6%
Postage	60.00	143.00	-83.00	42.0%
Sewer contract	375.00	0.00	375.00	100.0%
Taxes - property #17	0.00	0.00	0.00	0.0%
Telephone	600.00	600.00	0.00	100.0%
Uncategorized Expenses	0.00			
Utilities - Gas and electric	19,461.90	13,490.00	5,971.90	144.3%
Utilities - Trash removal	2,225.75	2,100.00	125.75	106.0%
Utilities - Water & Sewer	27,199.09	28,130.00	-930.91	96.7%
Website	81.36	14.99	66.37	542.8%
Total Expense	<u>125,438.97</u>	<u>108,912.45</u>	<u>16,526.52</u>	<u>115.2%</u>
Net Ordinary Income	11,356.38	2,520.00	8,836.38	450.7%
Other Income/Expense				
Other Income				
Sale of Unit #17	0.00	0.00	0.00	0.0%
Total Other Income	0.00	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.00	0.0%
Net Income	<u><u>11,356.38</u></u>	<u><u>2,520.00</u></u>	<u><u>8,836.38</u></u>	<u><u>450.7%</u></u>

Fountain Condominium Homeowners Association

Profit & Loss Budget Overview

10/19/23

Accrual Basis

October 2023 through September 2024

	Oct '23 - Sep 24
Ordinary Income/Expense	
Income	
Association Dues	114,792.00
Great Western Rent/Royalty Inc	0.00
Interest Income	0.45
Miscellaneous Income	0.00
Patronage Dividends	0.00
Total Income	<u>114,792.45</u>
Gross Profit	114,792.45
Expense	
Accounting fees	3,195.00
Equipment & major repairs	14,044.73
Exterminating fees	1,200.00
Filing fees	110.00
Insurance	16,822.80
Internet Fees	511.56
Legal fees	250.00
Maintenance & repairs	12,000.00
Manager's fees	12,000.00
Materials & supplies	1,200.00
Miscellaneous	120.00
Plumbing	4,500.00
PO Box Service Fee	166.00
Postage	62.00
Sewer contract	750.00
Telephone	600.00
Utilities - Gas and electric	17,500.00
Utilities - Trash removal	2,199.00
Utilities - Water & Sewer	27,480.00
Website	81.36
Total Expense	<u>114,792.45</u>
Net Ordinary Income	<u>0.00</u>
Net Income	<u><u>0.00</u></u>

Fountain Condominium Homeowners Association
Profit & Loss Budget Overview
October 2023 through September 2024

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 Accrual Basis

	Oct 23	Nov 23	Dec 23	Jan 24	Feb 24	Mar 24	Apr 24
Ordinary Income/Expense							
Income							
Association Dues	9,356.00	9,356.00	9,356.00	9,636.00	9,636.00	9,636.00	9,636.00
Great Western Rent/Royalty Inc	0.00	0.00	0.00				
Interest Income	0.05	0.00	0.05	0.05	0.05	0.05	0.00
Miscellaneous Income	0.00	0.00	0.00				
Patronage Dividends	0.00	0.00	0.00				
Total Income	9,356.05	9,356.00	9,356.05	9,636.05	9,636.05	9,636.05	9,636.00
Gross Profit	9,356.05	9,356.00	9,356.05	9,636.05	9,636.05	9,636.05	9,636.00
Expense							
Accounting fees	200.00	200.00	200.00	200.00	200.00	200.00	200.00
Equipment & major repairs	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00
Exterminating fees	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Filing fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance	1,401.90	1,401.90	1,401.90	1,401.90	1,401.90	1,401.90	1,401.90
Internet Fees	42.63	42.63	42.63	42.63	42.63	42.63	42.63
Legal fees	0.00	0.00	0.00	0.00	250.00	0.00	0.00
Maintenance & repairs	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
Manager's fees	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
Materials & supplies	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Miscellaneous	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Plumbing	375.00	375.00	375.00	375.00	375.00	375.00	375.00
PO Box Service Fee	0.00	0.00	0.00	166.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00	0.00	0.00	62.00
Sewer contract	0.00	0.00	375.00	0.00	0.00	0.00	0.00
Telephone	50.00	50.00	50.00	50.00	50.00	50.00	50.00
Utilities - Gas and electric	1,000.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
Utilities - Trash removal	183.25	183.25	183.25	183.25	183.25	183.25	183.25
Utilities - Water & Sewer	2,290.00	2,290.00	2,290.00	2,290.00	2,290.00	2,290.00	2,290.00
Website	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	8,922.78	9,422.78	9,797.78	9,598.78	9,672.78	9,422.78	9,484.78
Net Ordinary Income	433.27	-66.78	-441.73	37.27	-36.73	213.27	151.22
Net Income	433.27	-66.78	-441.73	37.27	-36.73	213.27	151.22

Fountain Condominium Homeowners Association
Profit & Loss Budget Overview
 October 2023 through September 2024

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 10/19/23
 Accrual Basis

	May 24	Jun 24	Jul 24	Aug 24	Sep 24	TOTAL Oct '23 - Sep 24
Ordinary Income/Expense						
Income						
Association Dues	9,636.00	9,636.00	9,636.00	9,636.00	9,636.00	114,792.00
Great Western Rent/Royalty Inc						0.00
Interest Income	0.00	0.05	0.05	0.05	0.05	0.45
Miscellaneous Income						0.00
Patronage Dividends						0.00
Total Income	9,636.00	9,636.05	9,636.05	9,636.05	9,636.05	114,792.45
Gross Profit	9,636.00	9,636.05	9,636.05	9,636.05	9,636.05	114,792.45
Expense						
Accounting fees	200.00	995.00	200.00	200.00	200.00	3,195.00
Equipment & major repairs	1,170.00	1,170.00	1,170.00	1,170.00	1,174.73	14,044.73
Exterminating fees	100.00	100.00	100.00	100.00	100.00	1,200.00
Filing fees	0.00	0.00	0.00	0.00	0.00	110.00
Insurance	1,401.90	1,401.90	1,401.90	1,401.90	1,401.90	16,822.80
Internet Fees	42.63	42.63	42.63	42.63	42.63	511.56
Legal fees	0.00	0.00	0.00	0.00	0.00	250.00
Maintenance & repairs	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
Manager's fees	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
Materials & supplies	100.00	100.00	100.00	100.00	100.00	1,200.00
Miscellaneous	10.00	10.00	10.00	10.00	10.00	120.00
Plumbing	375.00	375.00	375.00	375.00	375.00	4,500.00
PO Box Service Fee	0.00	0.00	0.00	0.00	0.00	166.00
Postage	0.00	0.00	0.00	0.00	0.00	62.00
Sewer contract	375.00	0.00	0.00	0.00	0.00	750.00
Telephone	50.00	50.00	50.00	50.00	50.00	600.00
Utilities - Gas and electric	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	17,500.00
Utilities - Trash removal	183.25	183.25	183.25	183.25	183.25	2,199.00
Utilities - Water & Sewer	2,290.00	2,290.00	2,290.00	2,290.00	2,290.00	27,480.00
Website	0.00	81.36	0.00	0.00	0.00	81.36
Total Expense	9,797.78	10,217.78	9,504.14	9,522.78	9,427.51	114,792.45
Net Ordinary Income	-161.78	-581.73	131.91	113.27	208.54	0.00
Net Income	-161.78	-581.73	131.91	113.27	208.54	0.00