

# Bank Reconciliation Report

Bergamont Operating  
Reconciled on: 12/06/21

## Deposits

Date	Ref #	Details	Amount
11/05/21	D23265	Bank Deposit	275.00
11/05/21	D23284	Bank Deposit: Nov.21 ACH	4,675.00
			<b>4,950.00</b>

## Payments

Date	Ref #	Details	Amount
11/05/21	1152	Bruner Realty & Management, Inc	378.00
11/05/21	1154	Alt's Operation LLC	2,225.58
11/19/21	ACH	Arrowhead General Insurance Agency, Inc.	2,297.00
11/23/21	ACH	Waste Management	376.36
			<b>5,276.94</b>

## Outstanding Deposits

Date	Ref #	Details	Amount
12/02/21	D23496	Bank Deposit	275.00
			<b>275.00</b>

## Outstanding Payments

Date	Ref #	Details	Amount
11/05/21	1153	Snyder & Associates Inc.	422.74
12/02/21	transfer	Bruner Realty & Management, Inc	378.00
12/02/21	1155	Alt's Operation LLC	2,200.00
			<b>3,000.74</b>

## Summary

Beginning Balance:	5,505.29
+ Selected Deposits (2)	4,950.00
- Selected Payments (4)	5,276.94
<b>Ending Balance:</b>	<b>5,178.35</b>
<b>Goal:</b>	<b>5,178.35</b>
<b>Difference:</b>	<b>0.00</b>

Reconciled Balance	5,178.35
+ Uncleared Deposits	275.00
- Outstanding Checks	3,000.74
<b>Register Balance</b>	<b>2,452.61</b>



# CAPITOL BANK

710 N. High Point Road | Madison, WI 53717

## Statement Ending 11/30/2021

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	\$5,178.35

### FREE BUSINESS CHKNG-XXXXXX4491

#### Account Summary

Date	Description	Amount
10/30/2021	Beginning Balance	\$5,505.29
	2 Credit(s) This Period	\$4,950.00
	4 Debit(s) This Period	\$5,276.94
11/30/2021	Ending Balance	\$5,178.35

#### Account Activity

Post Date	Description	Debits	Credits	Balance
10/30/2021	Beginning Balance			\$5,505.29
11/05/2021	DEPOSIT		\$275.00	\$5,780.29
11/05/2021	BRUNER REALTY Condo Dues XXXXX2806		\$4,675.00	\$10,455.29
11/05/2021	CHECK # 1152	\$378.00		\$10,077.29
11/09/2021	CHECK # 1154	\$2,225.58		\$7,851.71
11/22/2021	ARROWHEAD AGIAPAY SAB0030437	\$2,297.00		\$5,554.71
11/24/2021	WASTE MANAGEMENT INTERNET 043000093191720	\$376.36		\$5,178.35
11/30/2021	Ending Balance			\$5,178.35

#### Checks Cleared

Check #	Date	Amount	Check #	Date	Amount
1152	11/05/2021	\$378.00	1154*	11/09/2021	\$2,225.58

\* Indicates skipped check number

#### Daily Balances

Date	Amount	Date	Amount
11/05/2021	\$10,077.29	11/22/2021	\$5,554.71
11/09/2021	\$7,851.71	11/24/2021	\$5,178.35



# Bank Reconciliation Report

Bergamont MM Reserve Account

Reconciled on: 12/06/21

## Deposits

Date	Ref #	Details	Amount
11/30/21	D23555	Bank Deposit	0.77
			<b>0.77</b>

## Summary

<b>Beginning Balance:</b>	17,545.25
<b>+ Selected Deposits (1)</b>	0.77
<b>- Selected Payments (0)</b>	0.00
<b>Ending Balance:</b>	17,546.02
<b>Goal:</b>	17,546.02
<b>Difference:</b>	0.00

<b>Reconciled Balance</b>	17,546.02
<b>+ Uncleared Deposits</b>	0.00
<b>- Outstanding Checks</b>	0.00
<b>Register Balance</b>	17,546.02



# CAPITOL BANK

710 N. High Point Road | Madison, WI 53717

## Statement Ending 11/30/2021

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

### Managing Your Accounts



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### Summary of Accounts

Account Type	Account Number	Ending Balance
BUS MM INVESTMENT	XXXXXX4505	\$17,546.02

### BUS MM INVESTMENT-XXXXXX4505

#### Account Summary

Date	Description	Amount
10/30/2021	Beginning Balance	\$17,545.25
	1 Credit(s) This Period	\$0.77
	0 Debit(s) This Period	\$0.00
11/30/2021	Ending Balance	\$17,546.02

#### Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.05%
Interest Days	32
Interest Earned	\$0.77
Interest Paid This Period	\$0.77
Interest Paid Year-to-Date	\$5.27
Minimum Balance	\$17,545.25
Average Ledger Balance	\$17,545.25

#### Account Activity

Post Date	Description	Debits	Credits	Balance
10/30/2021	Beginning Balance			\$17,545.25
11/30/2021	INTEREST		\$0.77	\$17,546.02
11/30/2021	Ending Balance			\$17,546.02

#### Daily Balances

Date	Amount
11/30/2021	\$17,546.02

#### 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 11/30/21 (cash basis)

## ASSETS

Bank Account	
1264 Bergamont Operating	4,755.61
Total Bank Account	<u>4,755.61</u>

**TOTAL ASSETS** 4,755.61

## LIABILITIES & EQUITY

Equity	
300 Net Income	-6,877.30
301 Retained Earnings	<u>11,632.91</u>
Total Equity	<u>4,755.61</u>

**TOTAL LIABILITIES & EQUITY** 4,755.61

# Balance Sheet

Property: Bergamont MM

As of 11/30/21 (cash basis)

## ASSETS

Bank Account	
1265 Bergamont MM Reserve Account	17,546.02
Total Bank Account	17,546.02

**TOTAL ASSETS** 17,546.02

## LIABILITIES & EQUITY

Equity	
300 Net Income	17,556.02
301 Retained Earnings	-10.00
Total Equity	17,546.02

**TOTAL LIABILITIES & EQUITY** 17,546.02

# Profit & Loss

Property: Bergamont Senior Townhomes

11/01/21 - 11/30/21 (cash basis)

	<u>Amount</u>
<b>INCOME</b>	
1000 Condo Fee Income	4,950.00
<b>TOTAL INCOME</b>	<b>4,950.00</b>
<b>EXPENSE</b>	
10000 Repairs & Maintenance	422.74
12000 Snow Removal	2,200.00
13000 Lawn Care & Landscaping	25.58
16000 Insurance	2,297.00
17000 Management Fees	378.00
18000 Trash Removal & Recycling	376.36
<b>TOTAL EXPENSE</b>	<b>5,699.68</b>
<b>NET INCOME</b>	<b>-749.68</b>

## NET INCOME SUMMARY

Income	4,950.00
Expense	-5,699.68
<b>NET INCOME</b>	<b>-749.68</b>

# Profit & Loss

Property: Bergamont MM

11/01/21 - 11/30/21 (cash basis)

	<u>Amount</u>
<b>INCOME</b>	
3000 Miscellaneous Income	
3500 Interest Income	<u>0.77</u>
3000 Total Miscellaneous Income	<u>0.77</u>
<b>TOTAL INCOME</b>	<u>0.77</u>
<b>NET INCOME</b>	<u>0.77</u>

## NET INCOME SUMMARY

Income	0.77
Expense	<u>0.00</u>
<b>NET INCOME</b>	<u><u>0.77</u></u>



# Budget Comparison

Property: Bergamont Senior Townhomes

Comparison Periods: 01/01/21 - 11/30/21 and 01/01/21 - 12/31/21 (cash basis)

	Actual 01/01/21 - 11/30/21	Budget 01/21 - 11/21	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
<b>INCOME</b>								
1000 Condo Fee Income	53,745.98	53,745.98	0.00	0.0 %	54,020.98	58,695.98	-4,675.00	-8.0 %
6180 Special Assessment	2,100.06	0.00	2,100.06		2,100.06	0.00	2,100.06	
<b>TOTAL INCOME</b>	<b>55,846.04</b>	<b>53,745.98</b>	<b>2,100.06</b>	<b>3.9 %</b>	<b>56,121.04</b>	<b>58,695.98</b>	<b>-2,574.94</b>	<b>-4.4 %</b>
<b>EXPENSE</b>								
10000 Repairs & Maintenance								
10101 Preventative Maintenance	105.00	0.00	105.00		105.00	0.00	105.00	
10102 Deck Staining	4,126.94	0.00	4,126.94		4,126.94	0.00	4,126.94	
10000 Other Repairs & Maintenance	2,722.74	5,500.00	-2,777.26	-50.5 %	2,722.74	6,000.00	-3,277.26	-54.6 %
10000 Total Repairs & Maintenance	6,954.68	5,500.00	1,454.68	26.4 %	6,954.68	6,000.00	954.68	15.9 %
12000 Snow Removal	9,440.00	8,800.00	640.00	7.3 %	11,640.00	11,000.00	640.00	5.8 %
13000 Lawn Care & Landscaping	9,708.06	8,500.00	1,208.06	14.2 %	9,708.06	8,500.00	1,208.06	14.2 %
16000 Insurance	9,216.50	9,029.17	187.33	2.1 %	9,216.50	9,850.00	-633.50	-6.4 %
17000 Management Fees	4,065.50	4,095.00	-29.50	-0.7 %	4,443.50	4,473.00	-29.50	-0.7 %
18000 Trash Removal & Recycling	2,793.60	3,208.34	-414.74	-12.9 %	2,793.60	3,500.00	-706.40	-20.2 %
24000 Legal & Accounting	1,295.00	1,375.00	-80.00	-5.8 %	1,295.00	1,500.00	-205.00	-13.7 %
29000 Postage	0.00	68.75	-68.75	-100.0 %	0.00	75.00	-75.00	-100.0 %
37000 Pest Control	0.00	229.17	-229.17	-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 %
<b>TOTAL EXPENSE</b>	<b>43,723.34</b>	<b>41,155.43</b>	<b>2,567.91</b>	<b>6.2 %</b>	<b>46,301.34</b>	<b>45,498.00</b>	<b>803.34</b>	<b>1.8 %</b>
<b>NOI</b>	<b>12,122.70</b>	<b>12,590.55</b>	<b>-467.85</b>	<b>-3.7 %</b>	<b>9,819.70</b>	<b>13,197.98</b>	<b>-3,378.28</b>	<b>-25.6 %</b>
<b>NON OPERATING EXPENSE</b>								
49000 Reserve Fund Contribution	19,000.00	22,735.25	-3,735.25	-16.4 %	19,000.00	23,893.00	-4,893.00	-20.5 %
<b>TOTAL NON OPERATING EXPENSE</b>	<b>19,000.00</b>	<b>22,735.25</b>	<b>-3,735.25</b>	<b>-16.4 %</b>	<b>19,000.00</b>	<b>23,893.00</b>	<b>-4,893.00</b>	<b>-20.5 %</b>
<b>NET INCOME</b>	<b>-6,877.30</b>	<b>-10,144.70</b>	<b>3,267.40</b>	<b>32.2 %</b>	<b>-9,180.30</b>	<b>-10,695.02</b>	<b>1,514.72</b>	<b>14.2 %</b>
<b>NET INCOME SUMMARY</b>								
Income	55,846.04	53,745.98	2,100.06	3.9 %	56,121.04	58,695.98	-2,574.94	-4.4 %
Expense	-43,723.34	-41,155.43	-2,567.91	6.2 %	-46,301.34	-45,498.00	-803.34	1.8 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	-19,000.00	-22,735.25	3,735.25	16.4 %	-19,000.00	-23,893.00	4,893.00	20.5 %
<b>NET INCOME</b>	<b>-6,877.30</b>	<b>-10,144.70</b>	<b>3,267.40</b>	<b>32.2 %</b>	<b>-9,180.30</b>	<b>-10,695.02</b>	<b>1,514.72</b>	<b>14.2 %</b>

<b>Actual</b> 01/01/21 - 11/30/21	<b>Budget</b> 01/21 - 11/21	<b>\$ Change</b>	<b>% Change</b>	<b>Actual YTD</b> 01/01/21 - 12/31/21	<b>Budget YTD</b> 01/21 - 12/21	<b>\$ Change</b>	<b>% Change</b>
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