

**Greensboro Condominium Homeowners Association  
Board Meeting Minutes  
Greensboro Club House, September 27, 2021**

The Regular Monthly Meeting of the Board of Directors of Greensboro was called to order at 6:34 pm by President Eric Wilson.

A quorum was present with the following Directors in attendance: Arlene Bleecker, Mandi DeWitte, Dan Hudlow, Nancy Huyink, Jane Kaufenberg, Eric Wilson, and Deb Wolkenbrod. Also in attendance were Gassen Company Onsite Managers Dawn Knudson and Jordan Christopherson and Max Burton and Andrew Kreckelberg from Gassen Project Management. Paige Morton was absent.

Mandi DeWitte made a motion, seconded by Deb Wolkenbrod, to approve the agenda as amended, the motion carried.

**COMMITTEE REPORTS:**

Architecture Committee Report: Currently no committee members.

Social Committee Report - Mandi DeWitte: "Dog Days of Summer" dog swim was held Sunday, September 26, with 6 dogs attending, all presently registered in AppFolio. A Volunteer of the Year ceremony will be held along with an animal costume contest in late October.

Communication Committee Report - Jane Kaufenberg and Mark Stilley are working with Jordan Christopherson to post the finished News Brief and April-July Minutes/Financials. August will be added soon.

Grounds Committee – Arlene Bleecker: met with Dorothy from Nature's Garden, who will be replacing a dead tree and other plants when weather permits, as agreed upon in 2020's landscaping contract. Reliable aerated the grounds, and is planting grass during September and October. Arlene and the Grounds volunteers have given over 400 hours of labor this year that did not have to be hired out.

Finance Committee: needs 2-3 people to help with the Budget and Reserves.

Governing Documents Committee – Jane Kaufenberg and Deb Wolkenbrod: no meeting was held, but committee chair Lauren Tomcheck created a Google doc for committee members to comment on each current Bylaw and suggest changes.

Safety and Security – Dan Hudlow: Dan spoke to Wellington, a company recommended by Gassen. Wellington will present to the Board on October 25 but security companies are running about 9 weeks behind due to demand during civil unrest. The hardware and installation of a new

security system would be expensive (memory storage is free) but could be implemented in phases starting in 2022.

Mandi DeWitte made a motion, seconded by Nancy Huyink, to accept the Committee reports, the motion carried.

Secretary's Report –Jane Kaufenberg

Mandi DeWitte made a motion to accept the Minutes of the August 23, 2021 Regular Meeting, Nancy Huyink seconded, the motion carried.

Management Report - Gassen Representatives Jordan Christopherson and Dawn Knudson:

The Board finalized the e-approval on Appfolio for replacement of the swimming pool pumps by Quale for \$2,286.74.

Max Burton presented an update of ongoing projects and maintenance issues. Brick work is done for the season with clean up in progress, and roofing 2021 will be finished next week and a report issued.

Mint Roofing sent a proposal for re-roofing 1 Condo building (7412), 2 2 Bedroom buildings (7303-7331 and 7341-7413) and 1 3 Bedroom building (7419-7451), and a proposal for deck replacement. Both proposals were tabled until next meeting.

Management completed a property inspection on September 16.

Arlene Bleeker made a motion, seconded by Mandi DeWitte, to accept the Management Report, the motion carried.

Treasurer's Report –Mandi DeWitte and Eric Wilson

The draft of the 2022 Budget should be ready in a week or so and will be sent to the members of each cost center for discussion and pre-approval.

Jane Kaufenberg made a motion to approve the Treasurer's Report, seconded by Deb Wolkenbrod, the motion carried.

Old Business

Jordan and Mandi DeWitte will work on a draft of the 2022 Budget, then send it onto the Board.

New Business

The Board approved an estate sale for 7411 Franklin – same rules as to the day and times as Open Houses apply.

Mandi DeWitte made a motion, seconded by Lauren Jackley, to accept the American Family Insurance Group Insurance Quote of \$85,826.00, which is a 1% increase from last year.

Architectural Change Requests: unit 2012 at the 14 Building wants to install new vinyl flooring (with extra padding) as well as new kitchen counters and bathroom tile. Mandi DeWitte, made a motion to approve, seconded by Deb Wolkenbrod, the motion carried.

Michele Storlie in 2 Bedrooms wants to replace her front door with a non-standard door already in use by her neighbors, Dan Hudlow made a motion to approve, seconded by Jane Kaufenberg, motion carried.

2 Bedroom unit 7357 wants to add sound insulation in the wall between his unit and a neighbor, Jane Kaufenberg made a motion to approved, seconded by Dan Hudlow, motion carried.

A motion was made by Mandi DeWitte, seconded by Deb Wolkenbrod, to create an Architecture Review Panel of 3 people who would review and approve architecture changes without having to submit them to the Board. The motion carried and Eric Wilson (3 Bedroom), Dan Hudlow (2 Bedroom) and Lauren Jackley (Condos) volunteered to serve on the new Review Panel.

There being no other business, Mandi DeWitte made a motion to adjourn, seconded by Lauren Jackley, the motion carried and the regular meeting was adjourned at 7:31 pm.

## 902-2BR Cost Center Balance Sheet

**Properties:** Greensboro Condominium Owners Association - 2004-2054 Louisiana Avenue South, 7205-7453 West Franklin Avenue and 7316-7414 West 22nd Street St. Louis Park, MN 55426

**Cost Center:** -902 Two Bedroom

**As of:** 09/30/2021

**Accounting Basis:** Accrual

**GL Account Map:** Greensboro Condominium Owners Association

**Level of Detail:** Detail View

Account Name	Account Number	Balance
<b>ASSETS</b>		
<b>Cash</b>		
Greensboro Owners Association - MN BANK & TRUST CHECKING	1000-902	3,035.34
<b>CASH REPLACEMENT FUND</b>		
Mn Bank & Trust Reserve Savings	1031-902	53,131.03
Mn Bank & Trust Roof Reserve Savings	1032-902	8,280.00
COLLIERS SECURITIES 2BR GARAGE 3952	1040-902	55,955.11
COLLIERS SECURITIES 2BR 2774	1041-902	605.69
COLLIERS SECURITIES 2 BR ROOF 2775	1042-902	205,635.29
Due From (To) Operating	1060-902	-5,520.00
<b>Total CASH REPLACEMENT FUND</b>		<b>318,087.12</b>
<b>Total Cash</b>		<b>321,122.46</b>
<b>CURRENT ASSETS</b>		
Accounts Receivable Owners	1210-902	2,283.34
Accounts Receivable Special Projects	1216-902	345.00
<b>Total CURRENT ASSETS</b>		<b>2,628.34</b>
<b>TOTAL ASSETS</b>		<b>323,750.80</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>CURRENT LIABILITIES</b>		
Reserve Payable	2012-902	16,961.15
Prepaid Association Fees	2070-902	6,297.21
Accrued Expenses	2220-902	220.00
Due From (To) Operating	2332-902	-5,520.00
<b>Total CURRENT LIABILITIES</b>		<b>17,958.36</b>
<b>Total Liabilities</b>		<b>17,958.36</b>
<b>Capital</b>		
<b>RESERVE EQUITY</b>		
Unrealized Gain/Loss	3202-902	56,701.32
<b>Total RESERVE EQUITY</b>		<b>56,701.32</b>
Calculated Retained Earnings		-65,133.60
Calculated Prior Years Retained Earnings		314,224.72
<b>Total Capital</b>		<b>305,792.44</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>323,750.80</b>

**902-2BR Cost Center Income Statement - 12 Month**

**Gassen Company Inc.**

**Properties:** Greensboro Condominium Owners Association - 2004-2054 Louisiana Avenue South, 7205-7453 West Franklin Avenue and 7316-7414 West 22nd Street St. Louis Park, MN 55426

**Cost Center:** -902 Two Bedroom

**Period Range:** Jan 2021 to Sep 2021

**Accounting Basis:** Accrual

**GL Account Map:** Greensboro Condominium Owners Association

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
<b>Operating Income &amp; Expense</b>											
<b>Income</b>											
<b>RESERVE INCOME</b>											
3250	Contribution To Reserve	0.00	10,756.66	5,378.33	5,378.33	5,378.33	5,378.33	5,378.33	5,378.33	5,378.33	48,404.97
3251	Contribution To Interest	0.00	596.09	992.13	102.73	84.18	998.52	222.84	77.87	929.23	4,003.59
<b>Total RESERVE INCOME</b>		<b>0.00</b>	<b>11,352.75</b>	<b>6,370.46</b>	<b>5,481.06</b>	<b>5,462.51</b>	<b>6,376.85</b>	<b>5,601.17</b>	<b>5,456.20</b>	<b>6,307.56</b>	<b>52,408.56</b>
<b>INCOME</b>											
4200	Association Fees	0.00	37,154.76	18,577.38	18,577.38	18,577.38	18,577.38	18,577.38	18,577.38	18,577.38	167,196.42
4202	Fee Allocation	0.00	-20,846.50	-10,423.25	-10,423.25	-10,423.25	-10,423.25	-10,423.25	-10,423.25	-10,423.25	-93,809.25
4215	Pet Fee Assessment	0.00	0.00	0.00	0.00	30.00	0.00	10.00	0.00	0.00	40.00
4310	Late Fees	0.00	0.00	250.00	175.00	100.00	100.00	100.00	-100.00	75.00	700.00
4315	NSF Fees	0.00	0.00	0.00	0.00	0.00	-20.00	0.00	0.00	0.00	-20.00
4325	Keys / Fobs	0.00	0.00	50.00	50.00	0.00	0.00	50.00	0.00	0.00	150.00
4340	Move In/Move Out Fees	0.00	0.00	0.00	150.00	0.00	150.00	0.00	0.00	0.00	300.00
<b>Total INCOME</b>		<b>0.00</b>	<b>16,308.26</b>	<b>8,454.13</b>	<b>8,529.13</b>	<b>8,284.13</b>	<b>8,384.13</b>	<b>8,314.13</b>	<b>8,054.13</b>	<b>8,229.13</b>	<b>74,557.17</b>
<b>Total Operating Income</b>		<b>0.00</b>	<b>27,661.01</b>	<b>14,824.59</b>	<b>14,010.19</b>	<b>13,746.64</b>	<b>14,760.98</b>	<b>13,915.30</b>	<b>13,510.33</b>	<b>14,536.69</b>	<b>126,965.73</b>
<b>Expense</b>											
<b>RESERVE EXPENSE</b>											
3350	Tuck Pointing	0.00	0.00	0.00	0.00	0.00	0.00	5,449.83	0.00	0.00	5,449.83
3375	Roof System	0.00	0.00	0.00	0.00	0.00	0.00	98,688.85	16,961.15	0.00	115,650.00
<b>Total RESERVE EXPENSE</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>104,138.68</b>	<b>16,961.15</b>	<b>0.00</b>	<b>121,099.83</b>

**902-2BR Cost Center Income Statement - 12 Month**

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
<b>ADMINISTRATIVE EXPENSES</b>											
5075	Legal Expense - Collections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	130.00	0.00	130.00
5090	Consulting Fees	0.00	0.00	0.00	0.00	0.00	0.00	659.42	965.00	0.00	1,624.42
	<b>Total ADMINISTRATIVE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>659.42</b>	<b>1,095.00</b>	<b>0.00</b>	<b>1,754.42</b>
<b>MAINTENANCE EXPENSE</b>											
5409	Exterior Repairs	0.00	0.00	0.00	206.01	0.00	168.00	0.00	159.44	0.00	533.45
5411	Building Repairs/Dryer Vents	0.00	0.00	618.81	0.00	0.00	0.00	0.00	0.00	0.00	618.81
5412	Roof	0.00	510.61	367.08	438.91	0.00	0.00	0.00	1,155.00	0.00	2,471.60
5418	Maintenance Supplies	0.00	0.00	47.86	0.00	7.19	0.00	174.06	0.00	0.00	229.11
5429	Hvac Contract	0.00	50.00	0.00	0.00	0.00	0.00	0.00	545.46	545.46	1,140.92
5480	Exterminating	0.00	0.00	860.20	0.00	0.00	0.00	376.34	0.00	0.00	1,236.54
	<b>Total MAINTENANCE EXPENSE</b>	<b>0.00</b>	<b>560.61</b>	<b>1,893.95</b>	<b>644.92</b>	<b>7.19</b>	<b>168.00</b>	<b>550.40</b>	<b>1,859.90</b>	<b>545.46</b>	<b>6,230.43</b>
<b>UTILITIES</b>											
5830	Water / Sewer	0.00	1,030.60	0.00	0.00	7,468.73	0.00	0.00	6,110.35	0.00	14,609.68
	<b>Total UTILITIES</b>	<b>0.00</b>	<b>1,030.60</b>	<b>0.00</b>	<b>0.00</b>	<b>7,468.73</b>	<b>0.00</b>	<b>0.00</b>	<b>6,110.35</b>	<b>0.00</b>	<b>14,609.68</b>
<b>OTHER EXPENSES</b>											
7019	Roof Reserves	0.00	1,840.00	920.00	920.00	920.00	920.00	920.00	920.00	920.00	8,280.00
7020	Reserve Contribution	0.00	8,916.66	4,458.33	4,458.33	4,458.33	4,458.33	4,458.33	4,458.33	4,458.33	40,124.97
	<b>Total OTHER EXPENSES</b>	<b>0.00</b>	<b>10,756.66</b>	<b>5,378.33</b>	<b>5,378.33</b>	<b>5,378.33</b>	<b>5,378.33</b>	<b>5,378.33</b>	<b>5,378.33</b>	<b>5,378.33</b>	<b>48,404.97</b>
	<b>Total Operating Expense</b>	<b>0.00</b>	<b>12,347.87</b>	<b>7,272.28</b>	<b>6,023.25</b>	<b>12,854.25</b>	<b>5,546.33</b>	<b>110,726.83</b>	<b>31,404.73</b>	<b>5,923.79</b>	<b>192,099.33</b>
	<b>NOI - Net Operating Income</b>	<b>0.00</b>	<b>15,313.14</b>	<b>7,552.31</b>	<b>7,986.94</b>	<b>892.39</b>	<b>9,214.65</b>	<b>-96,811.53</b>	<b>-17,894.40</b>	<b>8,612.90</b>	<b>-65,133.60</b>
	Total Income	0.00	27,661.01	14,824.59	14,010.19	13,746.64	14,760.98	13,915.30	13,510.33	14,536.69	126,965.73
	Total Expense	0.00	12,347.87	7,272.28	6,023.25	12,854.25	5,546.33	110,726.83	31,404.73	5,923.79	192,099.33
	<b>Net Income</b>	<b>0.00</b>	<b>15,313.14</b>	<b>7,552.31</b>	<b>7,986.94</b>	<b>892.39</b>	<b>9,214.65</b>	<b>-96,811.53</b>	<b>-17,894.40</b>	<b>8,612.90</b>	<b>-65,133.60</b>

## 903-3BR Cost Center Balance Sheet

**Properties:** Greensboro Condominium Owners Association - 2004-2054 Louisiana Avenue South, 7205-7453 West Franklin Avenue and 7316-7414 West 22nd Street St. Louis Park, MN 55426

**Cost Center:** -903 Three Bedroom

**As of:** 09/30/2021

**Accounting Basis:** Accrual

**GL Account Map:** Greensboro Condominium Owners Association

**Level of Detail:** Detail View

Account Name	Account Number	Balance
<b>ASSETS</b>		
<b>Cash</b>		
Greensboro Owners Association - MN BANK & TRUST CHECKING	1000-903	22,447.05
<b>CASH REPLACEMENT FUND</b>		
Mn Bank & Trust Reserve Savings	1031-903	48,846.83
Mn Bank & Trust Roof Reserve Savings	1032-903	11,250.00
COLLIERS SECURITIES 3BR 2776	1043-903	5,982.80
COLLIERS SECURITIES 3BR ROOF 2777	1045-903	443,670.49
Due From (To) Operating	1060-903	-7,500.00
<b>Total CASH REPLACEMENT FUND</b>		<b>502,250.12</b>
<b>Total Cash</b>		<b>524,697.17</b>
<b>CURRENT ASSETS</b>		
Accounts Receivable Owners	1210-903	21,607.54
Accounts Receivable Special Projects	1216-903	1,675.31
<b>Total CURRENT ASSETS</b>		<b>23,282.85</b>
<b>TOTAL ASSETS</b>		<b>547,980.02</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>CURRENT LIABILITIES</b>		
Reserve Payable	2012-903	38,000.17
Prepaid Special Project Assessments	2030-903	3,115.00
Prepaid Association Fees	2070-903	14,741.87
Accrued Expenses	2220-903	6,000.00
Due From (To) Operating	2332-903	-7,500.00
<b>Total CURRENT LIABILITIES</b>		<b>54,357.04</b>
<b>Total Liabilities</b>		<b>54,357.04</b>
<b>Capital</b>		
<b>RESERVE EQUITY</b>		
Unrealized Gain/Loss	3202-903	86,536.61
<b>Total RESERVE EQUITY</b>		<b>86,536.61</b>
Calculated Retained Earnings		-124,182.32
Calculated Prior Years Retained Earnings		531,268.69
<b>Total Capital</b>		<b>493,622.98</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>547,980.02</b>

**903-3BR Cost Center Income Statement - 12 Month**

**Gassen Company Inc.**

**Properties:** Greensboro Condominium Owners Association - 2004-2054 Louisiana Avenue South, 7205-7453 West Franklin Avenue and 7316-7414 West 22nd Street St. Louis Park, MN 55426

**Cost Center:** -903 Three Bedroom

**Period Range:** Jan 2021 to Sep 2021

**Accounting Basis:** Accrual

**GL Account Map:** Greensboro Condominium Owners Association

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
<b>Operating Income &amp; Expense</b>											
<b>Income</b>											
<b>RESERVE INCOME</b>											
3250	Contribution To Reserve	0.00	18,166.66	9,083.33	9,083.33	9,083.33	9,083.33	9,083.33	9,083.33	9,083.33	81,749.97
3251	Contribution To Interest	0.00	764.83	1,604.40	313.37	0.05	1,859.79	378.67	0.05	1,661.65	6,582.81
<b>Total RESERVE INCOME</b>		<b>0.00</b>	<b>18,931.49</b>	<b>10,687.73</b>	<b>9,396.70</b>	<b>9,083.38</b>	<b>10,943.12</b>	<b>9,462.00</b>	<b>9,083.38</b>	<b>10,744.98</b>	<b>88,332.78</b>
<b>INCOME</b>											
4200	Association Fees	0.00	67,638.48	33,819.24	33,819.24	33,819.24	33,819.24	33,819.24	33,819.24	33,819.24	304,373.16
4202	Fee Allocation	0.00	-37,120.16	-18,560.08	-18,560.08	-18,560.08	-18,560.08	-18,560.08	-18,560.08	-18,560.08	-167,040.72
4215	Pet Fee Assessment	0.00	0.00	0.00	0.00	10.00	10.00	10.00	0.00	0.00	30.00
4310	Late Fees	0.00	0.00	250.00	275.00	200.00	175.00	50.00	100.00	175.00	1,225.00
4320	Legal/Collection Fees	0.00	0.00	0.00	0.00	0.00	704.00	-288.15	0.00	170.00	585.85
4325	Keys / Fobs	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	50.00
4340	Move In/Move Out Fees	0.00	0.00	150.00	150.00	150.00	300.00	225.00	150.00	75.00	1,200.00
<b>Total INCOME</b>		<b>0.00</b>	<b>30,518.32</b>	<b>15,659.16</b>	<b>15,684.16</b>	<b>15,669.16</b>	<b>16,448.16</b>	<b>15,256.01</b>	<b>15,509.16</b>	<b>15,679.16</b>	<b>140,423.29</b>
<b>Total Operating Income</b>		<b>0.00</b>	<b>49,449.81</b>	<b>26,346.89</b>	<b>25,080.86</b>	<b>24,752.54</b>	<b>27,391.28</b>	<b>24,718.01</b>	<b>24,592.54</b>	<b>26,424.14</b>	<b>228,756.07</b>
<b>Expense</b>											
<b>RESERVE EXPENSE</b>											
3309	903 Garage Lintel Project	0.00	2,117.98	-409.25	0.00	0.00	0.00	0.00	0.00	0.00	1,708.73
3350	Tuck Pointing	0.00	0.00	0.00	0.00	0.00	0.00	5,520.04	0.00	0.00	5,520.04
3375	Roof System	0.00	0.00	0.00	0.00	0.00	0.00	171,729.83	38,000.17	0.00	209,730.00
3383	Siding	0.00	18,099.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,099.30



903-3BR Cost Center Income Statement - 12 Month

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
	<b>Total RESERVE EXPENSE</b>	0.00	20,217.28	-409.25	0.00	0.00	0.00	177,249.87	38,000.17	0.00	235,058.07
	<b>ADMINISTRATIVE EXPENSES</b>										
5075	Legal Expense - Collections	0.00	0.00	0.00	0.00	75.00	704.00	405.00	260.00	170.00	1,614.00
5090	Consulting Fees	0.00	0.00	0.00	0.00	0.00	0.00	659.42	965.00	0.00	1,624.42
	<b>Total ADMINISTRATIVE EXPENSES</b>	0.00	0.00	0.00	0.00	75.00	704.00	1,064.42	1,225.00	170.00	3,238.42
	<b>MAINTENANCE EXPENSE</b>										
5409	Exterior Repairs	0.00	300.00	0.00	0.00	247.88	0.00	168.00	0.00	0.00	715.88
5410	Painting	0.00	0.00	0.00	0.00	0.00	937.50	0.00	0.00	0.00	937.50
5411	Building Repairs/Dryer Vents	0.00	1,616.52	6,579.72	2,162.12	0.00	0.00	0.00	-9,562.12	0.00	796.24
5412	Roof	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,244.00	464.97	1,708.97
5418	Maintenance Supplies	0.00	46.13	31.64	0.00	128.85	8.14	0.00	0.00	0.00	214.76
5429	Hvac Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	954.54	954.54	1,909.08
5433	Water Softener	0.00	151.80	243.81	236.03	532.41	248.13	268.48	82.80	194.91	1,958.37
5480	Exterminating	0.00	5.37	188.17	0.00	0.00	134.41	0.00	0.00	177.42	505.37
	<b>Total MAINTENANCE EXPENSE</b>	0.00	2,119.82	7,043.34	2,398.15	909.14	1,328.18	436.48	-7,280.78	1,791.84	8,746.17
	<b>UTILITIES</b>										
5830	Water / Sewer	0.00	7,814.17	0.00	0.00	7,853.94	0.00	0.00	8,477.65	0.00	24,145.76
	<b>Total UTILITIES</b>	0.00	7,814.17	0.00	0.00	7,853.94	0.00	0.00	8,477.65	0.00	24,145.76
	<b>OTHER EXPENSES</b>										
7019	Roof Reserves	0.00	2,500.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	11,250.00
7020	Reserve Contribution	0.00	15,666.66	7,833.33	7,833.33	7,833.33	7,833.33	7,833.33	7,833.33	7,833.33	70,499.97
	<b>Total OTHER EXPENSES</b>	0.00	18,166.66	9,083.33	9,083.33	9,083.33	9,083.33	9,083.33	9,083.33	9,083.33	81,749.97
	<b>Total Operating Expense</b>	0.00	48,317.93	15,717.42	11,481.48	17,921.41	11,115.51	187,834.10	49,505.37	11,045.17	352,938.39
	<b>NOI - Net Operating Income</b>	0.00	1,131.88	10,629.47	13,599.38	6,831.13	16,275.77	-163,116.09	-24,912.83	15,378.97	-124,182.32
	Total Income	0.00	49,449.81	26,346.89	25,080.86	24,752.54	27,391.28	24,718.01	24,592.54	26,424.14	228,756.07
	Total Expense	0.00	48,317.93	15,717.42	11,481.48	17,921.41	11,115.51	187,834.10	49,505.37	11,045.17	352,938.39

**903-3BR Cost Center Income Statement - 12 Month**

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
	Net Income	0.00	1,131.88	10,629.47	13,599.38	6,831.13	16,275.77	-163,116.09	-24,912.83	15,378.97	-124,182.32

## 904-Condo Cost Center Balance Sheet

**Properties:** Greensboro Condominium Owners Association - 2004-2054 Louisiana Avenue South, 7205-7453 West Franklin Avenue and 7316-7414 West 22nd Street St. Louis Park, MN 55426

**Cost Center:** -904 Condos

**As of:** 09/30/2021

**Accounting Basis:** Accrual

**GL Account Map:** Greensboro Condominium Owners Association

**Level of Detail:** Detail View

Account Name	Account Number	Balance
<b>ASSETS</b>		
<b>Cash</b>		
Greensboro Owners Association - MN BANK & TRUST CHECKING	1000-904	17,857.99
<b>CASH REPLACEMENT FUND</b>		
Mn Bank & Trust Reserve Savings	1031-904	241,970.68
Mn Bank & Trust Roof Reserve Savings	1032-904	55,671.62
COLLIERS SECURITIES CONDO 2778	1046-904	320,978.99
COLLIERS SECURITIES CONDO ROOF 2772	1047-904	598,205.00
COLLIERS SECURITIES CONDO GARAGE 3951	1048-904	145,717.84
Due From (To) Operating	1060-904	-48,727.62
<b>Total CASH REPLACEMENT FUND</b>		<b>1,313,816.51</b>
<b>Total Cash</b>		<b>1,331,674.50</b>
<b>CURRENT ASSETS</b>		
Accounts Receivable Owners	1210-904	16,886.79
Accounts Receivable Special Projects	1216-904	213.75
Allowance For Doubtful Accounts	1220-904	-2,395.00
<b>Total CURRENT ASSETS</b>		<b>14,705.54</b>
<b>TOTAL ASSETS</b>		<b>1,346,380.04</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>CURRENT LIABILITIES</b>		
Accounts Payable	2010-904	218.95
Reserve Payable	2012-904	27,252.40
Prepaid Special Project Assessments	2030-904	440.00
Prepaid Association Fees	2070-904	23,338.38
Accrued Expenses	2220-904	4,636.22
Due From (To) Operating	2332-904	-48,727.62
<b>Total CURRENT LIABILITIES</b>		<b>7,158.33</b>
<b>Total Liabilities</b>		<b>7,158.33</b>
<b>Capital</b>		
<b>RESERVE EQUITY</b>		
Unrealized Gain/Loss	3202-904	159,750.82
<b>Total RESERVE EQUITY</b>		<b>159,750.82</b>
Calculated Retained Earnings		-81,891.06
Calculated Prior Years Retained Earnings		1,261,361.95
<b>Total Capital</b>		<b>1,339,221.71</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>1,346,380.04</b>

**904-Condo Cost Center Income Statement - 12 Month**

**Gassen Company Inc.**

**Properties:** Greensboro Condominium Owners Association - 2004-2054 Louisiana Avenue South, 7205-7453 West Franklin Avenue and 7316-7414 West 22nd Street St. Louis Park, MN 55426

**Cost Center:** -904 Condos

**Period Range:** Jan 2021 to Sep 2021

**Accounting Basis:** Accrual

**GL Account Map:** Greensboro Condominium Owners Association

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
<b>Operating Income &amp; Expense</b>											
<b>Income</b>											
<b>RESERVE INCOME</b>											
3250	Contribution To Reserve	0.00	23,850.00	11,925.00	11,925.00	11,925.00	11,925.00	11,925.00	11,925.00	11,925.00	107,325.00
3251	Contribution To Interest	0.00	1,219.82	3,057.35	531.97	419.25	3,079.98	691.09	397.37	3,079.75	12,476.58
<b>Total RESERVE INCOME</b>		<b>0.00</b>	<b>25,069.82</b>	<b>14,982.35</b>	<b>12,456.97</b>	<b>12,344.25</b>	<b>15,004.98</b>	<b>12,616.09</b>	<b>12,322.37</b>	<b>15,004.75</b>	<b>119,801.58</b>
<b>INCOME</b>											
4200	Association Fees	0.00	116,398.88	58,199.44	58,199.44	58,199.44	58,199.44	58,199.44	58,199.44	58,199.44	523,794.96
4202	Fee Allocation	0.00	-58,481.16	-29,240.58	-29,240.58	-29,240.58	-29,240.58	-29,240.58	-29,240.58	-29,240.58	-263,165.22
4215	Pet Fee Assessment	0.00	0.00	0.00	0.00	50.00	40.00	0.00	0.00	0.00	90.00
4310	Late Fees	0.00	325.00	900.00	465.00	299.05	402.96	275.00	-125.00	400.00	2,942.01
4315	NSF Fees	0.00	20.00	20.00	0.00	10.00	0.00	0.00	0.00	10.00	60.00
4320	Legal/Collection Fees	0.00	0.00	0.00	0.00	0.00	327.00	0.00	0.00	440.00	767.00
4325	Keys / Fobs	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	50.00
4330	Violations / Fines	0.00	275.00	0.00	-325.00	0.00	0.00	0.00	0.00	0.00	-50.00
4340	Move In/Move Out Fees	0.00	900.00	600.00	0.00	600.00	750.00	150.00	600.00	600.00	4,200.00
4440	Laundry Fees	0.00	3,060.24	1,530.12	1,530.12	1,530.12	1,530.12	1,530.12	1,530.12	1,530.12	13,771.08
<b>Total INCOME</b>		<b>0.00</b>	<b>62,497.96</b>	<b>32,008.98</b>	<b>30,628.98</b>	<b>31,498.03</b>	<b>32,008.94</b>	<b>30,913.98</b>	<b>30,963.98</b>	<b>31,938.98</b>	<b>282,459.83</b>
<b>Total Operating Income</b>		<b>0.00</b>	<b>87,567.78</b>	<b>46,991.33</b>	<b>43,085.95</b>	<b>43,842.28</b>	<b>47,013.92</b>	<b>43,530.07</b>	<b>43,286.35</b>	<b>46,943.73</b>	<b>402,261.41</b>
<b>Expense</b>											
<b>RESERVE EXPENSE</b>											
3308	Boiler	0.00	0.00	0.00	0.00	31,475.00	0.00	0.00	0.00	0.00	31,475.00
3341	Garage	0.00	0.00	0.00	0.00	413.00	0.00	0.00	0.00	0.00	413.00

904-Condo Cost Center Income Statement - 12 Month

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
3350	Tuck Pointing	0.00	0.00	0.00	0.00	0.00	0.00	3,269.60	0.00	0.00	3,269.60
3351	Interior Repair/ Replacement	0.00	0.00	2,100.00	240.00	0.00	0.00	0.00	0.00	0.00	2,340.00
3375	Roof System	0.00	0.00	0.00	0.00	0.00	0.00	176,742.60	27,252.40	0.00	203,995.00
	<b>Total RESERVE EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>2,100.00</b>	<b>240.00</b>	<b>31,888.00</b>	<b>0.00</b>	<b>180,012.20</b>	<b>27,252.40</b>	<b>0.00</b>	<b>241,492.60</b>
	<b>ADMINISTRATIVE EXPENSES</b>										
5060	Bank Charges	0.00	40.00	20.00	0.00	10.00	0.00	0.00	0.00	10.00	80.00
5075	Legal Expense - Collections	0.00	0.00	0.00	0.00	0.00	327.00	0.00	325.00	440.00	1,092.00
5090	Consulting Fees	0.00	0.00	0.00	0.00	0.00	0.00	659.41	965.00	0.00	1,624.41
5174	Licenses & Permits	0.00	230.00	10.00	0.00	0.00	0.00	0.00	0.00	10.00	250.00
5355	Telephone	0.00	620.32	306.94	314.62	150.11	315.19	423.40	232.97	320.98	2,684.53
	<b>Total ADMINISTRATIVE EXPENSES</b>	<b>0.00</b>	<b>890.32</b>	<b>336.94</b>	<b>314.62</b>	<b>160.11</b>	<b>642.19</b>	<b>1,082.81</b>	<b>1,522.97</b>	<b>780.98</b>	<b>5,730.94</b>
	<b>MAINTENANCE EXPENSE</b>										
5409	Exterior Repairs	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
5410	Painting	0.00	0.00	0.00	-30.00	480.00	0.00	0.00	0.00	0.00	450.00
5411	Building Repairs/Dryer Vents	0.00	442.50	644.08	3,532.10	239.00	0.00	0.00	0.00	0.00	4,857.68
5412	Roof	0.00	617.66	353.08	0.00	0.00	0.00	0.00	2,937.43	518.32	4,426.49
5414	Security/Alarms	0.00	660.35	0.00	225.00	306.00	0.00	168.00	0.00	180.27	1,539.62
5418	Maintenance Supplies	0.00	916.27	326.24	0.00	16.52	36.49	132.66	16.10	59.04	1,503.32
5420	Appliance Replace/ Repair	0.00	1,037.87	342.80	567.16	345.00	299.90	223.66	195.05	555.70	3,567.14
5425	Mechanical & Electrical	0.00	736.31	0.00	0.00	1,048.38	0.00	0.00	50.00	219.08	2,053.77
5429	Hvac Contract	0.00	928.12	0.00	0.00	1,336.49	0.00	0.00	0.00	0.00	2,264.61
5431	Water Heater	0.00	-814.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-814.48
5433	Water Softener	0.00	375.79	212.62	365.59	181.71	311.81	227.14	227.14	363.43	2,265.23
5434	Plumbing	0.00	180.45	946.40	322.00	0.00	795.00	0.00	0.00	457.00	2,700.85
5450	Carpets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,998.34	2,998.34
5460	Cleaning Contract & Supplies	0.00	2,912.08	1,435.73	1,435.54	1,435.72	1,435.72	1,479.77	1,435.73	1,435.73	13,006.02
5480	Exterminating	0.00	621.49	102.15	621.49	0.00	0.00	621.49	0.00	0.00	1,966.62

904-Condo Cost Center Income Statement - 12 Month

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
	<b>Total MAINTENANCE EXPENSE</b>	0.00	8,914.41	4,363.10	7,038.88	5,388.82	2,878.92	2,852.72	4,861.45	6,786.91	43,085.21
	<b>UTILITIES</b>										
5810	Electricity	0.00	1,407.45	1,283.90	1,371.19	1,123.71	1,060.60	1,188.23	1,164.80	1,188.57	9,788.45
5820	Gas	0.00	6,829.79	5,368.25	4,595.62	3,737.52	2,313.98	847.63	1,314.95	1,240.00	26,247.74
5830	Water / Sewer	0.00	16,071.80	0.00	0.00	16,563.28	0.00	0.00	17,842.85	0.00	50,477.93
	<b>Total UTILITIES</b>	0.00	24,309.04	6,652.15	5,966.81	21,424.51	3,374.58	2,035.86	20,322.60	2,428.57	86,514.12
	<b>FINANCIAL</b>										
6010	Bad Debt	0.00	0.00	4.60	0.00	0.00	0.00	0.00	0.00	0.00	4.60
	<b>Total FINANCIAL</b>	0.00	0.00	4.60	0.00	0.00	0.00	0.00	0.00	0.00	4.60
	<b>OTHER EXPENSES</b>										
7019	Roof Reserves	0.00	5,500.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	24,750.00
7020	Reserve Contribution	0.00	18,350.00	9,175.00	9,175.00	9,175.00	9,175.00	9,175.00	9,175.00	9,175.00	82,575.00
	<b>Total OTHER EXPENSES</b>	0.00	23,850.00	11,925.00	11,925.00	11,925.00	11,925.00	11,925.00	11,925.00	11,925.00	107,325.00
	<b>Total Operating Expense</b>	0.00	57,963.77	25,381.79	25,485.31	70,786.44	18,820.69	197,908.59	65,884.42	21,921.46	484,152.47
	<b>NOI - Net Operating Income</b>	0.00	29,604.01	21,609.54	17,600.64	-26,944.16	28,193.23	-154,378.52	-22,598.07	25,022.27	-81,891.06
	Total Income	0.00	87,567.78	46,991.33	43,085.95	43,842.28	47,013.92	43,530.07	43,286.35	46,943.73	402,261.41
	Total Expense	0.00	57,963.77	25,381.79	25,485.31	70,786.44	18,820.69	197,908.59	65,884.42	21,921.46	484,152.47
	<b>Net Income</b>	<u>0.00</u>	<u>29,604.01</u>	<u>21,609.54</u>	<u>17,600.64</u>	<u>-26,944.16</u>	<u>28,193.23</u>	<u>-154,378.52</u>	<u>-22,598.07</u>	<u>25,022.27</u>	<u>-81,891.06</u>

## 905-Common Cost Center Balance Sheet

**Properties:** Greensboro Condominium Owners Association - 2004-2054 Louisiana Avenue South, 7205-7453 West Franklin Avenue and 7316-7414 West 22nd Street St. Louis Park, MN 55426

**Cost Center:** -905 GB Common

**As of:** 09/30/2021

**Accounting Basis:** Accrual

**GL Account Map:** Greensboro Condominium Owners Association

**Level of Detail:** Detail View

Account Name	Account Number	Balance
<b>ASSETS</b>		
<b>Cash</b>		
Greensboro Owners Association - MN BANK & TRUST CHECKING	1000-905	43,816.55
<b>CASH REPLACEMENT FUND</b>		
Mn Bank & Trust Reserve Savings	1031-905	189,710.14
COLLIERS SECURITIES COMMON 2773	1049-905	49,334.49
Due From (To) Operating	1060-905	-2,286.74
<b>Total CASH REPLACEMENT FUND</b>		<b>236,757.89</b>
<b>Total Cash</b>		<b>280,574.44</b>
<b>CURRENT ASSETS</b>		
Accounts Receivable Other	1215-905	150.00
Prepaid Insurance	1300-905	6,621.71
Prepaid Workers Comp	1305-905	614.00
<b>Total CURRENT ASSETS</b>		<b>7,385.71</b>
<b>PROPERTY &amp; EQUIPMENT</b>		
Building(s)	1526-905	78,640.00
Accumulated Depreciation	1575-905	-71,563.67
<b>Total PROPERTY &amp; EQUIPMENT</b>		<b>7,076.33</b>
<b>TOTAL ASSETS</b>		<b>295,036.48</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>CURRENT LIABILITIES</b>		
Accounts Payable	2010-905	2,711.95
Security Deposit	2050-905	2,255.50
Accrued Expenses	2220-905	1,748.35
Due From (To) Operating	2332-905	-2,286.74
<b>Total CURRENT LIABILITIES</b>		<b>4,429.06</b>
<b>Total Liabilities</b>		<b>4,429.06</b>
<b>Capital</b>		
<b>RESERVE EQUITY</b>		
Unrealized Gain/Loss	3202-905	12,304.73
<b>Total RESERVE EQUITY</b>		<b>12,304.73</b>
Calculated Retained Earnings		193,835.97
Calculated Prior Years Retained Earnings		84,466.72
<b>Total Capital</b>		<b>290,607.42</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>295,036.48</b>

**905-Common Cost Center Income Statement - 12 Month**

**Gassen Company Inc.**

**Properties:** Greensboro Condominium Owners Association - 2004-2054 Louisiana Avenue South, 7205-7453 West Franklin Avenue and 7316-7414 West 22nd Street St. Louis Park, MN 55426

**Cost Center:** -905 GB Common

**Period Range:** Jan 2021 to Sep 2021

**Accounting Basis:** Accrual

**GL Account Map:** Greensboro Condominium Owners Association

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
<b>Operating Income &amp; Expense</b>											
<b>Income</b>											
<b>RESERVE INCOME</b>											
3250	Contribution To Reserve	0.00	34,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	153,000.00
3251	Contribution To Interest	0.00	13.72	403.75	167.79	197.22	377.25	234.24	244.05	366.92	2,004.94
	<b>Total RESERVE INCOME</b>	<b>0.00</b>	<b>34,013.72</b>	<b>17,403.75</b>	<b>17,167.79</b>	<b>17,197.22</b>	<b>17,377.25</b>	<b>17,234.24</b>	<b>17,244.05</b>	<b>17,366.92</b>	<b>155,004.94</b>
<b>INCOME</b>											
4202	Fee Allocation	0.00	116,447.82	58,223.91	58,223.91	58,223.91	58,223.91	58,223.91	58,223.91	58,223.91	524,015.19
4325	Keys / Fobs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
4340	Move In/Move Out Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
4350	Party Room Rental	0.00	0.00	0.00	0.00	0.00	0.00	90.00	30.00	90.00	210.00
4420	Operating Interest Income	0.00	9.82	6.50	4.86	4.36	4.45	4.93	11.82	4.39	51.13
	<b>Total INCOME</b>	<b>0.00</b>	<b>116,457.64</b>	<b>58,230.41</b>	<b>58,228.77</b>	<b>58,228.27</b>	<b>58,228.36</b>	<b>58,318.84</b>	<b>58,265.73</b>	<b>58,668.30</b>	<b>524,626.32</b>
	<b>Total Operating Income</b>	<b>0.00</b>	<b>150,471.36</b>	<b>75,634.16</b>	<b>75,396.56</b>	<b>75,425.49</b>	<b>75,605.61</b>	<b>75,553.08</b>	<b>75,509.78</b>	<b>76,035.22</b>	<b>679,631.26</b>
<b>Expense</b>											
<b>RESERVE EXPENSE</b>											
3350	Tuck Pointing	0.00	0.00	0.00	0.00	0.00	0.00	408.77	0.00	0.00	408.77
3367	Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,286.74	2,286.74
	<b>Total RESERVE EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>408.77</b>	<b>0.00</b>	<b>2,286.74</b>	<b>2,695.51</b>
<b>ADMINISTRATIVE EXPENSES</b>											
5010	Audit & Taxes	0.00	0.00	0.00	4,280.00	0.00	0.00	0.00	0.00	0.00	4,280.00



905-Common Cost Center Income Statement - 12 Month

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
5030	Agents Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-150.00	-150.00
5070	Legal Expense - General	0.00	798.00	0.00	0.00	0.00	525.25	486.75	1,330.25	0.00	3,140.25
5090	Consulting Fees	0.00	0.00	1,559.69	0.00	0.00	0.00	0.00	0.00	0.00	1,559.69
5175	Management Fees	0.00	7,320.00	3,660.00	3,660.00	3,660.00	3,660.00	3,660.00	3,660.00	3,660.00	32,940.00
5176	Membership / Board Meeting	0.00	0.00	0.00	209.00	0.00	0.00	0.00	0.00	0.00	209.00
5177	Milage Reimbursement	0.00	0.00	481.00	0.00	0.00	0.00	0.00	0.00	0.00	481.00
5180	Committee Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	248.64	0.00	248.64
5292	Office Supplies	0.00	967.01	100.15	133.05	1,347.83	19.49	7.88	125.65	31.62	2,732.68
5310	Postage	0.00	194.02	41.05	17.05	726.22	24.59	20.35	161.70	21.04	1,206.02
5320	Copying	0.00	604.42	421.65	162.74	107.79	108.29	91.89	362.87	91.37	1,951.02
5355	Telephone	0.00	939.38	687.35	691.09	603.61	515.62	515.68	1,373.19	753.90	6,079.82
5390	Miscellaneous Admin	0.00	604.37	0.00	0.00	329.39	1,524.18	65.26	15.99	0.00	2,539.19
	<b>Total ADMINISTRATIVE EXPENSES</b>	<b>0.00</b>	<b>11,427.20</b>	<b>6,950.89</b>	<b>9,152.93</b>	<b>6,774.84</b>	<b>6,377.42</b>	<b>4,847.81</b>	<b>7,278.29</b>	<b>4,407.93</b>	<b>57,217.31</b>
	<b>MAINTENANCE EXPENSE</b>										
5409	Exterior Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	241.50	241.50
5411	Building Repairs/Dryer Vents	0.00	0.00	0.00	0.00	0.00	0.00	0.00	168.00	1,180.81	1,348.81
5412	Roof	0.00	0.00	313.08	0.00	0.00	0.00	0.00	0.00	0.00	313.08
5414	Security/Alarms	0.00	0.00	0.00	0.00	0.00	0.00	0.00	460.27	134.22	594.49
5418	Maintenance Supplies	0.00	414.07	439.41	886.76	230.84	862.13	441.04	29.02	19.76	3,323.03
5425	Mechanical & Electrical	0.00	718.00	0.00	0.00	0.00	0.00	583.00	520.00	0.00	1,821.00
5434	Plumbing	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
5445	Lobby/Decoration/Aesthetics	0.00	1,179.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,179.62
5460	Cleaning Contract & Supplies	0.00	1,258.59	582.78	582.97	642.76	582.79	582.78	582.78	595.05	5,410.50
5480	Exterminating	0.00	0.00	0.00	446.23	0.00	0.00	0.00	0.00	0.00	446.23
5525	Parking Lot	0.00	0.00	0.00	0.00	722.52	0.00	0.00	0.00	0.00	722.52
5530	Lawn Care Contract	0.00	0.00	0.00	4,680.90	4,442.90	4,680.90	4,680.90	4,680.90	4,680.90	27,847.40
5540	Snow Removal Contract	0.00	13,366.80	7,137.40	0.00	0.00	0.00	0.00	0.00	0.00	20,504.20
5541	Snow Supplies	0.00	2,069.79	0.00	0.00	0.00	0.00	0.00	0.00	1,155.96	3,225.75

**905-Common Cost Center Income Statement - 12 Month**

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
5551	Grounds Supplies	0.00	0.00	66.61	0.00	20.68	504.19	73.05	8.26	0.00	672.79
5571	Landscaping Committee	0.00	0.00	0.00	0.00	0.00	0.00	683.98	6.43	6,361.95	7,052.36
5580	Trees	0.00	0.00	11,382.60	0.00	325.80	699.99	5,940.76	0.00	0.00	18,349.15
5605	Irrigation System	0.00	0.00	0.00	0.00	507.75	0.00	0.00	0.00	0.00	507.75
5710	Pool & Tennis	0.00	0.00	472.00	0.00	218.68	3,974.28	1,735.39	492.82	49.36	6,942.53
5720	Tools & Equipment	0.00	0.00	0.00	0.00	34.33	0.00	87.21	51.59	0.00	173.13
5740	Miscellaneous Maintenance	0.00	254.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	254.19
	<b>Total MAINTENANCE EXPENSE</b>	<b>0.00</b>	<b>19,261.06</b>	<b>20,543.88</b>	<b>6,596.86</b>	<b>7,146.26</b>	<b>11,304.28</b>	<b>14,808.11</b>	<b>7,000.07</b>	<b>14,419.51</b>	<b>101,080.03</b>
	<b>ASSOCIATION UNIT EXPENSE</b>										
5750	Unit Rent	0.00	-4,790.00	-2,395.00	-2,395.00	-2,395.00	-2,395.00	-2,445.00	-2,445.00	-2,445.00	-21,705.00
5751	Unit Association Fees	0.00	1,832.12	916.06	916.06	916.06	916.06	916.06	916.06	916.06	8,244.54
5752	Unit Laundry Fees	0.00	37.32	18.66	18.66	18.66	18.66	18.66	18.66	18.66	167.94
5753	Unit Taxes	0.00	0.00	0.00	0.00	2,643.40	0.00	0.00	0.00	0.00	2,643.40
5756	Unit Leasing Expenses	0.00	360.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	1,620.00
	<b>Total ASSOCIATION UNIT EXPENSE</b>	<b>0.00</b>	<b>-2,560.56</b>	<b>-1,280.28</b>	<b>-1,280.28</b>	<b>1,363.12</b>	<b>-1,280.28</b>	<b>-1,330.28</b>	<b>-1,330.28</b>	<b>-1,330.28</b>	<b>-9,029.12</b>
	<b>PAYROLL EXPENSE</b>										
5776	Payroll	0.00	19,963.95	8,700.31	9,019.18	8,271.24	4,502.47	4,251.70	7,801.59	5,702.89	68,213.33
5788	Employee Health Benefits	0.00	1,440.72	960.48	960.48	960.48	480.24	480.24	480.24	480.24	6,243.12
5790	Payroll Taxes	0.00	2,683.52	1,138.50	1,170.13	1,093.68	585.93	562.79	1,117.34	836.01	9,187.90
	<b>Total PAYROLL EXPENSE</b>	<b>0.00</b>	<b>24,088.19</b>	<b>10,799.29</b>	<b>11,149.79</b>	<b>10,325.40</b>	<b>5,568.64</b>	<b>5,294.73</b>	<b>9,399.17</b>	<b>7,019.14</b>	<b>83,644.35</b>
	<b>UTILITIES</b>										
5810	Electricity	0.00	512.87	543.51	374.85	390.01	811.17	1,105.27	1,114.08	1,070.15	5,921.91
5820	Gas	0.00	157.51	184.17	102.89	90.94	254.12	102.74	155.93	184.17	1,232.47
5830	Water / Sewer	0.00	127.22	0.00	0.00	139.10	0.00	0.00	677.28	0.00	943.60
5835	Trash Service	0.00	5,935.82	3,058.28	3,116.66	3,104.28	3,480.03	2,841.26	3,204.48	2,841.26	27,582.07
5840	Cable TV	0.00	155.43	310.86	155.43	155.44	156.77	196.77	156.77	156.77	1,444.24
	<b>Total UTILITIES</b>	<b>0.00</b>	<b>6,888.85</b>	<b>4,096.82</b>	<b>3,749.83</b>	<b>3,879.77</b>	<b>4,702.09</b>	<b>4,246.04</b>	<b>5,308.54</b>	<b>4,252.35</b>	<b>37,124.29</b>

905-Common Cost Center Income Statement - 12 Month

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
<b>INSURANCE EXPENSES</b>											
5910	Insurance	0.00	14,297.39	7,148.70	5,491.17	6,840.35	6,840.35	6,840.36	6,840.35	6,840.35	61,139.02
5915	Workers Comp Insurance	0.00	101.16	849.98	50.58	50.58	736.43	50.58	50.58	457.83	2,347.72
	<b>Total INSURANCE EXPENSES</b>	<b>0.00</b>	<b>14,398.55</b>	<b>7,998.68</b>	<b>5,541.75</b>	<b>6,890.93</b>	<b>7,576.78</b>	<b>6,890.94</b>	<b>6,890.93</b>	<b>7,298.18</b>	<b>63,486.74</b>
<b>FINANCIAL</b>											
6050	Income Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-3,423.82	0.00	-3,423.82
	<b>Total FINANCIAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-3,423.82</b>	<b>0.00</b>	<b>-3,423.82</b>
<b>OTHER EXPENSES</b>											
7020	Reserve Contribution	0.00	34,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	17,000.00	153,000.00
	<b>Total OTHER EXPENSES</b>	<b>0.00</b>	<b>34,000.00</b>	<b>17,000.00</b>	<b>17,000.00</b>	<b>17,000.00</b>	<b>17,000.00</b>	<b>17,000.00</b>	<b>17,000.00</b>	<b>17,000.00</b>	<b>153,000.00</b>
	<b>Total Operating Expense</b>	<b>0.00</b>	<b>107,503.29</b>	<b>66,109.28</b>	<b>51,910.88</b>	<b>53,380.32</b>	<b>51,248.93</b>	<b>52,166.12</b>	<b>48,122.90</b>	<b>55,353.57</b>	<b>485,795.29</b>
	<b>NOI - Net Operating Income</b>	<b>0.00</b>	<b>42,968.07</b>	<b>9,524.88</b>	<b>23,485.68</b>	<b>22,045.17</b>	<b>24,356.68</b>	<b>23,386.96</b>	<b>27,386.88</b>	<b>20,681.65</b>	<b>193,835.97</b>
	Total Income	0.00	150,471.36	75,634.16	75,396.56	75,425.49	75,605.61	75,553.08	75,509.78	76,035.22	679,631.26
	Total Expense	0.00	107,503.29	66,109.28	51,910.88	53,380.32	51,248.93	52,166.12	48,122.90	55,353.57	485,795.29
	<b>Net Income</b>	<b>0.00</b>	<b>42,968.07</b>	<b>9,524.88</b>	<b>23,485.68</b>	<b>22,045.17</b>	<b>24,356.68</b>	<b>23,386.96</b>	<b>27,386.88</b>	<b>20,681.65</b>	<b>193,835.97</b>

**Greensboro Condominium Owners Association**  
**Budget Comparison Report - 902 - Greensboro Two Bedroom**

**9/1/2021 - 9/30/2021**

	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>INCOME</u>							
4200 - ASSOCIATION FEES	\$18,577.38	\$18,577.42	(\$0.04)	\$167,196.42	\$167,196.78	(\$0.36)	\$222,929.00
4203 - FEE ALLOCATION	(\$10,423.25)	(\$10,423.25)	\$0.00	(\$93,809.25)	(\$93,809.25)	\$0.00	(\$125,079.00)
4215 - Pet Fee Assessment	\$0.00	\$0.00	\$0.00	\$40.00	\$0.00	\$40.00	\$0.00
4310 - Late Fees	\$75.00	\$0.00	\$75.00	\$700.00	\$0.00	\$700.00	\$0.00
4315 - NSF Fees	\$0.00	\$0.00	\$0.00	(\$20.00)	\$0.00	(\$20.00)	\$0.00
4325 - Keys / Fobs	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	\$0.00
4340 - MOVE IN/MOVE OUT FEES	\$0.00	\$25.00	(\$25.00)	\$300.00	\$225.00	\$75.00	\$300.00
4350 - PARTY ROOM INCOME	\$0.00	\$7.50	(\$7.50)	\$0.00	\$67.50	(\$67.50)	\$90.00
<b>Total INCOME</b>	<b>\$8,229.13</b>	<b>\$8,186.67</b>	<b>\$42.46</b>	<b>\$74,557.17</b>	<b>\$73,680.03</b>	<b>\$877.14</b>	<b>\$98,240.00</b>
<b>Total Income</b>	<b>\$8,229.13</b>	<b>\$8,186.67</b>	<b>\$42.46</b>	<b>\$74,557.17</b>	<b>\$73,680.03</b>	<b>\$877.14</b>	<b>\$98,240.00</b>
<b>Expense</b>							
<u>ADMINISTRATIVE EXPENSES</u>							
5070 - LEGAL EXPENSE GENERAL	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00
5075 - Legal / Collections	\$0.00	\$0.00	\$0.00	\$130.00	\$0.00	(\$130.00)	\$0.00
5090 - CONSULTING FEES	\$0.00	\$158.33	\$158.33	\$1,624.42	\$1,424.97	(\$199.45)	\$1,900.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$0.00</b>	<b>\$200.00</b>	<b>\$200.00</b>	<b>\$1,754.42</b>	<b>\$1,800.00</b>	<b>\$45.58</b>	<b>\$2,400.00</b>
<u>MAINTENANCE EXPENSE</u>							
5409 - EXTERIOR REPAIRS	\$0.00	\$833.33	\$833.33	\$533.45	\$7,499.97	\$6,966.52	\$10,000.00
5410 - PAINTING/SIDING	\$0.00	\$58.33	\$58.33	\$0.00	\$524.97	\$524.97	\$700.00
5411 - BUILDING REPAIRS/DRYER VENTS	\$0.00	\$125.00	\$125.00	\$618.81	\$1,125.00	\$506.19	\$1,500.00
5412 - ROOF	\$0.00	\$300.00	\$300.00	\$2,471.60	\$2,700.00	\$228.40	\$3,600.00
5418 - MAINTENANCE SUPPLIES	\$0.00	\$25.00	\$25.00	\$229.11	\$225.00	(\$4.11)	\$300.00
5429 - HVAC CONTRACT	\$545.46	\$100.00	(\$445.46)	\$1,140.92	\$900.00	(\$240.92)	\$1,200.00
5435 - SEWER/DRAIN	\$0.00	\$62.50	\$62.50	\$0.00	\$562.50	\$562.50	\$750.00
5480 - EXTERMINATING	\$0.00	\$62.50	\$62.50	\$1,236.54	\$562.50	(\$674.04)	\$750.00
<b>Total MAINTENANCE EXPENSE</b>	<b>\$545.46</b>	<b>\$1,566.66</b>	<b>\$1,021.20</b>	<b>\$6,230.43</b>	<b>\$14,099.94</b>	<b>\$7,869.51</b>	<b>\$18,800.00</b>
<u>UTILITIES</u>							
5830 - WATER/SEWER	\$0.00	\$0.00	\$0.00	\$14,609.68	\$9,000.00	(\$5,609.68)	\$12,000.00
<b>Total UTILITIES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$14,609.68</b>	<b>\$9,000.00</b>	<b>(\$5,609.68)</b>	<b>\$12,000.00</b>
<u>FINANCIAL</u>							
6010 - BAD DEBT	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00
<b>Total FINANCIAL</b>	<b>\$0.00</b>	<b>\$41.67</b>	<b>\$41.67</b>	<b>\$0.00</b>	<b>\$375.03</b>	<b>\$375.03</b>	<b>\$500.00</b>
<u>OTHER EXPENSES</u>							
7019 - ROOF RESERVES	\$920.00	\$920.00	\$0.00	\$8,280.00	\$8,280.00	\$0.00	\$11,040.00
7020 - RESERVE CONTRIBUTION	\$4,458.33	\$4,458.33	\$0.00	\$40,124.97	\$40,124.97	\$0.00	\$53,500.00
<b>Total OTHER EXPENSES</b>	<b>\$5,378.33</b>	<b>\$5,378.33</b>	<b>\$0.00</b>	<b>\$48,404.97</b>	<b>\$48,404.97</b>	<b>\$0.00</b>	<b>\$64,540.00</b>
<b>Total Expense</b>	<b>\$5,923.79</b>	<b>\$7,186.66</b>	<b>\$1,262.87</b>	<b>\$70,999.50</b>	<b>\$73,679.94</b>	<b>\$2,680.44</b>	<b>\$98,240.00</b>
<b>Operating Net Income</b>	<b>\$2,305.34</b>	<b>\$1,000.01</b>	<b>\$1,305.33</b>	<b>\$3,557.67</b>	<b>\$0.09</b>	<b>\$3,557.58</b>	<b>\$0.00</b>

**Greensboro Condominium Owners Association**  
**Budget Comparison Report - 903 - Greensboro Three Bedroom**  
**9/1/2021 - 9/30/2021**

	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>INCOME</u>							
4200 - ASSOCIATION FEES	\$33,819.24	\$33,819.25	(\$0.01)	\$304,373.16	\$304,373.25	(\$0.09)	\$405,831.00
4203 - FEE ALLOCATION	(\$18,560.08)	(\$18,560.08)	\$0.00	(\$167,040.72)	(\$167,040.72)	\$0.00	(\$222,721.00)
4215 - Pet Fee Assessment	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	\$30.00	\$0.00
4310 - Late Fees	\$175.00	\$0.00	\$175.00	\$1,225.00	\$0.00	\$1,225.00	\$0.00
4320 - Legal Collection	\$170.00	\$0.00	\$170.00	\$585.85	\$0.00	\$585.85	\$0.00
4325 - Keys / Fobs	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
4340 - MOVE IN/MOVE OUT FEES	\$75.00	\$37.50	\$37.50	\$1,200.00	\$337.50	\$862.50	\$450.00
4350 - PARTY ROOM INCOME	\$0.00	\$20.00	(\$20.00)	\$0.00	\$180.00	(\$180.00)	\$240.00
<b>Total INCOME</b>	<b>\$15,679.16</b>	<b>\$15,316.67</b>	<b>\$362.49</b>	<b>\$140,423.29</b>	<b>\$137,850.03</b>	<b>\$2,573.26</b>	<b>\$183,800.00</b>
<b>Total Income</b>	<b>\$15,679.16</b>	<b>\$15,316.67</b>	<b>\$362.49</b>	<b>\$140,423.29</b>	<b>\$137,850.03</b>	<b>\$2,573.26</b>	<b>\$183,800.00</b>
<b>Expense</b>							
<u>ADMINISTRATIVE EXPENSES</u>							
5070 - LEGAL EXPENSE GENERAL	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00
5075 - Legal / Collections	\$170.00	\$0.00	(\$170.00)	\$1,614.00	\$0.00	(\$1,614.00)	\$0.00
5090 - CONSULTING FEES	\$0.00	\$275.00	\$275.00	\$1,624.42	\$2,475.00	\$850.58	\$3,300.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$170.00</b>	<b>\$316.67</b>	<b>\$146.67</b>	<b>\$3,238.42</b>	<b>\$2,850.03</b>	<b>(\$388.39)</b>	<b>\$3,800.00</b>
<u>MAINTENANCE EXPENSE</u>							
5409 - EXTERIOR REPAIRS	\$0.00	\$2,083.33	\$2,083.33	\$715.88	\$18,749.97	\$18,034.09	\$25,000.00
5410 - PAINTING/SIDING	\$0.00	\$83.33	\$83.33	\$937.50	\$749.97	(\$187.53)	\$1,000.00
5411 - BUILDING REPAIRS/DRYER VENTS	\$0.00	\$291.67	\$291.67	\$796.24	\$2,625.03	\$1,828.79	\$3,500.00
5412 - ROOF	\$464.97	\$312.50	(\$152.47)	\$1,708.97	\$2,812.50	\$1,103.53	\$3,750.00
5418 - MAINTENANCE SUPPLIES	\$0.00	\$62.50	\$62.50	\$214.76	\$562.50	\$347.74	\$750.00
5429 - HVAC CONTRACT	\$954.54	\$300.00	(\$654.54)	\$1,909.08	\$2,700.00	\$790.92	\$3,600.00
5433 - WATER SOFTENER	\$194.91	\$291.67	\$96.76	\$1,958.37	\$2,625.03	\$666.66	\$3,500.00
5435 - SEWER/DRAIN	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00
5480 - EXTERMINATING	\$177.42	\$33.33	(\$144.09)	\$505.37	\$299.97	(\$205.40)	\$400.00
<b>Total MAINTENANCE EXPENSE</b>	<b>\$1,791.84</b>	<b>\$3,541.66</b>	<b>\$1,749.82</b>	<b>\$8,746.17</b>	<b>\$31,874.94</b>	<b>\$23,128.77</b>	<b>\$42,500.00</b>
<u>UTILITIES</u>							
5830 - WATER/SEWER	\$0.00	\$0.00	\$0.00	\$24,145.76	\$20,625.00	(\$3,520.76)	\$27,500.00
<b>Total UTILITIES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$24,145.76</b>	<b>\$20,625.00</b>	<b>(\$3,520.76)</b>	<b>\$27,500.00</b>
<u>FINANCIAL</u>							
6010 - BAD DEBT	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00
<b>Total FINANCIAL</b>	<b>\$0.00</b>	<b>\$83.33</b>	<b>\$83.33</b>	<b>\$0.00</b>	<b>\$749.97</b>	<b>\$749.97</b>	<b>\$1,000.00</b>
<u>OTHER EXPENSES</u>							
7019 - ROOF RESERVES	\$1,250.00	\$1,250.00	\$0.00	\$11,250.00	\$11,250.00	\$0.00	\$15,000.00
7020 - RESERVE CONTRIBUTION	\$7,833.33	\$7,833.33	\$0.00	\$70,499.97	\$70,499.97	\$0.00	\$94,000.00
<b>Total OTHER EXPENSES</b>	<b>\$9,083.33</b>	<b>\$9,083.33</b>	<b>\$0.00</b>	<b>\$81,749.97</b>	<b>\$81,749.97</b>	<b>\$0.00</b>	<b>\$109,000.00</b>
<b>Total Expense</b>	<b>\$11,045.17</b>	<b>\$13,024.99</b>	<b>\$1,979.82</b>	<b>\$117,880.32</b>	<b>\$137,849.91</b>	<b>\$19,969.59</b>	<b>\$183,800.00</b>
<b>Operating Net Income</b>	<b>\$4,633.99</b>	<b>\$2,291.68</b>	<b>\$2,342.31</b>	<b>\$22,542.97</b>	<b>\$0.12</b>	<b>\$22,542.85</b>	<b>\$0.00</b>

**Greensboro Condominium Owners Association**  
**Budget Comparison Report - 904 - Greensboro Condos**  
**9/1/2021 - 9/30/2021**

	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>INCOME</u>							
4200 - ASSOCIATION FEES	\$58,199.44	\$58,199.42	\$0.02	\$523,794.96	\$523,794.78	\$0.18	\$698,393.00
4203 - FEE ALLOCATION	(\$29,240.58)	(\$29,240.58)	\$0.00	(\$263,165.22)	(\$263,165.22)	\$0.00	(\$350,887.00)
4215 - Pet Fee Assessment	\$0.00	\$0.00	\$0.00	\$90.00	\$0.00	\$90.00	\$0.00
4310 - LATE FEES	\$400.00	\$0.00	\$400.00	\$2,942.01	\$0.00	\$2,942.01	\$0.00
4315 - NSF FEES	\$10.00	\$0.00	\$10.00	\$60.00	\$0.00	\$60.00	\$0.00
4320 - Legal Collection	\$440.00	\$0.00	\$440.00	\$767.00	\$0.00	\$767.00	\$0.00
4325 - Keys / Fobs	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
4330 - PENALTIES/FINES	\$0.00	\$0.00	\$0.00	(\$50.00)	\$0.00	(\$50.00)	\$0.00
4340 - MOVE IN/MOVE OUT FEES	\$600.00	\$150.00	\$450.00	\$4,200.00	\$1,350.00	\$2,850.00	\$1,800.00
4350 - PARTY ROOM INCOME	\$0.00	\$12.50	(\$12.50)	\$0.00	\$112.50	(\$112.50)	\$150.00
4440 - LAUNDRY INCOME	\$1,530.12	\$1,366.17	\$163.95	\$13,771.08	\$12,295.53	\$1,475.55	\$16,394.00
<u>Total INCOME</u>	\$31,938.98	\$30,487.51	\$1,451.47	\$282,459.83	\$274,387.59	\$8,072.24	\$365,850.00
<b>Total Income</b>	\$31,938.98	\$30,487.51	\$1,451.47	\$282,459.83	\$274,387.59	\$8,072.24	\$365,850.00
<b>Expense</b>							
<u>ADMINISTRATIVE EXPENSES</u>							
5060 - BANK CHARGES	\$10.00	\$0.00	(\$10.00)	\$80.00	\$0.00	(\$80.00)	\$0.00
5075 - Legal / Collections	\$440.00	\$0.00	(\$440.00)	\$1,092.00	\$0.00	(\$1,092.00)	\$0.00
5090 - CONSULTING FEES	\$0.00	\$0.00	\$0.00	\$1,624.41	\$0.00	(\$1,624.41)	\$0.00
5174 - LICENSES & PERMITS	\$10.00	\$20.83	\$10.83	\$250.00	\$187.47	(\$62.53)	\$250.00
5355 - TELEPHONE	\$320.98	\$400.00	\$79.02	\$2,684.53	\$3,600.00	\$915.47	\$4,800.00
<u>Total ADMINISTRATIVE EXPENSES</u>	\$780.98	\$420.83	(\$360.15)	\$5,730.94	\$3,787.47	(\$1,943.47)	\$5,050.00
<u>MAINTENANCE EXPENSE</u>							
5409 - EXTERIOR REPAIRS	\$0.00	\$500.00	\$500.00	\$300.00	\$4,500.00	\$4,200.00	\$6,000.00
5410 - PAINTING/SIDING	\$0.00	\$20.83	\$20.83	\$450.00	\$187.47	(\$262.53)	\$250.00
5411 - BUILDING REPAIRS/DRYER VENTS	\$0.00	\$333.33	\$333.33	\$4,857.68	\$2,999.97	(\$1,857.71)	\$4,000.00
5412 - ROOF	\$518.32	\$500.00	(\$18.32)	\$4,426.49	\$4,500.00	\$73.51	\$6,000.00
5414 - SECURITY LOCKS COMMON AREA	\$180.27	\$341.67	\$161.40	\$1,539.62	\$3,075.03	\$1,535.41	\$4,100.00
5418 - MAINTENANCE SUPPLIES	\$59.04	\$250.00	\$190.96	\$1,503.32	\$2,250.00	\$746.68	\$3,000.00
5420 - APPLIANCE REPLACE/REPAIR	\$555.70	\$583.33	\$27.63	\$3,567.14	\$5,249.97	\$1,682.83	\$7,000.00
5425 - MECHANICAL & ELECTRICAL	\$219.08	\$83.33	(\$135.75)	\$2,053.77	\$749.97	(\$1,303.80)	\$1,000.00
5429 - HVAC CONTRACT	\$0.00	\$333.33	\$333.33	\$2,264.61	\$2,999.97	\$735.36	\$4,000.00
5431 - WATER HEATER	\$0.00	\$83.33	\$83.33	(\$814.48)	\$749.97	\$1,564.45	\$1,000.00
5433 - WATER SOFTENER	\$363.43	\$250.00	(\$113.43)	\$2,265.23	\$2,250.00	(\$15.23)	\$3,000.00
5434 - PLUMBING	\$457.00	\$250.00	(\$207.00)	\$2,700.85	\$2,250.00	(\$450.85)	\$3,000.00
5435 - SEWER/DRAIN	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00
5445 - LOBBY/DECORATION/AESTHETICS	\$0.00	\$20.83	\$20.83	\$0.00	\$187.47	\$187.47	\$250.00
5450 - CARPETS DRAPERY CLEANING	\$2,998.34	\$466.67	(\$2,531.67)	\$2,998.34	\$4,200.03	\$1,201.69	\$5,600.00
5460 - CLEANING CONTRACT & SUPPLIES	\$1,435.73	\$1,666.67	\$230.94	\$13,006.02	\$15,000.03	\$1,994.01	\$20,000.00
5480 - EXTERMINATING	\$0.00	\$250.00	\$250.00	\$1,966.62	\$2,250.00	\$283.38	\$3,000.00
5575 - FENCING	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00
<u>Total MAINTENANCE EXPENSE</u>	\$6,786.91	\$6,058.32	(\$728.59)	\$43,085.21	\$54,524.88	\$11,439.67	\$72,700.00
<u>UTILITIES</u>							
5810 - ELECTRIC	\$1,188.57	\$1,250.00	\$61.43	\$9,788.45	\$11,250.00	\$1,461.55	\$15,000.00
5820 - GAS	\$1,240.00	\$4,000.00	\$2,760.00	\$26,247.74	\$36,000.00	\$9,752.26	\$48,000.00
5830 - WATER/SEWER	\$0.00	\$0.00	\$0.00	\$50,477.93	\$60,000.00	\$9,522.07	\$80,000.00
5840 - CABLE TV	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00
<u>Total UTILITIES</u>	\$2,428.57	\$5,333.33	\$2,904.76	\$86,514.12	\$107,999.97	\$21,485.85	\$144,000.00
<u>FINANCIAL</u>							
6010 - BAD DEBT	\$0.00	\$83.33	\$83.33	\$4.60	\$749.97	\$745.37	\$1,000.00
<u>Total FINANCIAL</u>	\$0.00	\$83.33	\$83.33	\$4.60	\$749.97	\$745.37	\$1,000.00

**Greensboro Condominium Owners Association**  
**Budget Comparison Report - 904 - Greensboro Condos**  
**9/1/2021 - 9/30/2021**

	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>OTHER EXPENSES</u>							
7019 - ROOF RESERVES	\$2,750.00	\$2,750.00	\$0.00	\$24,750.00	\$24,750.00	\$0.00	\$33,000.00
7020 - RESERVE CONTRIBUTION	\$9,175.00	\$9,175.00	\$0.00	\$82,575.00	\$82,575.00	\$0.00	\$110,100.00
<u>Total OTHER EXPENSES</u>	\$11,925.00	\$11,925.00	\$0.00	\$107,325.00	\$107,325.00	\$0.00	\$143,100.00
<b>Total Expense</b>	\$21,921.46	\$23,820.81	\$1,899.35	\$242,659.87	\$274,387.29	\$31,727.42	\$365,850.00
Operating Net Income	\$10,017.52	\$6,666.70	\$3,350.82	\$39,799.96	\$0.30	\$39,799.66	\$0.00

**Greensboro Condominium Owners Association**  
**Budget Comparison Report - 905 - Greensboro Common Area**  
**9/1/2021 - 9/30/2021**

	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>INCOME</u>							
4203 - FEE ALLOCATION	\$58,223.91	\$58,223.83	\$0.08	\$524,015.19	\$524,014.47	\$0.72	\$698,686.00
4325 - Keys / Fobs	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00
4340 - MOVE IN/MOVE OUT FEES	\$300.00	\$0.00	\$300.00	\$300.00	\$0.00	\$300.00	\$0.00
4350 - PARTY ROOM INCOME	\$90.00	\$0.00	\$90.00	\$210.00	\$0.00	\$210.00	\$0.00
4420 - OPERATING INTEREST INCOME	\$4.39	\$0.00	\$4.39	\$51.13	\$0.00	\$51.13	\$0.00
<b>Total INCOME</b>	<b>\$58,668.30</b>	<b>\$58,223.83</b>	<b>\$444.47</b>	<b>\$524,626.32</b>	<b>\$524,014.47</b>	<b>\$611.85</b>	<b>\$698,686.00</b>
<b>Total Income</b>	<b>\$58,668.30</b>	<b>\$58,223.83</b>	<b>\$444.47</b>	<b>\$524,626.32</b>	<b>\$524,014.47</b>	<b>\$611.85</b>	<b>\$698,686.00</b>
<b>Expense</b>							
<u>ADMINISTRATIVE EXPENSES</u>							
5010 - AUDIT & TAXES	\$0.00	\$375.00	\$375.00	\$4,280.00	\$3,375.00	(\$905.00)	\$4,500.00
5030 - Agents Fees / Rental Admin	(\$150.00)	\$0.00	\$150.00	(\$150.00)	\$0.00	\$150.00	\$0.00
5070 - LEGAL EXPENSE GENERAL	\$0.00	\$1,000.00	\$1,000.00	\$3,140.25	\$9,000.00	\$5,859.75	\$12,000.00
5090 - CONSULTING FEES	\$0.00	\$333.33	\$333.33	\$1,559.69	\$2,999.97	\$1,440.28	\$4,000.00
5110 - EDUCATION	\$0.00	\$66.67	\$66.67	\$0.00	\$600.03	\$600.03	\$800.00
5174 - LICENSES & PERMITS	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00
5175 - MANAGEMENT FEES	\$3,660.00	\$3,660.00	\$0.00	\$32,940.00	\$32,940.00	\$0.00	\$43,920.00
5176 - MEMBERSHIP/BOARD MTG	\$0.00	\$83.33	\$83.33	\$209.00	\$749.97	\$540.97	\$1,000.00
5177 - MILEAGE	\$0.00	\$100.00	\$100.00	\$481.00	\$900.00	\$419.00	\$1,200.00
5180 - COMMITTEE EXPENSES	\$0.00	\$100.00	\$100.00	\$248.64	\$900.00	\$651.36	\$1,200.00
5292 - OFFICE SUPPLIES	\$31.62	\$333.33	\$301.71	\$2,732.68	\$2,999.97	\$267.29	\$4,000.00
5310 - POSTAGE	\$21.04	\$125.00	\$103.96	\$1,206.02	\$1,125.00	(\$81.02)	\$1,500.00
5320 - COPYING	\$91.37	\$360.42	\$269.05	\$1,951.02	\$3,243.78	\$1,292.76	\$4,325.00
5355 - TELEPHONE	\$753.90	\$500.00	(\$253.90)	\$6,079.82	\$4,500.00	(\$1,579.82)	\$6,000.00
5390 - MISCELLANEOUS ADMIN	\$0.00	\$83.33	\$83.33	\$2,539.19	\$749.97	(\$1,789.22)	\$1,000.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$4,407.93</b>	<b>\$7,162.08</b>	<b>\$2,754.15</b>	<b>\$57,217.31</b>	<b>\$64,458.72</b>	<b>\$7,241.41</b>	<b>\$85,945.00</b>
<u>MAINTENANCE EXPENSE</u>							
5409 - EXTERIOR REPAIRS	\$241.50	\$62.50	(\$179.00)	\$241.50	\$562.50	\$321.00	\$750.00
5410 - PAINTING/SIDING	\$0.00	\$62.50	\$62.50	\$0.00	\$562.50	\$562.50	\$750.00
5411 - BUILDING REPAIRS/DRYER VENTS	\$1,180.81	\$62.50	(\$1,118.31)	\$1,348.81	\$562.50	(\$786.31)	\$750.00
5412 - ROOF	\$0.00	\$41.67	\$41.67	\$313.08	\$375.03	\$61.95	\$500.00
5413 - WINDOWS/DOORS	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00
5414 - SECURITY LOCKS COMMON AREA	\$134.22	\$66.67	(\$67.55)	\$594.49	\$600.03	\$5.54	\$800.00
5417 - GARAGE DOOR MAINTENANCE	\$0.00	\$16.67	\$16.67	\$0.00	\$150.03	\$150.03	\$200.00
5418 - MAINTENANCE SUPPLIES	\$19.76	\$375.00	\$355.24	\$3,323.03	\$3,375.00	\$51.97	\$4,500.00
5421 - DECKS/BALCONIES/PATIOS	\$0.00	\$20.83	\$20.83	\$0.00	\$187.47	\$187.47	\$250.00
5425 - MECHANICAL & ELECTRICAL	\$0.00	\$62.50	\$62.50	\$1,821.00	\$562.50	(\$1,258.50)	\$750.00
5429 - HVAC CONTRACT	\$0.00	\$20.83	\$20.83	\$0.00	\$187.47	\$187.47	\$250.00
5431 - WATER HEATER	\$0.00	\$20.83	\$20.83	\$0.00	\$187.47	\$187.47	\$250.00
5434 - PLUMBING	\$0.00	\$41.67	\$41.67	\$150.00	\$375.03	\$225.03	\$500.00
5435 - SEWER/DRAIN	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00
5445 - LOBBY/DECORATION/AESTHETICS	\$0.00	\$20.83	\$20.83	\$1,179.62	\$187.47	(\$992.15)	\$250.00
5450 - CARPETS DRAPERY CLEANING	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00
5460 - CLEANING CONTRACT & SUPPLIES	\$595.05	\$685.83	\$90.78	\$5,410.50	\$6,172.47	\$761.97	\$8,230.00
5480 - EXTERMINATING	\$0.00	\$166.67	\$166.67	\$446.23	\$1,500.03	\$1,053.80	\$2,000.00
5520 - STREETS/WALKS/DRIVES	\$0.00	\$166.67	\$166.67	\$0.00	\$1,500.03	\$1,500.03	\$2,000.00
5525 - PARKING LOT	\$0.00	\$166.67	\$166.67	\$722.52	\$1,500.03	\$777.51	\$2,000.00
5530 - LAWN CARE CONTRACT	\$4,680.90	\$4,714.29	\$33.39	\$27,847.40	\$28,285.74	\$438.34	\$33,000.00
5540 - SNOW REMOVAL CONTRACT	\$0.00	\$0.00	\$0.00	\$20,504.20	\$14,400.00	(\$6,104.20)	\$24,000.00
5541 - SNOW SUPPLIES	\$1,155.96	\$0.00	(\$1,155.96)	\$3,225.75	\$3,200.00	(\$25.75)	\$4,000.00
5551 - GROUNDS SUPPLIES	\$0.00	\$83.33	\$83.33	\$672.79	\$749.97	\$77.18	\$1,000.00



**Greensboro Condominium Owners Association**  
**Budget Comparison Report - 905 - Greensboro Common Area**  
**9/1/2021 - 9/30/2021**

	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5571 - LANDSCAPING COMM	\$6,361.95	\$833.33	(\$5,528.62)	\$7,052.36	\$7,499.97	\$447.61	\$10,000.00
5580 - TREES	\$0.00	\$1,416.67	\$1,416.67	\$18,349.15	\$12,750.03	(\$5,599.12)	\$17,000.00
5605 - IRRIGATION SYSTEM	\$0.00	\$250.00	\$250.00	\$507.75	\$2,250.00	\$1,742.25	\$3,000.00
5710 - POOL & TENNIS	\$49.36	\$750.00	\$700.64	\$6,942.53	\$6,750.00	(\$192.53)	\$9,000.00
5720 - TOOLS & EQUIPMENT	\$0.00	\$166.67	\$166.67	\$173.13	\$1,500.03	\$1,326.90	\$2,000.00
5740 - MISCELLANEOUS MAINTENANCE	\$0.00	\$62.50	\$62.50	\$254.19	\$562.50	\$308.31	\$750.00
<b>Total MAINTENANCE EXPENSE</b>	<b>\$14,419.51</b>	<b>\$10,504.30</b>	<b>(\$3,915.21)</b>	<b>\$101,080.03</b>	<b>\$97,995.83</b>	<b>(\$3,084.20)</b>	<b>\$130,480.00</b>
<b>ASSOCIATION UNIT</b>							
5750 - ASSOCIATION UNIT RENT	(\$2,445.00)	(\$2,430.00)	\$15.00	(\$21,705.00)	(\$21,870.00)	(\$165.00)	(\$29,160.00)
5751 - ASSOCIATION UNIT ASSOC FEE	\$916.06	\$916.08	\$0.02	\$8,244.54	\$8,244.72	\$0.18	\$10,993.00
5752 - ASSOCIATION UNIT LAUNDRY FEE	\$18.66	\$18.58	(\$0.08)	\$167.94	\$167.22	(\$0.72)	\$223.00
5753 - ASSOCIATION UNIT PROPERTY TAXES	\$0.00	\$116.67	\$116.67	\$2,643.40	\$1,050.03	(\$1,593.37)	\$1,400.00
5754 - ASSOCIATION UNIT MAINTENANCE	\$0.00	\$416.67	\$416.67	\$0.00	\$3,750.03	\$3,750.03	\$5,000.00
5756 - UNIT LEASING EXPENSES	\$180.00	\$235.42	\$55.42	\$1,620.00	\$2,118.78	\$498.78	\$2,825.00
<b>Total ASSOCIATION UNIT</b>	<b>(\$1,330.28)</b>	<b>(\$726.58)</b>	<b>\$603.70</b>	<b>(\$9,029.12)</b>	<b>(\$6,539.22)</b>	<b>\$2,489.90</b>	<b>(\$8,719.00)</b>
<b>PAYROLL EXPENSE</b>							
5776 - PAYROLL	\$5,702.89	\$9,683.33	\$3,980.44	\$68,213.33	\$87,149.97	\$18,936.64	\$116,200.00
5788 - EMPLOYEE HEALTH BENEFITS	\$480.24	\$1,083.33	\$603.09	\$6,243.12	\$9,749.97	\$3,506.85	\$13,000.00
5790 - PAYROLL TAXES	\$836.01	\$1,166.67	\$330.66	\$9,187.90	\$10,500.03	\$1,312.13	\$14,000.00
<b>Total PAYROLL EXPENSE</b>	<b>\$7,019.14</b>	<b>\$11,933.33</b>	<b>\$4,914.19</b>	<b>\$83,644.35</b>	<b>\$107,399.97</b>	<b>\$23,755.62</b>	<b>\$143,200.00</b>
<b>UTILITIES</b>							
5810 - ELECTRIC	\$1,070.15	\$733.33	(\$336.82)	\$5,921.91	\$6,599.97	\$678.06	\$8,800.00
5820 - GAS	\$184.17	\$250.00	\$65.83	\$1,232.47	\$2,250.00	\$1,017.53	\$3,000.00
5830 - WATER/SEWER	\$0.00	\$0.00	\$0.00	\$943.60	\$487.50	(\$456.10)	\$650.00
5835 - REFUSE REMOVAL	\$2,841.26	\$3,000.00	\$158.74	\$27,582.07	\$27,000.00	(\$582.07)	\$36,000.00
5840 - CABLE TV	\$156.77	\$133.33	(\$23.44)	\$1,444.24	\$1,199.97	(\$244.27)	\$1,600.00
<b>Total UTILITIES</b>	<b>\$4,252.35</b>	<b>\$4,116.66</b>	<b>(\$135.69)</b>	<b>\$37,124.29</b>	<b>\$37,537.44</b>	<b>\$413.15</b>	<b>\$50,050.00</b>
<b>INSURANCE EXPENSES</b>							
5910 - COMMERCIAL INSURANCE	\$6,840.35	\$7,344.17	\$503.82	\$61,139.02	\$66,097.53	\$4,958.51	\$88,130.00
5915 - WORKERS COMP INSURANCE	\$457.83	\$458.33	\$0.50	\$2,347.72	\$4,124.97	\$1,777.25	\$5,500.00
<b>Total INSURANCE EXPENSES</b>	<b>\$7,298.18</b>	<b>\$7,802.50</b>	<b>\$504.32</b>	<b>\$63,486.74</b>	<b>\$70,222.50</b>	<b>\$6,735.76</b>	<b>\$93,630.00</b>
<b>FINANCIAL</b>							
6050 - Income Taxes	\$0.00	\$0.00	\$0.00	(\$3,423.82)	\$0.00	\$3,423.82	\$0.00
6070 - MISC FINANCIAL EXPENSES	\$0.00	\$8.33	\$8.33	\$0.00	\$74.97	\$74.97	\$100.00
<b>Total FINANCIAL</b>	<b>\$0.00</b>	<b>\$8.33</b>	<b>\$8.33</b>	<b>(\$3,423.82)</b>	<b>\$74.97</b>	<b>\$3,498.79</b>	<b>\$100.00</b>
<b>OTHER EXPENSES</b>							
7020 - RESERVE CONTRIBUTION	\$17,000.00	\$17,000.00	\$0.00	\$153,000.00	\$153,000.00	\$0.00	\$204,000.00
<b>Total OTHER EXPENSES</b>	<b>\$17,000.00</b>	<b>\$17,000.00</b>	<b>\$0.00</b>	<b>\$153,000.00</b>	<b>\$153,000.00</b>	<b>\$0.00</b>	<b>\$204,000.00</b>
<b>Total Expense</b>	<b>\$53,066.83</b>	<b>\$57,800.62</b>	<b>\$4,733.79</b>	<b>\$483,099.78</b>	<b>\$524,150.21</b>	<b>\$41,050.43</b>	<b>\$698,686.00</b>
Operating Net Income	\$5,601.47	\$423.21	\$5,178.26	\$41,526.54	(\$135.74)	\$41,662.28	\$0.00