

West Village Condominium Association
Balance Sheet
 As of December 31, 2016

| | Dec 31, 16 |
|--|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | 4,680.00 |
| Alpine Bank Checking | |
| WVC Reserve Accts | 29,699.52 |
| 10205 - Reserve Money Market Acct | 156,056.03 |
| 10210 - Alpine Bank Reserve CD | |
| Total WVC Reserve Accts | 185,756.55 |
| Total Checking/Savings | 190,435.55 |
| Accounts Receivable | |
| 12100 - Accounts Receivable | 2,756.16 |
| Total Accounts Receivable | 2,756.16 |
| Other Current Assets | |
| 12000 - Undeposited Funds | 4,601.71 |
| Total Other Current Assets | 4,601.71 |
| Total Current Assets | 197,793.42 |
| TOTAL ASSETS | 197,793.42 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | 5,477.60 |
| 20100 - Accounts Payable | |
| Total Accounts Payable | 5,477.60 |
| Total Current Liabilities | 5,477.60 |
| Total Liabilities | 5,477.60 |
| Equity | |
| 30100 - Working Capital Deposits | 7,600.00 |
| 30200 - Repair and Replacement Reserve | 185,755.55 |
| 39999 - Retained Earnings | 2,023.89 |
| Net Income | -3,063.62 |
| Total Equity | 192,315.82 |
| TOTAL LIABILITIES & EQUITY | 197,793.42 |

West Village Condominium Association Profit & Loss Budget Performance January through December 2016

| | Jan - Dec 16 | Budget | Jan - Dec 16 | YTD Budget | Annual Budget |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| Fine - Violation | 100.00 | 0.00 | 100.00 | 0.00 | 0.00 |
| Non Refundable Pet Deposit | 500.00 | 0.00 | 500.00 | 0.00 | 0.00 |
| 40100 · Common Assessment - Operating | 114,377.24 | 114,375.00 | 114,377.24 | 114,375.00 | 114,375.00 |
| 40200 · Common Assessment - Reserve | 24,995.78 | 25,000.00 | 24,995.78 | 25,000.00 | 25,000.00 |
| 40300 · Interest Income | 1.70 | 0.00 | 1.70 | 0.00 | 0.00 |
| 40400 · Interest Income - Reserve | 419.24 | 0.00 | 419.24 | 0.00 | 0.00 |
| Total Income | 140,393.96 | 139,375.00 | 140,393.96 | 139,375.00 | 139,375.00 |
| Cost of Goods Sold | | | | | |
| 50100 · Reserve Allocation - Assessment | 24,999.60 | 25,000.00 | 24,999.60 | 25,000.00 | 25,000.00 |
| 50200 · Reserve Allocation - Interest | 419.24 | 0.00 | 419.24 | 0.00 | 0.00 |
| Total COGS | 25,418.84 | 25,000.00 | 25,418.84 | 25,000.00 | 25,000.00 |
| Gross Profit | 114,975.12 | 114,375.00 | 114,975.12 | 114,375.00 | 114,375.00 |
| Expense | | | | | |
| 60100 · Landscape | 19,751.98 | 11,800.00 | 19,751.98 | 11,800.00 | 11,800.00 |
| 60200 · Irrigation Maintenance | 383.31 | 1,100.00 | 383.31 | 1,100.00 | 1,100.00 |
| 60250 · General Repairs and Maintenance | 2,932.41 | 3,400.00 | 2,932.41 | 3,400.00 | 3,400.00 |
| 60255 · Custodial | 5,848.88 | 6,800.00 | 5,848.88 | 6,800.00 | 6,800.00 |
| 60300 · Snow Removal Non Contract | 350.00 | 1,500.00 | 350.00 | 1,500.00 | 1,500.00 |
| 60325 · Snow Removal Contract | 6,300.00 | 8,250.00 | 6,300.00 | 8,250.00 | 8,250.00 |
| 60400 · Trash Removal | 3,305.00 | 3,600.00 | 3,305.00 | 3,600.00 | 3,600.00 |
| 60450 · Pest Control | 1,387.44 | 1,400.00 | 1,387.44 | 1,400.00 | 1,400.00 |
| 60500 · Water and Sewer - Buildings | 39,469.40 | 38,000.00 | 39,469.40 | 38,000.00 | 38,000.00 |
| 60550 · Water - Irrigation | 6,358.19 | 6,600.00 | 6,358.19 | 6,600.00 | 6,600.00 |
| 60600 · Common Electric | 4,339.76 | 3,800.00 | 4,339.76 | 3,800.00 | 3,800.00 |
| 70100 · Legal and Professional Fees | 325.00 | 500.00 | 325.00 | 500.00 | 500.00 |
| 70150 · Bookkeeping Fees | 4,479.72 | 5,000.00 | 4,479.72 | 5,000.00 | 5,000.00 |
| 70200 · Management Fees | 13,566.00 | 13,500.00 | 13,566.00 | 13,500.00 | 13,500.00 |
| 70300 · Insurance | 8,693.00 | 8,615.00 | 8,693.00 | 8,615.00 | 8,615.00 |
| 70500 · Misc. Licenses & Fees | 30.00 | 10.00 | 30.00 | 10.00 | 10.00 |
| 70600 · Office and Admin Expense | 518.65 | 500.00 | 518.65 | 500.00 | 500.00 |
| Total Expense | 118,038.74 | 114,375.00 | 118,038.74 | 114,375.00 | 114,375.00 |
| Net Ordinary Income | -3,063.62 | 0.00 | -3,063.62 | 0.00 | 0.00 |
| Net Income | -3,063.62 | 0.00 | -3,063.62 | 0.00 | 0.00 |

West Village Condominium Association
Profit & Loss Budget Overview
 January through December 2017

| | <u>Jan - Dec 17</u> |
|---|---------------------|
| Ordinary Income/Expense | |
| Income | |
| Non Refundable Pet Deposit | 0.00 |
| 40100 · Common Assessment - Operating | 115,005.00 |
| 40200 · Common Assessment - Reserve | 25,000.00 |
| 40400 · Interest Income - Reserve | 180.00 |
| Total Income | <u>140,185.00</u> |
| Cost of Goods Sold | |
| 50100 · Reserve Allocation - Assessment | 25,000.00 |
| 50200 · Reserve Allocation - Interest | 180.00 |
| Total COGS | <u>25,180.00</u> |
| Gross Profit | 115,005.00 |
| Expense | |
| 60100 · Landscape | 15,000.00 |
| 60200 · Irrigation Maintenance | 300.00 |
| 60250 · General Repairs and Maintenance | 3,000.00 |
| 60255 · Custodial | 4,000.00 |
| 60300 · Snow Removal Non Contract | 500.00 |
| 60325 · Snow Removal Contract | 5,200.00 |
| 60400 · Trash Removal | 3,700.00 |
| 60450 · Pest Control | 1,860.00 |
| 60500 · Water and Sewer - Buildings | 40,200.00 |
| 60550 · Water - Irrigation | 6,500.00 |
| 60600 · Common Electric | 5,300.00 |
| 70100 · Legal and Professional Fees | 400.00 |
| 70150 · Bookkeeping Fees | 4,500.00 |
| 70200 · Management Fees | 13,905.00 |
| 70300 · Insurance | 10,000.00 |
| 70500 · Misc. Licenses & Fees | 40.00 |
| 70600 · Office and Admin Expense | 600.00 |
| Total Expense | <u>115,005.00</u> |
| Net Ordinary Income | <u>0.00</u> |
| Net Income | <u><u>0.00</u></u> |

| Unit | Sq Ft | | Percentage | 2016 | 2017 | Monthly Assessment | | |
|-------|-------|--------------|------------|------------|------------|--------------------|----------|-----------|
| | | | Interest | Annual | Annual | Total | Reserve | Operating |
| A101 | 1044 | \$140,185.00 | 2.7035 | 3768.00 | 3789.91 | 315.83 | 56.32 | 259.51 |
| A102 | 1044 | | 2.7035 | 3768.00 | 3789.91 | 315.83 | 56.32 | 259.51 |
| A201 | 1044 | | 2.7035 | 3768.00 | 3789.91 | 315.83 | 56.32 | 259.51 |
| A202 | 1044 | | 2.7035 | 3768.00 | 3789.91 | 315.83 | 56.32 | 259.51 |
| B101 | 980 | | 2.5378 | 3537.01 | 3557.62 | 296.47 | 52.85 | 243.62 |
| B102 | 980 | | 2.5378 | 3537.01 | 3557.62 | 296.47 | 52.85 | 243.62 |
| B103 | 980 | | 2.5378 | 3537.01 | 3557.62 | 296.47 | 52.85 | 243.62 |
| B201 | 980 | | 2.5378 | 3537.01 | 3557.62 | 296.47 | 52.85 | 243.62 |
| B202 | 980 | | 2.5378 | 3537.01 | 3557.62 | 296.47 | 52.85 | 243.62 |
| B203 | 980 | | 2.5378 | 3537.01 | 3557.62 | 296.47 | 52.85 | 243.62 |
| C101 | 980 | | 2.5378 | 3537.01 | 3557.62 | 296.47 | 52.85 | 243.62 |
| C102 | 980 | | 2.5378 | 3537.01 | 3557.62 | 296.47 | 52.85 | 243.62 |
| C201 | 980 | | 2.5378 | 3537.01 | 3557.62 | 296.47 | 52.85 | 243.62 |
| C202 | 980 | | 2.5378 | 3537.01 | 3557.62 | 296.47 | 52.85 | 243.62 |
| D101 | 1044 | | 2.7035 | 3768.00 | 3789.91 | 315.83 | 56.32 | 259.51 |
| D102 | 1044 | | 2.7035 | 3768.00 | 3789.91 | 315.83 | 56.32 | 259.51 |
| D201 | 1044 | | 2.7035 | 3768.00 | 3789.91 | 315.83 | 56.32 | 259.51 |
| D202 | 1044 | | 2.7035 | 3768.00 | 3789.91 | 315.83 | 56.32 | 259.51 |
| E101 | 1044 | | 2.7035 | 3768.00 | 3789.91 | 315.83 | 56.32 | 259.51 |
| E102 | 1044 | | 2.7035 | 3768.00 | 3789.91 | 315.83 | 56.32 | 259.51 |
| E201 | 1044 | | 2.7035 | 3768.00 | 3789.91 | 315.83 | 56.32 | 259.51 |
| E202 | 1044 | | 2.7035 | 3768.00 | 3789.91 | 315.83 | 56.32 | 259.51 |
| F101 | 980 | | 2.5378 | 3537.01 | 3557.62 | 296.47 | 52.85 | 243.62 |
| F102 | 980 | | 2.5378 | 3537.01 | 3557.62 | 296.47 | 52.85 | 243.62 |
| F201 | 980 | | 2.5378 | 3537.01 | 3557.62 | 296.47 | 52.85 | 243.62 |
| F202 | 980 | | 2.5378 | 3537.01 | 3557.62 | 296.47 | 52.85 | 243.62 |
| G101 | 1006 | | 2.6051 | 3630.86 | 3651.96 | 304.33 | 54.27 | 250.06 |
| G102 | 1006 | | 2.6051 | 3630.86 | 3651.96 | 304.33 | 54.27 | 250.06 |
| G201 | 1006 | | 2.6051 | 3630.86 | 3651.96 | 304.33 | 54.27 | 250.06 |
| G202 | 1006 | | 2.6051 | 3630.86 | 3651.96 | 304.33 | 54.27 | 250.06 |
| H101 | 1006 | | 2.6051 | 3630.86 | 3651.96 | 304.33 | 54.27 | 250.06 |
| H102 | 1006 | | 2.6051 | 3630.86 | 3651.96 | 304.33 | 54.27 | 250.06 |
| H201 | 1006 | | 2.6051 | 3630.86 | 3651.96 | 304.33 | 54.27 | 250.06 |
| H202 | 1006 | | 2.6051 | 3630.86 | 3651.96 | 304.33 | 54.27 | 250.06 |
| I101 | 1080 | | 2.7968 | 3898.04 | 3920.70 | 326.73 | 58.27 | 268.46 |
| I102 | 1080 | | 2.7968 | 3898.04 | 3920.70 | 326.73 | 58.27 | 268.46 |
| I201 | 1080 | | 2.7968 | 3898.04 | 3920.70 | 326.73 | 58.27 | 268.46 |
| I202 | 1080 | | 2.7968 | 3898.04 | 3920.70 | 326.73 | 58.27 | 268.46 |
| Total | 38616 | | 100.00% | 139,373.18 | 140,184.08 | 11,682.10 | 2,082.98 | 9,599.12 |