

Balance Sheet

Properties: Weston Place - 625 N Segoe Road Madison, WI 53705

As of: 12/31/2021

GL Account Map: Weston Place

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash - SBCP	58,155.07
Statutory Reserve - Summit	435,787.26
Specified Designated Reserve - Summit	100,449.86
Business Savings - Summit	10.00
Total Cash	594,402.19
TOTAL ASSETS	594,402.19
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Dues	11,569.21
CIT Bank Loan 5001	568,088.98
Total Liabilities	579,658.19
Capital	
Appfolio Import Opening Balance	263,849.07
Calculated Retained Earnings	-249,105.07
Total Capital	14,744.00
TOTAL LIABILITIES & CAPITAL	594,402.19

Weston Place Actual to Budget Comparison

Properties: Weston Place - 625 N Segoe Road Madison, WI 53705

As of: December 31st, 2021

GL Account Map: Weston Place

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income							
Late Fee/NSF Fee	14.50	0.00	14.50	43.48	0.00	43.48	0.00
Condo Dues	37,123.94	35,798.08	1,325.86	432,536.24	429,577.00	2,959.24	429,577.00
Parking Owner Dues	2,110.04	2,019.58	90.46	24,552.80	24,235.00	317.80	24,235.00
Developer Parking Dues	0.00	550.83	-550.83	5,156.90	6,610.00	-1,453.10	6,610.00
Commercial Condo Dues	5,120.40	5,120.41	-0.01	61,444.80	61,445.00	-0.20	61,445.00
Commercial Parking Dues	1,514.70	1,514.66	0.04	18,176.40	18,176.00	0.40	18,176.00
EV Electricity Reimbursement	0.00	0.00	0.00	69.47	0.00	69.47	0.00
Developer Cost Sharing Agreement	5,930.32	6,446.33	-516.01	74,256.92	77,356.00	-3,099.08	77,356.00
Owner Reserves	15,359.12	14,748.91	610.21	178,128.01	176,987.00	1,141.01	176,987.00
Owner Parking Reserves	873.10	832.91	40.19	10,117.68	9,995.00	122.68	9,995.00
Developer Parking Reserves	0.00	227.16	-227.16	2,145.04	2,726.00	-580.96	2,726.00
Commercial Reserves	2,109.62	2,109.58	0.04	25,315.44	25,315.00	0.44	25,315.00
Commercial Parking Reserves	624.61	624.66	-0.05	7,495.32	7,496.00	-0.68	7,496.00
Miscellaneous Income	0.00	0.75	-0.75	0.00	9.00	-9.00	9.00
Insurance Proceeds	0.00	0.00	0.00	1,094.00	0.00	1,094.00	0.00
Total Operating Income	70,780.35	69,993.86	786.49	840,532.50	839,927.00	605.50	839,927.00
Expense							
Management Fees	1,788.84	2,583.33	794.49	21,466.08	31,000.00	9,533.92	31,000.00
Bank and Government Fees	0.00	112.08	112.08	923.00	1,345.00	422.00	1,345.00
Accounting/Tax Preparation	0.00	0.00	0.00	135.00	155.00	20.00	155.00
Legal Expenses	0.00	833.33	833.33	10,165.00	10,000.00	-165.00	10,000.00
Professional Services	0.00	125.00	125.00	9,534.59	1,500.00	-8,034.59	1,500.00
Postage, Mailings, and Copies	21.09	20.83	-0.26	954.73	250.00	-704.73	250.00
Cleaning and Janitorial Supplies	4,025.00	4,804.16	779.16	53,057.00	57,650.00	4,593.00	57,650.00
Carpet Cleaning/Mat Service	575.75	833.33	257.58	8,617.42	10,000.00	1,382.58	10,000.00
Window Cleaning	0.00	0.00	0.00	38,502.80	32,000.00	-6,502.80	32,000.00
Garage Cleaning	0.00	0.00	0.00	7,575.00	5,400.00	-2,175.00	5,400.00
Water Softener	2,484.56	750.00	-1,734.56	10,740.64	9,000.00	-1,740.64	9,000.00
Snow Removal	0.00	3,000.00	3,000.00	10,731.50	18,000.00	7,268.50	18,000.00
Grounds Service/Landscaping	123.10	0.00	-123.10	8,210.20	15,000.00	6,789.80	15,000.00
General Maintenance							
Locks and Keys	115.00			1,353.95			
Window Repairs	0.00			2,948.91			
Painting	0.00			2,310.93			
Plumbing	610.86			9,441.15			
HVAC Repairs/Contracts	4,787.13			28,315.56			
General Maintenance	49.94			37,144.58			
Generator	1,363.94			1,577.07			
Electrical Repairs/Fixtures/Lighting	6,283.00			10,705.21			
Roof Repairs	750.00			1,450.00			
Garage Repairs	1,653.00			5,712.89			
Apex Maintenance	894.87			8,658.18			
Security and Alarm Systems	0.00			551.98			
Total General Maintenance	16,507.74	9,583.33	-6,924.41	110,170.41	115,000.00	4,829.59	115,000.00
Resident Manager	6,658.77	5,958.33	-700.44	79,917.24	71,500.00	-8,417.24	71,500.00
Phone	472.26	391.66	-80.60	3,746.65	4,700.00	953.35	4,700.00
Internet/Cable	114.47	125.00	10.53	1,452.79	1,500.00	47.21	1,500.00
Fire Prevention	1,104.06	916.66	-187.40	14,610.49	11,000.00	-3,610.49	11,000.00
Elevator Service	0.00	500.00	500.00	3,842.50	6,000.00	2,157.50	6,000.00
Elevator Contract	16,956.60	1,333.33	-15,623.27	16,956.60	16,000.00	-956.60	16,000.00
Electricity	6,132.86	5,333.33	-799.53	54,878.44	64,000.00	9,121.56	64,000.00
Natural Gas	14,235.03	4,166.66	-10,068.37	40,481.12	50,000.00	9,518.88	50,000.00
Water and Sewer	3,190.30	3,333.33	143.03	48,879.29	40,000.00	-8,879.29	40,000.00
Trash Removal	1,093.68	1,500.00	406.32	12,729.38	18,000.00	5,270.62	18,000.00
Pest Control	189.00	200.00	11.00	2,295.42	2,400.00	104.58	2,400.00
Property Insurance	0.00	0.00	0.00	25,468.78	26,000.00	531.22	26,000.00
Transfer to Reserve	18,667.00	18,543.33	-123.67	223,636.15	222,520.00	-1,116.15	222,520.00
Total Operating Expense	94,340.11	64,947.02	-29,393.09	819,678.22	839,920.00	20,241.78	839,920.00
Total Operating Income	70,780.35	69,993.86	786.49	840,532.50	839,927.00	605.50	839,927.00
Total Operating Expense	94,340.11	64,947.02	-29,393.09	819,678.22	839,920.00	20,241.78	839,920.00
NOI - Net Operating Income	-23,559.76	5,046.84	30,179.58	20,854.28	7.00	20,847.28	7.00
Reserve Account Cash In							
Owner Reserves	18,667.00			223,636.15			
Interest Income	58.54			604.63			
Total Other (Reserve) Income	18,725.54			224,240.78			
Reserve Account Cash Out							
Reserve Expenses	0.00			477,189.33			
CIT Bank Interest	1,907.61			16,902.02			
Total Other (Reserve) Expense	1,907.61			494,091.35			