

August 2021
Reconciled by TH

Bank Reconciliation Report

Bergamont Operating
Reconciled on: 09/07/21

Deposits

| Date | Ref # | Details | Amount |
|----------|--------|---|-----------------|
| 08/05/21 | D22481 | Bank Deposit: August 21 ACH | 4,675.00 |
| 08/09/21 | D22454 | Bank Deposit | 391.67 |
| 08/19/21 | D22520 | Bank Deposit: Square payment - special assessment 254 | 116.67 |
| | | | 5,183.34 |

Payments

| Date | Ref # | Details | Amount |
|----------|-------|--|-----------------|
| 07/30/21 | ACH | Waste Management | 339.05 |
| 08/11/21 | 1141 | Bruner Realty & Management, Inc | 378.00 |
| 08/12/21 | 1143 | Alt's Operation LLC | 1,513.93 |
| 08/23/21 | ACH | Arrowhead General Insurance Agency, Inc. | 767.62 |
| 08/27/21 | 1144 | Bruner Realty & Management, Inc | 55.00 |
| | | | 3,053.60 |

Outstanding Deposits

| Date | Ref # | Details | Amount |
|----------|--------|--------------|---------------|
| 09/03/21 | D22649 | Bank Deposit | 275.00 |
| | | | 275.00 |

Outstanding Payments

| Date | Ref # | Details | Amount |
|----------|-------|---------------------------------|---------------|
| 09/02/21 | 1145 | Bruner Realty & Management, Inc | 369.50 |
| | | | 369.50 |

Summary

| | |
|-------------------------|-----------------|
| Beginning Balance: | 6,076.51 |
| + Selected Deposits (3) | 5,183.34 |
| - Selected Payments (5) | 3,053.60 |
| Ending Balance: | 8,206.25 |
| Goal: | 8,206.25 |
| Difference: | 0.00 |

| | |
|-------------------------|-----------------|
| Reconciled Balance | 8,206.25 |
| + Uncleared Deposits | 275.00 |
| - Outstanding Checks | 369.50 |
| Register Balance | 8,111.75 |



CAPITOL BANK

710 N. High Point Road | Madison, WI 53717

Statement Ending 08/31/2021

BERGAMONT SENIOR

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Account Number: XXXXXX4491

RETURN SERVICE REQUESTED

BERGAMONT SENIOR TOWNHOMES
CONDOMINIUM UNIT OWNERS
ASSOCIATION, INC.
C/O BRUNER REALTY & MGMT
PO BOX 45078
MADISON WI 53744-5078

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Summary of Accounts

| Account Type | Account Number | Ending Balance |
|---------------------|----------------|----------------|
| FREE BUSINESS CHKNG | XXXXXX4491 | \$8,206.25 |

FREE BUSINESS CHKNG-XXXXXX4491

Account Summary

| Date | Description | Amount |
|------------|-------------------------|------------|
| 07/31/2021 | Beginning Balance | \$6,076.51 |
| | 3 Credit(s) This Period | \$5,183.34 |
| | 5 Debit(s) This Period | \$3,053.60 |
| 08/31/2021 | Ending Balance | \$8,206.25 |

Account Activity

| Post Date | Description | Debits | Credits | Balance |
|------------|--|------------|------------|-------------|
| 07/31/2021 | Beginning Balance | | | \$6,076.51 |
| 08/02/2021 | WASTE MANAGEMENT INTERNET 043000095661888 | \$339.05 | | \$5,737.46 |
| 08/05/2021 | BRUNER REALTY Condo Dues XXXXX2806 | | \$4,675.00 | \$10,412.46 |
| 08/10/2021 | DEPOSIT | | \$391.67 | \$10,804.13 |
| 08/11/2021 | CHECK # 1141 | \$378.00 | | \$10,426.13 |
| 08/18/2021 | CHECK # 1142 | \$1,513.93 | | \$8,912.20 |
| 08/19/2021 | OnLine Transfer from FREE BUSINESS CHKNG 172669 on 8/19/21 at 9:37 | | \$116.67 | \$9,028.87 |
| 08/24/2021 | ARROWHEAD AGIAPAY SAB0030437 | \$767.62 | | \$8,261.25 |
| 08/27/2021 | CHECK # 1144 | \$55.00 | | \$8,206.25 |
| 08/31/2021 | Ending Balance | | | \$8,206.25 |

Checks Cleared

| Check # | Date | Amount | Check # | Date | Amount | Check # | Date | Amount |
|---------|------------|----------|---------|------------|------------|---------|------------|---------|
| 1141 | 08/11/2021 | \$378.00 | 1142 | 08/18/2021 | \$1,513.93 | 1144* | 08/27/2021 | \$55.00 |

* Indicates skipped check number



FREE BUSINESS CHKNG-XXXXXX4491 (continued)**Daily Balances**

| Date | Amount | Date | Amount | Date | Amount |
|-------------|---------------|-------------|---------------|-------------|---------------|
| 08/02/2021 | \$5,737.46 | 08/11/2021 | \$10,426.13 | 08/24/2021 | \$8,261.25 |
| 08/05/2021 | \$10,412.46 | 08/18/2021 | \$8,912.20 | 08/27/2021 | \$8,206.25 |
| 08/10/2021 | \$10,804.13 | 08/19/2021 | \$9,028.87 | | |

Overdraft and Returned Item Fees

| | Total for this period | Total year-to-date |
|---------------------------------|------------------------------|---------------------------|
| Total Overdraft Fees | \$0.00 | \$0.00 |
| Total Returned Item Fees | \$0.00 | \$0.00 |

Bank Reconciliation Report

Bergamont MM Reserve Account

Reconciled on: 09/07/21

Deposits

| Date | Ref # | Details | Amount |
|----------|--------|--------------|-------------|
| 08/31/21 | D22690 | Bank Deposit | 0.59 |
| | | | 0.59 |

Summary

| | |
|-------------------------|-----------|
| Beginning Balance: | 13,543.35 |
| + Selected Deposits (1) | 0.59 |
| - Selected Payments (0) | 0.00 |
| Ending Balance: | 13,543.94 |
| Goal: | 13,543.94 |
| Difference: | 0.00 |

| | |
|----------------------|-----------|
| Reconciled Balance | 13,543.94 |
| + Uncleared Deposits | 0.00 |
| - Outstanding Checks | 0.00 |
| Register Balance | 13,543.94 |



CAPITOL BANK

710 N. High Point Road | Madison, WI 53717

Statement Ending 08/31/2021

BERGAMONT SENIOR

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Account Number: XXXXXX4505

RETURN SERVICE REQUESTED

BERGAMONT SENIOR TOWNHOMES
CONDOMINIUM UNIT OWNERS
ASSOCIATION, INC.
PO BOX 45078
MADISON WI 53744-5078

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Summary of Accounts

| Account Type | Account Number | Ending Balance |
|-------------------|----------------|----------------|
| BUS MM INVESTMENT | XXXXXX4505 | \$13,543.94 |

BUS MM INVESTMENT-XXXXXX4505

Account Summary

| Date | Description | Amount |
|------------|-------------------------|-------------|
| 07/31/2021 | Beginning Balance | \$13,543.35 |
| | 1 Credit(s) This Period | \$0.59 |
| | 0 Debit(s) This Period | \$0.00 |
| 08/31/2021 | Ending Balance | \$13,543.94 |

Interest Summary

| Description | Amount |
|--------------------------------|-------------|
| Annual Percentage Yield Earned | 0.05% |
| Interest Days | 32 |
| Interest Earned | \$0.59 |
| Interest Paid This Period | \$0.59 |
| Interest Paid Year-to-Date | \$3.19 |
| Minimum Balance | \$13,543.35 |
| Average Ledger Balance | \$13,543.35 |

Account Activity

| Post Date | Description | Debits | Credits | Balance |
|------------|-------------------|--------|---------|-------------|
| 07/31/2021 | Beginning Balance | | | \$13,543.35 |
| 08/31/2021 | INTEREST | | \$0.59 | \$13,543.94 |
| 08/31/2021 | Ending Balance | | | \$13,543.94 |

Daily Balances

| Date | Amount |
|------------|-------------|
| 08/31/2021 | \$13,543.94 |

Overdraft and Returned Item Fees

| | Total for this period | Total year-to-date |
|--------------------------|-----------------------|--------------------|
| Total Overdraft Fees | \$0.00 | \$0.00 |
| Total Returned Item Fees | \$0.00 | \$0.00 |



Balance Sheet

Property: Bergamont Senior Townhomes

As of 08/31/21 (cash basis)

ASSETS

| | |
|--------------------------|----------|
| Bank Account | |
| 1264 Bergamont Operating | 8,206.25 |
| Total Bank Account | 8,206.25 |

TOTAL ASSETS 8,206.25

LIABILITIES & EQUITY

| | |
|-----------------------|-----------|
| Equity | |
| 300 Net Income | -3,426.66 |
| 301 Retained Earnings | 11,632.91 |
| Total Equity | 8,206.25 |

TOTAL LIABILITIES & EQUITY 8,206.25

Profit & Loss

Property: Bergamont Senior Townhomes

08/01/21 - 08/31/21 (cash basis)

| | <u>Amount</u> |
|-------------------------------|-----------------|
| INCOME | |
| 1000 Condo Fee Income | 4,950.00 |
| 6180 Special Assessment | 233.34 |
| TOTAL INCOME | <u>5,183.34</u> |
| EXPENSE | |
| 10000 Repairs & Maintenance | 55.00 |
| 13000 Lawn Care & Landscaping | 1,513.93 |
| 16000 Insurance | 767.62 |
| 17000 Management Fees | 378.00 |
| TOTAL EXPENSE | <u>2,714.55</u> |
| NET INCOME | <u>2,468.79</u> |

NET INCOME SUMMARY

| | |
|-------------------|------------------------|
| Income | 5,183.34 |
| Expense | <u>-2,714.55</u> |
| NET INCOME | <u><u>2,468.79</u></u> |

Balance Sheet

Property: Bergamont MM

As of 08/31/21 (cash basis)

ASSETS

| | |
|-----------------------------------|-----------|
| Bank Account | |
| 1265 Bergamont MM Reserve Account | 13,543.94 |
| Total Bank Account | 13,543.94 |

TOTAL ASSETS 13,543.94

LIABILITIES & EQUITY

| | |
|-----------------------|-----------|
| Equity | |
| 300 Net Income | 13,553.94 |
| 301 Retained Earnings | -10.00 |
| Total Equity | 13,543.94 |

TOTAL LIABILITIES & EQUITY 13,543.94

Profit & Loss

Property: Bergamont MM

08/01/21 - 08/31/21 (cash basis)

| | <u>Amount</u> |
|---------------------------------|--------------------|
| INCOME | |
| 3000 Miscellaneous Income | |
| 3500 Interest Income | <u>0.59</u> |
| 3000 Total Miscellaneous Income | <u>0.59</u> |
| TOTAL INCOME | <u>0.59</u> |
| NET INCOME | <u>0.59</u> |

NET INCOME SUMMARY

| | |
|-------------------|--------------------|
| Income | 0.59 |
| Expense | <u>0.00</u> |
| NET INCOME | <u>0.59</u> |

Budget Comparison

Property: Bergamont Senior Townhomes

Comparison Periods: 01/01/21 - 08/31/21 and 01/01/21 - 12/31/21 (cash basis)

| | Actual 01/01/21 - 08/31/21 | Budget 01/21 - 08/21 | \$ Change | % Change | Actual YTD 01/01/21 - 12/31/21 | Budget YTD 01/21 - 12/21 | \$ Change | % Change |
|------------------------------------|-------------------------------|-------------------------|------------------|----------------|-----------------------------------|-----------------------------|-------------------|----------------|
| INCOME | | | | | | | | |
| 1000 Condo Fee Income | 38,895.98 | 38,895.98 | 0.00 | 0.0 % | 39,170.98 | 58,695.98 | -19,525.00 | -33.3 % |
| 6180 Special Assessment | 2,100.06 | 0.00 | 2,100.06 | | 2,100.06 | 0.00 | 2,100.06 | |
| TOTAL INCOME | 40,996.04 | 38,895.98 | 2,100.06 | 5.4 % | 41,271.04 | 58,695.98 | -17,424.94 | -29.7 % |
| EXPENSE | | | | | | | | |
| 10000 Repairs & Maintenance | | | | | | | | |
| 10101 Preventative Maintenance | 105.00 | 0.00 | 105.00 | | 105.00 | 0.00 | 105.00 | |
| 10102 Deck Staining | 2,346.31 | 0.00 | 2,346.31 | | 2,346.31 | 0.00 | 2,346.31 | |
| 10000 Other Repairs & Maintenance | 255.00 | 4,000.00 | -3,745.00 | -93.6 % | 255.00 | 6,000.00 | -5,745.00 | -95.8 % |
| 10000 Total Repairs & Maintenance | 2,706.31 | 4,000.00 | -1,293.69 | -32.3 % | 2,706.31 | 6,000.00 | -3,293.69 | -54.9 % |
| 12000 Snow Removal | 7,240.00 | 6,600.00 | 640.00 | 9.7 % | 7,240.00 | 11,000.00 | -3,760.00 | -34.2 % |
| 13000 Lawn Care & Landscaping | 6,685.48 | 6,000.00 | 685.48 | 11.4 % | 6,685.48 | 8,500.00 | -1,814.52 | -21.3 % |
| 16000 Insurance | 6,919.50 | 6,566.68 | 352.82 | 5.4 % | 6,919.50 | 9,850.00 | -2,930.50 | -29.8 % |
| 17000 Management Fees | 2,940.00 | 2,961.00 | -21.00 | -0.7 % | 3,309.50 | 4,473.00 | -1,163.50 | -26.0 % |
| 18000 Trash Removal & Recycling | 1,396.41 | 2,333.36 | -936.95 | -40.2 % | 1,396.41 | 3,500.00 | -2,103.59 | -60.1 % |
| 24000 Legal & Accounting | 1,285.00 | 1,000.00 | 285.00 | 28.5 % | 1,285.00 | 1,500.00 | -215.00 | -14.3 % |
| 29000 Postage | 0.00 | 50.00 | -50.00 | -100.0 % | 0.00 | 75.00 | -75.00 | -100.0 % |
| 37000 Pest Control | 0.00 | 166.68 | -166.68 | -100.0 % | 0.00 | 250.00 | -250.00 | -100.0 % |
| 41000 Taxes | 250.00 | 350.00 | -100.00 | -28.6 % | 250.00 | 350.00 | -100.00 | -28.6 % |
| TOTAL EXPENSE | 29,422.70 | 30,027.72 | -605.02 | -2.0 % | 29,792.20 | 45,498.00 | -15,705.80 | -34.5 % |
| NOI | 11,573.34 | 8,868.26 | 2,705.08 | 30.5 % | 11,478.84 | 13,197.98 | -1,719.14 | -13.0 % |
| NON OPERATING EXPENSE | | | | | | | | |
| 49000 Reserve Fund Contribution | 15,000.00 | 19,262.00 | -4,262.00 | -22.1 % | 15,000.00 | 23,893.00 | -8,893.00 | -37.2 % |
| TOTAL NON OPERATING EXPENSE | 15,000.00 | 19,262.00 | -4,262.00 | -22.1 % | 15,000.00 | 23,893.00 | -8,893.00 | -37.2 % |
| NET INCOME | -3,426.66 | -10,393.74 | 6,967.08 | 67.0 % | -3,521.16 | -10,695.02 | 7,173.86 | 67.1 % |
| NET INCOME SUMMARY | | | | | | | | |
| Income | 40,996.04 | 38,895.98 | 2,100.06 | 5.4 % | 41,271.04 | 58,695.98 | -17,424.94 | -29.7 % |
| Expense | -29,422.70 | -30,027.72 | 605.02 | 2.0 % | -29,792.20 | -45,498.00 | 15,705.80 | 34.5 % |
| Other Income & Expense | 0.00 | 0.00 | 0.00 | | 0.00 | 0.00 | 0.00 | |
| Non Operating Expense | -15,000.00 | -19,262.00 | 4,262.00 | 22.1 % | -15,000.00 | -23,893.00 | 8,893.00 | 37.2 % |
| NET INCOME | -3,426.66 | -10,393.74 | 6,967.08 | 67.0 % | -3,521.16 | -10,695.02 | 7,173.86 | 67.1 % |

| Actual 01/01/21 - 08/31/21 | Budget 01/21 - 08/21 | \$ Change | % Change | Actual YTD 01/01/21 - 12/31/21 | Budget YTD 01/21 - 12/21 | \$ Change | % Change |
|--------------------------------------|--------------------------------|------------------|-----------------|--|------------------------------------|------------------|-----------------|
|--------------------------------------|--------------------------------|------------------|-----------------|--|------------------------------------|------------------|-----------------|