

Balance Sheet

Sunday, October 31, 2010

Norseman Condominium Asso

Accrual Accounting Year Starts January 1, 2010

ASSETS

Current Assets

1010 Norseman CW Operating	\$2,875.37
1015 Norseman CW Oper. Savings	\$2,000.70
1210 Accounts Receivable	\$7,653.79

Total Current Assets	\$12,529.86
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Fixed Assets

1410 Unit #104	\$50,000.00
1420 Building Improvements	\$278,153.50
1430 Pool Improvements	\$46,656.24
1440 Land Improvements	\$11,900.00
1530 Acc. Depr	(\$250,865.91)

Total Fixed Assets	\$135,843.83
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Other Assets

1600 Escrow-Prop Taxes & Ins.	\$514.81
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Total Other Assets	\$514.81
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TOTAL ASSETS	<u>\$148,888.50</u>
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LIABILITIES

Current Liabilities

2000 Accounts Payable	\$2,320.93
2030 Advance Payments	\$4,274.99

Total Current Liabilities	\$6,595.92
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Long Term Liabilities

2410 1st Bank Loan Payable	\$69,486.08
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Total Long Term Liabilities	\$69,486.08
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TOTAL LIABILITIES	<u>\$76,082.00</u>
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EQUITY

Current Year Earnings	(\$16,796.47)
Prior Years Earnings	\$89,602.97

TOTAL EQUITY	<u>\$72,806.50</u>
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TOTAL LIABILITIES AND EQUITY	<u>\$148,888.50</u>
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Balance Sheet

Sunday, October 31, 2010

Norseman Reserve Fund

Accrual Accounting Year Starts January 1, 2010

ASSETS

Reserves Cash & Investments		
1020 CW Reserves Account	\$5,946.67	
Total Reserves Cash & Investments		\$5,946.67
TOTAL ASSETS		<u>\$5,946.67</u>

EQUITY

Current Year Earnings	(\$2,936.76)	
Prior Years Earnings	\$8,883.43	
TOTAL EQUITY		<u>\$5,946.67</u>
TOTAL LIABILITIES AND EQUITY		<u>\$5,946.67</u>

Unexpended Budget Report

Sunday, October 31, 2010

Norseman 2010 Budget

Norseman Condominium Asso Accrual Accounting Year Starts January 1, 2010

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 Homeowners Dues	10,876.00	11,137.00	(261.00)	108,760.00	111,370.00	(2,610.00)	133,644.00	24,884.00
4015 Rental Income #104	650.00	650.00	0.00	3,900.00	6,500.00	(2,600.00)	7,800.00	3,900.00
4030 Storage Income	60.00	80.00	(20.00)	600.00	800.00	(200.00)	960.00	360.00
4080 Late Fees	100.00	40.00	60.00	1,067.00	400.00	667.00	480.00	(587.00)
4085 Laundry Income	820.75	700.00	120.75	6,493.75	7,000.00	(506.25)	8,400.00	1,906.25
4095 Fines	0.00	0.00	0.00	700.00	0.00	700.00	0.00	(700.00)
4100 Interest Income	0.09	5.00	(4.91)	2.43	50.00	(47.57)	60.00	57.57
4110 Miscellaneous Income	0.00	0.00	0.00	240.00	0.00	240.00	0.00	(240.00)
4150 Interest on Fines	4.58	0.00	4.58	51.64	0.00	51.64	0.00	(51.64)
9050 Insurance Claim Income	0.00	0.00	0.00	1,088.22	0.00	1,088.22	0.00	(1,088.22)
Total Income	12,511.42	12,612.00	(100.58)	122,903.04	126,120.00	(3,216.96)	151,344.00	28,440.96
TOTAL INCOME	12,511.42	12,612.00	(100.58)	122,903.04	126,120.00	(3,216.96)	151,344.00	28,440.96
EXPENSES								
Utilities								
7010 Electric	2,496.72	3,000.00	(503.28)	23,407.56	30,500.00	(7,092.44)	38,000.00	14,592.44
7020 Trash Collection	251.71	275.00	(23.29)	3,187.42	2,750.00	437.42	3,300.00	112.58
7030 Water/Sewer	1,047.30	700.00	347.30	10,157.60	9,000.00	1,157.60	10,400.00	242.40
Total Utilities	3,795.73	3,975.00	(179.27)	36,752.58	42,250.00	(5,497.42)	51,700.00	14,947.42
Insurance, Interest & Taxes								
7110 Insurance	830.25	900.00	(69.75)	9,382.87	9,000.00	382.87	10,800.00	1,417.13
7250 Interest Expense	421.68	771.00	(349.32)	4,298.84	7,710.00	(3,411.16)	9,252.00	4,953.16
7310 Taxes - Property	0.00	0.00	0.00	259.26	0.00	259.26	0.00	(259.26)
Total Insurance, Interest & Taxes	1,251.93	1,671.00	(419.07)	13,940.97	16,710.00	(2,769.03)	20,052.00	6,111.03
Other Expense								
5900 Reserve Contribution	645.00	645.16	(0.16)	6,450.00	6,451.67	(1.67)	7,742.00	1,292.00
7040 Bad Debt Expense	0.00	25.00	(25.00)	3,067.96	250.00	2,817.96	300.00	(2,767.96)
Total Other Expenses	645.00	670.16	(25.16)	9,517.96	6,701.67	2,816.29	8,042.00	(1,475.96)

Maintenance Expense

Unexpended Budget Report

Sunday, October 31, 2010

Norseman 2010 Budget (Continued)

Norseman Condominium Asso Accrual Accounting Year Starts January 1, 2010

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Maintenance Expense (Continued)								
6010 Bldg Lighting	0.00	100.00	(100.00)	1,221.01	1,000.00	221.01	1,200.00	(21.01)
6020 Bldg. Int/Ext Maintenance	969.00	500.00	469.00	27,414.69	5,000.00	22,414.69	6,000.00	(21,414.69)
6030 Bldg. Paint & Supplies	42.43	150.00	(107.57)	1,191.43	1,500.00	(308.57)	1,800.00	608.57
6040 Elevator	300.00	500.00	(200.00)	3,456.82	5,000.00	(1,543.18)	6,000.00	2,543.18
6050 Fire Alarm	0.00	50.00	(50.00)	330.00	500.00	(170.00)	600.00	270.00
6070 Janitorial	800.00	900.00	(100.00)	8,600.00	9,000.00	(400.00)	10,800.00	2,200.00
6080 Pest Control	0.00	25.00	(25.00)	0.00	250.00	(250.00)	300.00	300.00
6294 HVAC Repairs	450.12	250.00	200.12	3,839.90	2,500.00	1,339.90	3,000.00	(839.90)
6295 HVAC - Water Treatment	0.00	200.00	(200.00)	1,257.48	1,200.00	57.48	1,200.00	(57.48)
6320 Misc. Bldg Maintenance	182.00	50.00	132.00	457.64	500.00	(42.36)	600.00	142.36
7045 Wash/Dryer	75.00	50.00	25.00	1,485.85	500.00	985.85	600.00	(885.85)
7410 Landscaping	219.00	250.00	(31.00)	2,301.88	1,300.00	1,001.88	1,300.00	(1,001.88)
7420 Pool	0.00	0.00	0.00	4,572.91	5,000.00	(427.09)	5,000.00	427.09
7430 Snow Removal & Supplies	385.71	0.00	385.71	2,565.58	3,000.00	(434.42)	4,500.00	1,934.42
Total Maintenance Expense	3,423.26	3,025.00	398.26	58,695.19	36,250.00	22,445.19	42,900.00	(15,795.19)
Administration Expenses								
7140 Management Fee	1,218.60	1,200.00	18.60	12,018.60	12,000.00	18.60	14,400.00	2,381.40
7150 Audit/Bookkeeping	0.00	0.00	0.00	1,800.00	1,900.00	(100.00)	1,900.00	100.00
7160 Administration Expenses	50.00	50.00	0.00	470.40	500.00	(29.60)	600.00	129.60
7260 Legal Expenses	210.00	250.00	(40.00)	3,099.00	8,250.00	(5,151.00)	8,750.00	5,651.00
7270 Licenses	0.00	50.00	(50.00)	510.50	500.00	10.50	600.00	89.50
7280 Postage & Copies	104.87	50.00	54.87	1,385.14	500.00	885.14	600.00	(785.14)
7330 Telephone	150.02	150.00	0.02	1,509.17	1,500.00	9.17	1,800.00	290.83
Total Administration Expenses	1,733.49	1,750.00	(16.51)	20,792.81	25,150.00	(4,357.19)	28,650.00	7,857.19
TOTAL EXPENSES	10,849.41	11,091.16	(241.75)	139,699.51	127,061.67	12,637.84	151,344.00	11,644.49
NET INCOME (LOSS)	1,662.01	1,520.84	141.17	(16,796.47)	(941.67)	(15,854.80)		
UNEXPENDED (OVER EXPENDED)								16,796.47