

## Bank Reconciliation Report

Bergamont Operating  
 Reconciled on: 03/01/21

### Deposits

Date	Ref #	Details	Amount
02/01/21	D20547	Bank Deposit: Condo Fee-Tucker	275.00
02/05/21	D20726	Bank Deposit: February 2021	4,125.00
02/23/21	D20845	Bank Deposit	275.00
			<b>4,675.00</b>

### Payments

Date	Ref #	Details	Amount
02/01/21	1118	Bruner Realty & Management, Inc	357.00
02/03/21	E-Check	Arrowhead General Insurance Agency, Inc.	765.27
02/15/21	1119	Borakove Osman, LLC	1,250.00
02/15/21	1120	Alt's Operation LLC	2,200.00
02/15/21	1121	Bruner Realty & Management, Inc	60.00
			<b>4,632.27</b>

### Outstanding Payments

Date	Ref #	Details	Amount
02/26/21	1122	Alt's Operation LLC	450.00
03/01/21	1123	Bruner Realty & Management, Inc	357.00
03/01/21	ACH	Arrowhead General Insurance Agency, Inc.	757.45
			<b>1,564.45</b>

### Summary

<b>Beginning Balance:</b>	2,827.05
<b>+ Selected Deposits (3)</b>	4,675.00
<b>- Selected Payments (5)</b>	4,632.27
<b>Ending Balance:</b>	2,869.78
<b>Goal:</b>	2,869.78
<b>Difference:</b>	0.00

<b>Reconciled Balance</b>	2,869.78
<b>+ Uncleared Deposits</b>	0.00
<b>- Outstanding Checks</b>	1,564.45
<b>Register Balance</b>	1,305.33



# CAPITOL BANK

710 N. High Point Road | Madison, WI 53717

## Statement Ending 02/26/2021

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

### Managing Your Accounts



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### Summary of Accounts

Account Type	Account Number	Ending Balance
FREE BUSINESS CHKNG	XXXXXX4491	\$2,869.78

### FREE BUSINESS CHKNG-XXXXXX4491

#### Account Summary

Date	Description	Amount
01/30/2021	Beginning Balance	\$2,827.05
	3 Credit(s) This Period	\$4,675.00
	5 Debit(s) This Period	\$4,632.27
02/26/2021	Ending Balance	\$2,869.78

#### Account Activity

Post Date	Description	Debits	Credits	Balance
01/30/2021	Beginning Balance			\$2,827.05
02/01/2021	DEPOSIT		\$275.00	\$3,102.05
02/01/2021	CHECK # 1118	\$357.00		\$2,745.05
02/04/2021	ARROWHEAD AGIAPAY SAB0030437	\$765.27		\$1,979.78
02/05/2021	BRUNER REALTY Condo Dues XXXXX2806		\$4,125.00	\$6,104.78
02/16/2021	CHECK # 1121	\$60.00		\$6,044.78
02/19/2021	CHECK # 1120	\$2,200.00		\$3,844.78
02/23/2021	DEPOSIT		\$275.00	\$4,119.78
02/24/2021	CHECK # 1119	\$1,250.00		\$2,869.78
02/26/2021	Ending Balance			\$2,869.78

#### Checks Cleared

Check #	Date	Amount	Check #	Date	Amount
1118	02/01/2021	\$357.00	1120	02/19/2021	\$2,200.00
1119	02/24/2021	\$1,250.00	1121	02/16/2021	\$60.00

\* Indicates skipped check number



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

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
02/01/2021	\$2,745.05	02/16/2021	\$6,044.78	02/24/2021	\$2,869.78
02/04/2021	\$1,979.78	02/19/2021	\$3,844.78		
02/05/2021	\$6,104.78	02/23/2021	\$4,119.78		

**Overdraft and Returned Item Fees**

	<b>Total for this period</b>	<b>Total year-to-date</b>	<b>Previous year-to-date</b>
<b>Total Overdraft Fees</b>	\$0.00	\$0.00	\$0.00
<b>Total Returned Item Fees</b>	\$0.00	\$0.00	\$0.00

# Bank Reconciliation Report

Bergamont MM Reserve Account

Reconciled on: 03/01/21

## Deposits

Date	Ref #	Details	Amount
02/26/21	D20844	Bank Deposit	0.38
			<b>0.38</b>

## Summary

Beginning Balance:	10,000.31
+ Selected Deposits (1)	0.38
- Selected Payments (0)	0.00
Ending Balance:	10,000.69
Goal:	10,000.69
Difference:	0.00

Reconciled Balance	10,000.69
+ Uncleared Deposits	0.00
- Outstanding Checks	0.00
Register Balance	10,000.69



# CAPITOL BANK

710 N. High Point Road | Madison, WI 53717

## Statement Ending 02/26/2021

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	\$10,000.69

### BUS MM INVESTMENT-XXXXXX4505

#### Account Summary

Date	Description	Amount
01/30/2021	Beginning Balance	\$10,000.31
	1 Credit(s) This Period	\$0.38
	0 Debit(s) This Period	\$0.00
02/26/2021	Ending Balance	\$10,000.69

#### Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.05%
Interest Days	28
Interest Earned	\$0.38
Interest Paid This Period	\$0.38
Interest Paid Year-to-Date	\$0.69
Minimum Balance	\$10,000.31
Average Ledger Balance	\$10,000.31

#### Account Activity

Post Date	Description	Debits	Credits	Balance
01/30/2021	Beginning Balance			\$10,000.31
02/26/2021	INTEREST		\$0.38	\$10,000.69
02/26/2021	Ending Balance			\$10,000.69

#### Daily Balances

Date	Amount
02/26/2021	\$10,000.69

#### Overdraft and Returned Item Fees

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



# Balance Sheet

Property: Bergamont Senior Townhomes

As of 02/28/21 (cash basis)

## ASSETS

### Bank Account

1264 Bergamont Operating

2,419.78

1265 Bergamont MM Reserve Account

10,000.69

Total Bank Account

12,420.47

## TOTAL ASSETS

12,420.47

## LIABILITIES & EQUITY

### Equity

300 Net Income

797.56

301 Retained Earnings

11,622.91

Total Equity

12,420.47

## TOTAL LIABILITIES & EQUITY

12,420.47

# Profit & Loss

Property: Bergamont Senior Townhomes

02/01/21 - 02/28/21 (cash basis)

	<u>Amount</u>
<b>INCOME</b>	
1000 Condo Fee Income	4,725.00
3000 Miscellaneous Income	
3500 Interest Income	0.38
3000 Total Miscellaneous Income	<u>0.38</u>
8000 Unallocated Prepays	<u>-50.00</u>
<b>TOTAL INCOME</b>	<b>4,675.38</b>
<b>EXPENSE</b>	
10000 Repairs & Maintenance	
10101 Preventative Maintenance	60.00
10000 Total Repairs & Maintenance	<u>60.00</u>
12000 Snow Removal	2,650.00
16000 Insurance	765.27
17000 Management Fees	357.00
24000 Legal & Accounting	<u>1,250.00</u>
<b>TOTAL EXPENSE</b>	<b>5,082.27</b>
<b>NET INCOME</b>	<b>-406.89</b>

## NET INCOME SUMMARY

Income	4,675.38
Expense	<u>-5,082.27</u>
<b>NET INCOME</b>	<b><u>-406.89</u></b>

# Budget Comparison

Property: Bergamont Senior Townhomes

Comparison Periods: 02/01/21 - 02/28/21 and 01/01/21 - 02/28/21 (cash basis)

	Actual 02/01/21 - 02/28/21	Budget 02/21 - 02/21	\$ Change	% Change	Actual YTD 01/01/21 - 02/28/21	Budget YTD 01/21 - 02/21	\$ Change	% Change
<b>INCOME</b>								
1000 Condo Fee Income	4,725.00	4,725.00	0.00	0.0 %	9,225.00	9,225.00	0.00	0.0 %
3000 Miscellaneous Income								
3500 Interest Income	0.38	0.00	0.38		0.69	0.00	0.69	
3900 Reserve Fund Contribution	0.00	1,157.75	-1,157.75	-100.0 %	10,000.00	12,315.50	-2,315.50	-18.8 %
3000 Total Miscellaneous Income	0.38	1,157.75	-1,157.37	-100.0 %	10,000.69	12,315.50	-2,314.81	-18.8 %
8000 Unallocated Prepays	-50.00	0.00	-50.00		0.00	0.00	0.00	
<b>TOTAL INCOME</b>	<b>4,675.38</b>	<b>5,882.75</b>	<b>-1,207.37</b>	<b>-20.5 %</b>	<b>19,225.69</b>	<b>21,540.50</b>	<b>-2,314.81</b>	<b>-10.7 %</b>
<b>EXPENSE</b>								
10000 Repairs & Maintenance								
10101 Preventative Maintenance	60.00	0.00	60.00		105.00	0.00	105.00	
10000 Other Repairs & Maintenance	0.00	500.00	-500.00	-100.0 %	0.00	1,000.00	-1,000.00	-100.0 %
10000 Total Repairs & Maintenance	60.00	500.00	-440.00	-88.0 %	105.00	1,000.00	-895.00	-89.5 %
12000 Snow Removal	2,650.00	2,200.00	450.00	20.5 %	4,850.00	4,400.00	450.00	10.2 %
16000 Insurance	765.27	820.84	-55.57	-6.8 %	1,540.13	1,641.68	-101.55	-6.2 %
17000 Management Fees	357.00	357.00	0.00	0.0 %	693.00	693.00	0.00	0.0 %
18000 Trash Removal & Recycling	0.00	291.67	-291.67	-100.0 %	0.00	583.34	-583.34	-100.0 %
24000 Legal & Accounting	1,250.00	125.00	1,125.00	900.0 %	1,250.00	250.00	1,000.00	400.0 %
29000 Postage	0.00	6.25	-6.25	-100.0 %	0.00	12.50	-12.50	-100.0 %
37000 Pest Control	0.00	20.84	-20.84	-100.0 %	0.00	41.68	-41.68	-100.0 %
40000 Bank Service Charge	0.00	0.00	0.00		-10.00	0.00	-10.00	
<b>TOTAL EXPENSE</b>	<b>5,082.27</b>	<b>4,321.60</b>	<b>760.67</b>	<b>17.6 %</b>	<b>8,428.13</b>	<b>8,622.20</b>	<b>-194.07</b>	<b>-2.3 %</b>
<b>NOI</b>	<b>-406.89</b>	<b>1,561.15</b>	<b>-1,968.04</b>	<b>-126.1 %</b>	<b>10,797.56</b>	<b>12,918.30</b>	<b>-2,120.74</b>	<b>-16.4 %</b>
<b>NON OPERATING EXPENSE</b>								
49000 Reserve Fund Contribution	0.00	1,157.75	-1,157.75	-100.0 %	10,000.00	12,315.50	-2,315.50	-18.8 %
<b>TOTAL NON OPERATING EXPENSE</b>	<b>0.00</b>	<b>1,157.75</b>	<b>-1,157.75</b>	<b>-100.0 %</b>	<b>10,000.00</b>	<b>12,315.50</b>	<b>-2,315.50</b>	<b>-18.8 %</b>
<b>NET INCOME</b>	<b>-406.89</b>	<b>403.40</b>	<b>-810.29</b>	<b>-200.9 %</b>	<b>797.56</b>	<b>602.80</b>	<b>194.76</b>	<b>32.3 %</b>



**NET INCOME SUMMARY**

	Actual 02/01/21 - 02/28/21	Budget 02/21 - 02/21	\$ Change	% Change	Actual YTD 01/01/21 - 02/28/21	Budget YTD 01/21 - 02/21	\$ Change	% Change
Income	4,675.38	5,882.75	-1,207.37	-20.5 %	19,225.69	21,540.50	-2,314.81	-10.7 %
Expense	-5,082.27	-4,321.60	-760.67	17.6 %	-8,428.13	-8,622.20	194.07	2.3 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	0.00	-1,157.75	1,157.75	100.0 %	-10,000.00	-12,315.50	2,315.50	18.8 %
<b>NET INCOME</b>	<b>-406.89</b>	<b>403.40</b>	<b>-810.29</b>	<b>-200.9 %</b>	<b>797.56</b>	<b>602.80</b>	<b>194.76</b>	<b>32.3 %</b>