

Oswego Ridge, A Condominiums
Funds Statement
Accrual Basis
January 2020

		Operating Fund	Replacement Reserve Fund	Special Assessment Fund	Total Fund Balances
Beginning Equity		44,793.65	634,884.97	-1,420,395.97	-740,717.35
Income		23,569.92	7,025.64	11,155.47	41,751.03
Expenses		-23,040.66	0.00	-7,322.28	-30,362.94
Net income (loss)		<u>529.26</u>	<u>7,025.64</u>	<u>3,833.19</u>	<u>11,388.09</u>
Ending Equity		<u>45,322.91</u>	<u>641,910.61</u>	<u>-1,416,562.78</u>	<u>-729,329.26</u>
Cash in NW Bank Operating	1010	19,245.52			19,245.52
Cash in NW Bank MM Operating	1011	46,243.82			46,243.82
Cash in NW Bank MM Replacement	1020		126,127.57		126,127.57
Cash in CDARS	1025	25,000.00	515,783.04		540,783.04
Cash in NW Bank Building Rehab	1030			23,801.57	23,801.57
Accounts Receivable	1200	263.08		7,400.66	7,663.74
Undeposited Funds	12000	350.20		79.35	429.55 #1
Allowance for Doubtful Accounts	1201				0.00
Prepaid Insurance	1400	9,186.12			9,186.12
Accounts Payable	2000	-15,419.27	0.00	-10,433.67	-25,852.94
Refund of Overpayment	2001	0.00		0.00	0.00
Accrued Payables	2010	0.00			0.00
Notes Payable	2100			-1,407,637.99	-1,407,637.99
Unamortized Loan Fees	2101			17,499.16	17,499.16
Prepaid Assessments	2210	-26,009.62		-60,808.80	-86,818.42
		<u>58,859.85</u>	<u>641,910.61</u>	<u>-1,430,099.72</u>	<u>-729,329.26</u>
Interfund	**	<u>-13,536.94</u>	<u>0.00</u>	<u>13,536.94</u>	<u>0.00</u>
SASS deposited to Operating		-13,784.94		13,784.94	
** SASS expense paid by Operating		248.00		-248.00	
		<u>-13,536.94</u>	<u>0.00</u>	<u>13,536.94</u>	

#1 Owner online payment submitted in Jan.,
deposited in Feb.

Balance Sheet

Property: AUO of Oswego Ridge, a Condominium
As of 01/31/20 (accrual basis)

ASSETS

Bank		
1010 Cash in NW Bank Operating		19,245.52
1011 Cash in NW Bank Money Market Operating		46,243.82
1025 Cash in NW Bank CDARS Replacement Reserve		<u>25,000.00</u>
Total Bank		90,489.34
Accounts Receivable		
1200 Accounts Receivable- Assessments		<u>263.08</u>
Total Accounts Receivable		263.08
Other Current Asset		
1400 Prepaid insurance		9,186.12
12000 Undeposited Funds		<u>350.20</u>
Total Other Current Asset		9,536.32
Other Asset		
1600 Interfund		<u>-13,536.94</u>
Total Other Asset		-13,536.94
TOTAL ASSETS		<u><u>86,751.80</u></u>

LIABILITIES & EQUITY

Liabilities

Accounts Payable		
2000 Accounts Payable		<u>15,419.27</u>
Total Accounts Payable		15,419.27
Other Current Liability		
2210 Prepaid Assessments		<u>26,009.62</u>
Total Other Current Liability		<u>26,009.62</u>
Total Liabilities		41,428.89

Equity

3001 Operating Fund Balance Prior Year		44,793.65
3101 Current Year Income		<u>529.26</u>
Total Equity		<u>45,322.91</u>
TOTAL LIABILITIES & EQUITY		<u><u>86,751.80</u></u>

Budget Comparison

Properties: AUC of Oswego Ridge, a Condominium

Comparison Periods: 1/1/2020 - 1/31/2020 and 1/1/2020 - 12/31/2020 (Accrual Basis)

	Actual 1/1/2020 - 1/31/2020	Budget 1/1/2020 - 1/31/2020	\$ Change	% Change	Actual 1/1/2020 - 1/31/2020	Budget 1/1/2020 - 12/31/2020	\$ Change	% Change
4000 INCOME								
4001 Regular Assessments	30,200.00	30,200.00	0.00	0.0%	30,200.00	362,400.00	-332,200.00	0.0%
4006 Transfer to Reserves	-6,788.92	-6,788.91	-0.01	0.0%	-6,788.92	-81,466.92	74,678.00	91.7%
4100 Interest Revenue	49.07	0.00	49.07	0.0%	49.07	0.00	49.07	0.0%
4501 Late Charges	102.80	0.00	102.80	0.0%	102.80	0.00	102.80	0.0%
4508 Interest Charges	6.97	0.00	6.97	0.0%	6.97	0.00	6.97	0.0%
4000 Total INCOME	23,569.92	23,411.09	158.83	0.7%	23,569.92	280,933.08	-257,363.16	-91.6%
TOTAL INCOME	23,569.92	23,411.09	158.83	0.7%	23,569.92	280,933.08	-257,363.16	-91.6%
5000 Maintenance and Repair Se								
5001 General Maintenance/Rep	0.00	83.34	-83.34	-100.0%	0.00	1,000.00	-1,000.00	-100.0%
5005 Maintenance Staff	700.00	87.50	612.50	700.0%	700.00	1,050.00	-350.00	-33.3%
5032 Chimneys	219.00	881.50	-662.50	-75.2%	219.00	10,578.00	-10,359.00	-97.9%
5050 Electrical	0.00	25.00	-25.00	-100.0%	0.00	300.00	-300.00	-100.0%
5083 Gutters/Downspouts	0.00	250.00	-250.00	-100.0%	0.00	3,000.00	-3,000.00	-100.0%
5122 Lighting	0.00	20.84	-20.84	-100.0%	0.00	250.00	-250.00	-100.0%
5139 Pest Control	110.20	229.17	-118.97	-51.9%	110.20	2,750.00	-2,639.80	-96.0%
5146 Plumbing	0.00	79.17	-79.17	-100.0%	0.00	950.00	-950.00	-100.0%
5159 Roofs	0.00	41.67	-41.67	-100.0%	0.00	500.00	-500.00	-100.0%
5174 Snow Removal	0.00	83.34	-83.34	-100.0%	0.00	1,000.00	-1,000.00	-100.0%
5177 Storm Drains	2,384.07	0.00	2,384.07	0.0%	2,384.07	0.00	2,384.07	0.0%
5180 Stormwater System	0.00	41.67	-41.67	-100.0%	0.00	500.00	-500.00	-100.0%
5000 Total Maintenance and R€	3,413.27	1,823.20	1,590.07	87.2%	3,413.27	21,878.00	-18,464.73	-84.4%
5200 LANDSCAPING								
5201 Landscape Contract Servi	2,765.00	2,907.67	-142.67	-4.9%	2,765.00	34,892.00	-32,127.00	-92.1%
5203 Annuals/Flowers/Plant Re	0.00	83.34	-83.34	-100.0%	0.00	1,000.00	-1,000.00	-100.0%
5204 Tree Replacement/Prunin	0.00	416.67	-416.67	-100.0%	0.00	5,000.00	-5,000.00	-100.0%
5206 Turf Aeration/Soil Additive	0.00	62.50	-62.50	-100.0%	0.00	750.00	-750.00	-100.0%
5209 Irrigation Repairs	0.00	166.67	-166.67	-100.0%	0.00	2,000.00	-2,000.00	-100.0%
5213 Landscaping Miscellaneous	0.00	83.34	-83.34	-100.0%	0.00	1,000.00	-1,000.00	-100.0%
5200 Total LANDSCAPING	2,765.00	3,720.19	-955.19	-25.7%	2,765.00	44,642.00	-41,877.00	-93.8%

	Actual 1/1/2020 - 1/31/2020	Budget 1/1/2020 - 1/31/2020	\$ Change	% Change	Actual 1/1/2020 - 1/31/2020	Budget 1/1/2020 - 12/31/2020	\$ Change	%Change
5300 UTILITY								
5301 Utility - Water and Sewer	9,108.48	10,805.00	-1,696.52	-15.7%	9,108.48	129,660.00	-120,551.52	0.0%
5303 Utility - Electricity	355.40	434.92	-79.52	-18.3%	355.40	5,219.00	-4,863.60	-93.0%
5304 Utility - Natural Gas	15.69	198.25	-182.56	-92.1%	15.69	2,379.00	-2,363.31	-93.2%
5305 Utility - Garbage and Rec)	1,027.03	1,052.59	-25.56	-2.4%	1,027.03	12,631.00	-11,603.97	-99.3%
5300 Total UTILITY	10,506.60	12,490.76	-1,984.16	-15.9%	10,506.60	149,889.00	-139,382.40	-91.9%
5400 ADMIN SERVICES								
5401 Management Services - C	1,612.00	1,710.59	-98.59	-5.8%	1,612.00	20,527.00	-18,915.00	0.0%
5402 Management Services - E	0.00	83.34	-83.34	-100.0%	0.00	1,000.00	-1,000.00	-92.1%
5410 Office Supplies/Printing/P,	60.52	141.67	-81.15	-57.3%	60.52	1,700.00	-1,639.48	-100.0%
5422 Reserve Study Preparatio	0.00	83.34	-83.34	-100.0%	0.00	1,000.00	-1,000.00	-96.4%
5438 Legal/Collection Expense:	2,269.00	83.34	2,185.66	2622.6%	2,269.00	1,000.00	1,269.00	-100.0%
5446 Accounting/Tax Returns/F	0.00	145.84	-145.84	-100.0%	0.00	1,750.00	-1,750.00	126.9%
5454 Licenses/Annual Reports	50.00	6.25	43.75	700.0%	50.00	75.00	-25.00	-100.0%
5458 Insurance	2,154.27	2,506.00	-351.73	-14.0%	2,154.27	30,072.00	-27,917.73	-33.3%
5400 Total ADMIN SERVICES	6,145.79	4,760.37	1,385.42	29.1%	6,145.79	57,124.00	-50,978.21	-92.8%
5500 CHARGES BILLED TO OW								
5501 Late Charges	120.00	0.00	120.00	0.0%	120.00	0.00	120.00	-89.2%
5500 Total CHARGES BILLED	120.00	0.00	120.00	0.0%	120.00	0.00	120.00	0.0%
5600 REC FACILITIES								
5605 Swimming Pool Services	90.00	500.00	-410.00	-82.0%	90.00	6,000.00	-5,910.00	0.0%
5606 Swimming Pool Supplies	0.00	83.34	-83.34	-100.0%	0.00	1,000.00	-1,000.00	-98.5%
5609 Swimming Pool Licenses	0.00	33.34	-33.34	-100.0%	0.00	400.00	-400.00	-100.0%
5600 Total REC FACILITIES	90.00	616.68	-526.68	-85.4%	90.00	7,400.00	-7,310.00	-100.0%
TOTAL EXPEI	23,040.66	23,411.20	-370.54	-1.6%	23,040.66	280,933.00	-257,892.34	-91.8%
NET INCOME	529.26	-0.11	529.37		529.26	0.08	529.18	