

Balance Sheet

Tuesday, September 30, 2014

Norseman Condominium Asso

Cash Accounting Year Starts January 1, 2014

ASSETS

Current Assets

1010 Norseman CW Operating	\$3,246.37	
Total Current Assets		\$3,246.37

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.	\$226.81	
1710 Deposit Held by Weststar	\$300.00	
Total Other Assets		\$9,560.61

TOTAL ASSETS		<u>\$125,156.84</u>
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LIABILITIES

Current Liabilities

2040 Open Credits	\$1,640.00	
2770 Due to Reserves	\$15,395.00	
2785 Due to Special Assessment	\$1,232.00	
Total Current Liabilities		\$18,267.00

Long Term Liabilities

2410 1st Bank Loan Payable	\$52,095.50	
Total Long Term Liabilities		\$52,095.50

TOTAL LIABILITIES		<u>\$70,362.50</u>
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EQUITY

Current Year Earnings	\$5,416.28	
Prior Years Earnings	\$49,378.06	

TOTAL EQUITY		<u>\$54,794.34</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$125,156.84</u>
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Balance Sheet

Tuesday, September 30, 2014

Norseman Reserve Fund

Cash Accounting Year Starts January 1, 2014

ASSETS

Reserves Cash & Investments

1020 Norseman CW Reserves	\$26,139.58
1095 Due from Operating	\$15,395.00
1760 Due From Operating to SA	\$1,232.00

Total Reserves Cash & Investments	\$42,766.58
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TOTAL ASSETS	<u>\$42,766.58</u>
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EQUITY

Current Year Earnings	\$12,959.45
Prior Years Earnings	\$29,807.13

TOTAL EQUITY	<u>\$42,766.58</u>
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TOTAL LIABILITIES AND EQUITY	<u>\$42,766.58</u>
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Unexpended Budget Report

Tuesday, September 30, 2014

Norseman 2014 Operating

Norseman Condominium Asso Cash Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 Homeowners Dues	12,026.00	12,420.82	(394.82)	112,955.00	111,787.33	1,167.67	149,049.77	36,094.77
4015 Rental Income #104	795.00	795.00	0.00	7,155.00	7,155.00	0.00	9,540.00	2,385.00
4030 Storage Income	110.00	75.00	35.00	776.74	675.00	101.74	900.00	123.26
4080 Late Fees	49.00	84.00	(35.00)	249.00	750.00	(501.00)	1,000.00	751.00
4085 Laundry Income	1,519.50	700.00	819.50	8,070.25	6,100.00	1,970.25	8,000.00	(70.25)
4095 Fines	0.00	17.00	(17.00)	900.00	149.00	751.00	200.00	(700.00)
4110 Miscellaneous Income	0.00	16.50	(16.50)	90.00	150.50	(60.50)	200.00	110.00
4115 Move In/Move Out	100.00	100.00	0.00	500.00	800.00	(300.00)	1,000.00	500.00
4170 Parking Income	105.00	140.00	(35.00)	680.00	1,260.00	(580.00)	1,680.00	1,000.00
4175 Pet Fees	0.00	0.00	0.00	100.00	200.00	(100.00)	200.00	100.00
Total Income	14,704.50	14,348.32	356.18	131,475.99	129,026.83	2,449.16	171,769.77	40,293.78
Other Income								
8000 Special Assessment Income	596.00	0.00	596.00	1,515.00	0.00	1,515.00	0.00	(1,515.00)
Total Other Income	596.00	0.00	596.00	1,515.00	0.00	1,515.00	0.00	(1,515.00)
TOTAL INCOME	15,300.50	14,348.32	952.18	132,990.99	129,026.83	3,964.16	171,769.77	38,778.78
EXPENSES								
Utilities								
7010 Electric/Gas	2,726.48	2,000.00	726.48	25,206.88	27,500.00	(2,293.12)	35,000.00	9,793.12
7020 Trash Collection	518.63	416.67	101.96	4,902.29	3,750.01	1,152.28	5,000.00	97.71
7030 Water/Sewer	2,084.49	2,000.00	84.49	14,805.51	12,000.00	2,805.51	15,000.00	194.49
Total Utilities	5,329.60	4,416.67	912.93	44,914.68	43,250.01	1,664.67	55,000.00	10,085.32
Insurance, Interest & Taxes								
7110 Insurance	1,938.58	1,500.00	438.58	16,594.17	13,500.00	3,094.17	18,000.00	1,405.83
7250 Interest Expense	147.87	350.00	(202.13)	1,379.31	3,150.00	(1,770.69)	4,200.00	2,820.69
7310 Taxes - Property	0.00	0.00	0.00	453.67	0.00	453.67	0.00	(453.67)
Total Insurance, Interest & Taxes	2,086.45	1,850.00	236.45	18,427.15	16,650.00	1,777.15	22,200.00	3,772.85
Other Expense								
5900 Reserve Contribution	0.00	1,404.00	(1,404.00)	11,232.00	12,636.00	(1,404.00)	16,842.25	5,610.25

Unexpended Budget Report

Tuesday, September 30, 2014

Norseman 2014 Operating (Continued)

Norseman Condominium Asso Cash Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Other Expense (Continued)								
7040 Bad Debt Expense	266.85	125.00	141.85	266.85	1,125.00	(858.15)	1,500.00	1,233.15
Total Other Expenses	266.85	1,529.00	(1,262.15)	11,498.85	13,761.00	(2,262.15)	18,342.25	6,843.40
Maintenance Expense								
6010 Bldg Lighting	105.60	166.50	(60.90)	519.15	1,500.50	(981.35)	2,000.00	1,480.85
6020 Bldg. Int/Ext Maintenance	328.14	1,250.00	(921.86)	8,735.09	11,250.00	(2,514.91)	15,000.00	6,264.91
6030 Bldg. Paint & Supplies	10,426.73	125.00	10,301.73	808.19	1,125.00	(316.81)	1,500.00	691.81
6040 Elevator	0.00	416.50	(416.50)	3,518.43	3,750.50	(232.07)	5,000.00	1,481.57
6050 Fire Alarm	0.00	100.00	(100.00)	180.00	1,000.00	(820.00)	1,300.00	1,120.00
6070 Janitorial	0.00	443.96	(443.96)	3,995.64	3,995.64	0.00	5,327.52	1,331.88
6080 Pest Control	0.00	25.00	(25.00)	173.00	225.00	(52.00)	300.00	127.00
6294 HVAC Repairs	0.00	0.00	0.00	3,642.52	2,000.00	1,642.52	6,000.00	2,357.48
6295 HVAC - Water Treatment	0.00	200.00	(200.00)	792.00	1,000.00	(208.00)	1,200.00	408.00
6320 Misc. Bldg Maintenance	0.00	50.00	(50.00)	1,365.63	400.00	965.63	500.00	(865.63)
6565 Unit 104 Expenses	79.50	83.34	(3.84)	875.50	750.00	125.50	1,000.00	124.50
7045 Wash/Dryer	235.41	166.67	68.74	2,754.08	1,500.01	1,254.07	2,000.00	(754.08)
7410 Landscaping	235.00	500.00	(265.00)	1,229.00	2,250.00	(1,021.00)	2,500.00	1,271.00
7420 Pool	874.34	500.00	374.34	2,881.34	3,250.00	(368.66)	4,000.00	1,118.66
7430 Snow Removal & Supplies	0.00	250.00	(250.00)	2,259.00	2,250.00	9.00	3,000.00	741.00
Total Maintenance Expense	12,284.72	4,276.97	8,007.75	33,728.57	36,246.65	(2,518.08)	50,627.52	16,898.95
Administration Expenses								
7140 Management Fee	1,250.00	1,250.00	0.00	11,250.00	11,250.00	0.00	15,000.00	3,750.00
7150 Audit/Bookkeeping	0.00	0.00	0.00	2,300.00	1,800.00	500.00	1,800.00	(500.00)
7160 Administration Expenses	20.00	100.00	(80.00)	297.34	900.00	(602.66)	1,200.00	902.66
7260 Legal Expenses	(660.00)	334.00	(994.00)	2,127.39	2,998.00	(870.61)	4,000.00	1,872.61
7270 Licenses	0.00	50.00	(50.00)	638.50	450.00	188.50	600.00	(38.50)
7280 Postage & Copies	117.44	100.00	17.44	960.46	900.00	60.46	1,200.00	239.54
7330 Telephone	160.86	150.00	10.86	1,431.77	1,350.00	81.77	1,800.00	368.23
Total Administration Expenses	888.30	1,984.00	(1,095.70)	19,005.46	19,648.00	(642.54)	25,600.00	6,594.54
TOTAL EXPENSES	20,855.92	14,056.64	6,799.28	127,574.71	129,555.66	(1,980.95)	171,769.77	44,195.06

Unexpended Budget Report

Tuesday, September 30, 2014

NET INCOME (LOSS)	(5,555.42)	291.68	(5,847.10)	5,416.28	(528.83)	5,945.11	0.00	
UNEXPENDED (OVER EXPENDED)								(5,416.28)

Unaudited - For Management Purposes Only

Unexpended Budget Report

Tuesday, September 30, 2014

Norseman Reserve 2014

Norseman Reserve Fund Cash Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Other Income								
8000 Special Assessment Income	8,313.85	0.00	8,313.85	30,897.85	0.00	30,897.85	0.00	(30,897.85)
Total Other Income	8,313.85	0.00	8,313.85	30,897.85	0.00	30,897.85	0.00	(30,897.85)
Reserve Income								
9410 Reserve Income	0.00	1,404.00	(1,404.00)	11,232.00	12,636.00	(1,404.00)	16,842.25	5,610.25
9440 Reserve Interest Income	2.11	0.00	2.11	16.96	0.00	16.96	0.00	(16.96)
Total Reserve Income	2.11	1,404.00	(1,401.89)	11,248.96	12,636.00	(1,387.04)	16,842.25	5,593.29
TOTAL INCOME	8,315.96	1,404.00	6,911.96	42,146.81	12,636.00	29,510.81	16,842.25	(25,304.56)
EXPENSES								
Other Expense								
8010 Special Assessment Expens	3,420.36	0.00	3,420.36	25,442.36	0.00	25,442.36	0.00	(25,442.36)
Total Other Expenses	3,420.36	0.00	3,420.36	25,442.36	0.00	25,442.36	0.00	(25,442.36)
Reserve Expenses								
9830 Reserve Expenses	0.00	0.00	0.00	3,745.00	0.00	3,745.00	0.00	(3,745.00)
Total Reserve Expenses	0.00	0.00	0.00	3,745.00	0.00	3,745.00	0.00	(3,745.00)
TOTAL EXPENSES	3,420.36	0.00	3,420.36	29,187.36	0.00	29,187.36	0.00	(29,187.36)
NET INCOME (LOSS)	4,895.60	1,404.00	3,491.60	12,959.45	12,636.00	323.45	16,842.25	
UNEXPENDED (OVER EXPENDED)								3,882.80