

Balance Sheet

Friday, May 31, 2013

Norseman Condominium Asso

Cash Accounting Year Starts January 1, 2013

ASSETS

Current Assets

1010 Norseman CW Operating

\$4,560.26

Total Current Assets

\$4,560.26

Fixed Assets

1410 Unit #104

\$50,000.00

1420 Building Improvements

\$149,076.50

1425 Loan Costs Net

\$1,200.00

1430 Pool Improvements

\$32,437.50

1440 Land Improvements

\$11,900.00

1460 Equipment

\$140,383.00

1530 Acc. Depr

(\$272,647.14)

Total Fixed Assets

\$112,349.86

Other Assets

1299 Allowance for Bad Debts

\$9,033.80

1600 Escrow-Prop Taxes & Ins.

\$285.45

1710 Deposit Held by Weststar

\$300.00

Total Other Assets

\$9,619.25

TOTAL ASSETS

\$126,529.37

LIABILITIES

Current Liabilities

2040 Open Credits

\$4,116.00

2770 Due to Reserves

\$10,395.00

Total Current Liabilities

\$14,511.00

Long Term Liabilities

2410 1st Bank Loan Payable

\$59,602.26

Total Long Term Liabilities

\$59,602.26

TOTAL LIABILITIES

\$74,113.26

EQUITY

Current Year Earnings

(\$5,450.66)

Prior Years Earnings

\$57,866.77

TOTAL EQUITY

\$52,416.11

TOTAL LIABILITIES AND EQUITY

\$126,529.37

Balance Sheet

Friday, May 31, 2013

Norseman Reserve Fund

Cash Accounting Year Starts January 1, 2013

ASSETS

Reserves Cash & Investments

1020 Norseman CW Reserves \$20,339.71

1095 Due from Operating \$10,395.00

Total Reserves Cash & Investments \$30,734.71

TOTAL ASSETS \$30,734.71

EQUITY

Current Year Earnings \$14,266.69

Prior Years Earnings \$16,468.02

TOTAL EQUITY \$30,734.71

TOTAL LIABILITIES AND EQUITY \$30,734.71

Unaudited - For Management Purposes Only

Unexpended Budget Report

Friday, May 31, 2013

Norseman 2013 Operating

Norseman Condominium Asso Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 Homeowners Dues	11,072.00	11,554.25	(482.25)	55,210.26	57,771.25	(2,560.99)	138,650.97	83,440.71
4015 Rental Income #104	795.00	795.00	0.00	3,744.00	3,975.00	(231.00)	9,540.00	5,796.00
4030 Storage Income	90.00	67.00	23.00	450.00	335.00	115.00	800.00	350.00
4080 Late Fees	0.00	83.00	(83.00)	280.00	416.00	(136.00)	1,000.00	720.00
4085 Laundry Income	0.00	700.00	(700.00)	2,960.25	3,400.00	(439.75)	8,000.00	5,039.75
4095 Fines	0.00	17.00	(17.00)	400.00	85.00	315.00	200.00	(200.00)
4110 Miscellaneous Income	0.00	10.00	(10.00)	0.00	40.00	(40.00)	300.00	300.00
4115 Move In/Move Out	100.00	100.00	0.00	500.00	400.00	100.00	1,000.00	500.00
4170 Parking Income	75.00	100.00	(25.00)	395.00	500.00	(105.00)	1,200.00	805.00
4175 Pet Fees	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
Total Income	12,132.00	13,426.25	(1,294.25)	64,039.51	66,922.25	(2,882.74)	160,690.97	96,651.46
TOTAL INCOME	12,132.00	13,426.25	(1,294.25)	64,039.51	66,922.25	(2,882.74)	160,690.97	96,651.46
EXPENSES								
Utilities								
7010 Electric	2,061.79	2,500.00	(438.21)	12,362.38	18,100.00	(5,737.62)	35,000.00	22,637.62
7020 Trash Collection	456.54	375.00	81.54	2,358.42	1,875.00	483.42	4,500.00	2,141.58
7030 Water/Sewer	830.55	2,000.00	(1,169.45)	6,084.26	7,000.00	(915.74)	14,000.00	7,915.74
Total Utilities	3,348.88	4,875.00	(1,526.12)	20,805.06	26,975.00	(6,169.94)	53,500.00	32,694.94
Insurance, Interest & Taxes								
7110 Insurance	2,705.38	1,500.00	1,205.38	7,610.88	7,500.00	110.88	18,000.00	10,389.12
7250 Interest Expense	169.13	350.00	(180.87)	1,051.63	1,750.00	(698.37)	4,200.00	3,148.37
7310 Taxes - Property	0.00	0.00	0.00	399.34	0.00	399.34	0.00	(399.34)
Total Insurance, Interest & Taxes	2,874.51	1,850.00	1,024.51	9,061.85	9,250.00	(188.15)	22,200.00	13,138.15
Other Expense								
5900 Reserve Contribution	0.00	984.25	(984.25)	2,952.75	4,921.25	(1,968.50)	11,811.00	8,858.25
7040 Bad Debt Expense	0.00	125.00	(125.00)	650.00	625.00	25.00	1,500.00	850.00
Total Other Expenses	0.00	1,109.25	(1,109.25)	3,602.75	5,546.25	(1,943.50)	13,311.00	9,708.25

Maintenance Expense

Unexpended Budget Report

Friday, May 31, 2013

Norseman 2013 Operating (Continued)

Norseman Condominium Asso Cash Accounting Year Starts January 1, 2013

	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)	1,646.15	900.00	746.15	1,500.00	(146.15)
6020 Bldg. Int/Ext Maintenance	5,142.31	1,250.00	3,892.31	7,476.98	5,402.45	2,074.53	14,402.45	6,925.47
6030 Bldg. Paint & Supplies	0.00	100.00	(100.00)	0.00	500.00	(500.00)	1,200.00	1,200.00
6040 Elevator	336.93	400.00	(63.07)	3,471.35	2,000.00	1,471.35	4,800.00	1,328.65
6050 Fire Alarm	0.00	100.00	(100.00)	1,038.47	400.00	638.47	1,000.00	(38.47)
6070 Janitorial	0.00	443.96	(443.96)	1,775.84	2,219.80	(443.96)	5,327.52	3,551.68
6080 Pest Control	0.00	25.00	(25.00)	85.00	125.00	(40.00)	300.00	215.00
6294 HVAC Repairs	0.00	0.00	0.00	1,023.00	0.00	1,023.00	6,000.00	4,977.00
6295 HVAC - Water Treatment	0.00	200.00	(200.00)	0.00	200.00	(200.00)	1,350.00	1,350.00
6320 Misc. Bldg Maintenance	0.00	50.00	(50.00)	0.00	200.00	(200.00)	500.00	500.00
6565 Unit 104 Expenses	79.50	0.00	79.50	602.97	0.00	602.97	0.00	(602.97)
7045 Wash/Dryer	0.00	125.00	(125.00)	1,615.39	625.00	990.39	1,500.00	(115.39)
7410 Landscaping	0.00	450.00	(450.00)	260.00	700.00	(440.00)	2,200.00	1,940.00
7420 Pool	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
7430 Snow Removal & Supplies	0.00	0.00	0.00	8,913.75	2,400.00	6,513.75	2,700.00	(6,213.75)
Total Maintenance Expense	5,558.74	3,243.96	2,314.78	27,908.90	15,672.25	12,236.65	46,779.97	18,871.07
Administration Expenses								
7140 Management Fee	0.00	1,250.00	(1,250.00)	5,000.00	6,250.00	(1,250.00)	15,000.00	10,000.00
7150 Audit/Bookkeeping	0.00	0.00	0.00	0.00	1,800.00	(1,800.00)	1,800.00	1,800.00
7160 Administration Expenses	0.00	50.00	(50.00)	633.03	250.00	383.03	700.00	66.97
7260 Legal Expenses	0.00	334.00	(334.00)	936.00	1,662.00	(726.00)	4,000.00	3,064.00
7270 Licenses	200.00	50.00	150.00	249.00	250.00	(1.00)	600.00	351.00
7280 Postage & Copies	0.00	100.00	(100.00)	533.88	550.00	(16.12)	1,000.00	466.12
7330 Telephone	151.59	150.00	1.59	759.70	750.00	9.70	1,800.00	1,040.30
Total Administration Expenses	351.59	1,934.00	(1,582.41)	8,111.61	11,512.00	(3,400.39)	24,900.00	16,788.39
TOTAL EXPENSES	12,133.72	13,012.21	(878.49)	69,490.17	68,955.50	534.67	160,690.97	91,200.80
NET INCOME (LOSS)	(1.72)	414.04	(415.76)	(5,450.66)	(2,033.25)	(3,417.41)		
UNEXPENDED (OVER EXPENDED)								5,450.66

Unexpended Budget Report

Friday, May 31, 2013

Norseman Reserve 2013

Norseman Reserve Fund Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Reserve Income								
8000 Special Assessment Income	899.00	0.00	899.00	26,285.00	40,600.00	(14,315.00)	40,600.00	14,315.00
9410 Reserve Income	0.00	984.25	(984.25)	2,952.75	4,921.25	(1,968.50)	11,811.00	8,858.25
9440 Reserve Interest Income	2.02	0.00	2.02	8.94	0.00	8.94	0.00	(8.94)
Total Reserve Income	901.02	984.25	(83.23)	29,246.69	45,521.25	(16,274.56)	52,411.00	23,164.31
TOTAL INCOME	901.02	984.25	(83.23)	29,246.69	45,521.25	(16,274.56)	52,411.00	23,164.31
EXPENSES								
Other Expense								
8010 Special Assessment Expens	900.00	0.00	900.00	900.00	0.00	900.00	0.00	(900.00)
Total Other Expenses	900.00	0.00	900.00	900.00	0.00	900.00	0.00	(900.00)
Reserve Expenses								
9657 Equipment	0.00	3,520.00	(3,520.00)	14,080.00	17,600.00	(3,520.00)	40,600.00	26,520.00
Total Reserve Expenses	0.00	3,520.00	(3,520.00)	14,080.00	17,600.00	(3,520.00)	40,600.00	26,520.00
TOTAL EXPENSES	900.00	3,520.00	(2,620.00)	14,980.00	17,600.00	(2,620.00)	40,600.00	25,620.00
NET INCOME (LOSS)	1.02	(2,535.75)	2,536.77	14,266.69	27,921.25	(13,654.56)	11,811.00	
UNEXPENDED (OVER EXPENDED)								(2,455.69)