

**Bank Reconciliation Report**

Bergamont Operating

Reconciled on: 10/12/21

**Deposits**

Date	Ref #	Details	Amount
09/03/21	D22649	Bank Deposit	275.00
09/07/21	D22728	Bank Deposit: September 21 ACH	4,675.00
09/16/21	D22794	Bank Deposit: Alt's reimbursement for siding damage	55.00
			<b>5,005.00</b>

**Payments**

Date	Ref #	Details	Amount
09/02/21	1145	Bruner Realty & Management, Inc	369.50
09/02/21	ACH	Waste Management	348.32
09/10/21	1146	Alt's Operation LLC	1,266.00
09/21/21	transfer	Bergamont Senior Townhomes Condominiums	4,000.00
			<b>5,983.82</b>

**Outstanding Deposits**

Date	Ref #	Details	Amount
10/01/21	D23030	Bank Deposit	275.00
10/05/21	D23015	Bank Deposit: October 21 ACH	4,675.00
			<b>4,950.00</b>

**Outstanding Payments**

Date	Ref #	Details	Amount
09/10/21	1147	Snyder & Associates Inc.	2,100.00
10/01/21	ACH	Waste Management	331.32
10/01/21	1148	Bruner Realty & Management, Inc	378.00
			<b>2,809.32</b>

**Summary**

Beginning Balance:	8,206.25
+ Selected Deposits (3)	5,005.00
- Selected Payments (4)	5,983.82
Ending Balance:	7,227.43
Goal:	7,227.43
Difference:	0.00

Reconciled Balance	7,227.43
+ Uncleared Deposits	4,950.00
- Outstanding Checks	2,809.32
Register Balance	9,368.11



# CAPITOL BANK

710 N. High Point Road | Madison, WI 53717

## Statement Ending 09/30/2021

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	\$7,227.43

### FREE BUSINESS CHKNG-XXXXXX4491

#### Account Summary

Date	Description	Amount
09/01/2021	Beginning Balance	\$8,206.25
	3 Credit(s) This Period	\$5,005.00
	4 Debit(s) This Period	\$5,983.82
09/30/2021	Ending Balance	\$7,227.43

#### Account Activity

Post Date	Description	Debits	Credits	Balance
09/01/2021	Beginning Balance			\$8,206.25
09/02/2021	CHECK # 1145	\$369.50		\$7,836.75
09/03/2021	DEPOSIT		\$275.00	\$8,111.75
09/03/2021	WASTE MANAGEMENT INTERNET 043000099363408	\$348.32		\$7,763.43
09/07/2021	BRUNER REALTY Condo Dues XXXXX2806		\$4,675.00	\$12,438.43
09/14/2021	CHECK # 1146	\$1,266.00		\$11,172.43
09/16/2021	DEPOSIT		\$55.00	\$11,227.43
09/21/2021	OnLine Transfer to CHECKING 174505 on 9/21/21 at 11:14	\$4,000.00		\$7,227.43
09/30/2021	Ending Balance			\$7,227.43

#### Checks Cleared

Check #	Date	Amount	Check #	Date	Amount
1145	09/02/2021	\$369.50	1146	09/14/2021	\$1,266.00

\* Indicates skipped check number

#### Daily Balances

Date	Amount	Date	Amount	Date	Amount
09/02/2021	\$7,836.75	09/07/2021	\$12,438.43	09/16/2021	\$11,227.43
09/03/2021	\$7,763.43	09/14/2021	\$11,172.43	09/21/2021	\$7,227.43



# Bank Reconciliation Report

Bergamont MM Reserve Account

Reconciled on: 10/12/21

## Deposits

Date	Ref #	Details	Amount
09/21/21	D23070	Bank Deposit: Reserve Contribution	4,000.00
09/30/21	D23069	Bank Deposit: Sept. 2021 interest income	0.61
			<b>4,000.61</b>

## Summary

<b>Beginning Balance:</b>	13,543.94
<b>+ Selected Deposits (2)</b>	4,000.61
<b>- Selected Payments (0)</b>	0.00
<b>Ending Balance:</b>	17,544.55
<b>Goal:</b>	17,544.55
<b>Difference:</b>	0.00

<b>Reconciled Balance</b>	17,544.55
<b>+ Uncleared Deposits</b>	0.00
<b>- Outstanding Checks</b>	0.00
<b>Register Balance</b>	17,544.55



# CAPITOL BANK

710 N. High Point Road | Madison, WI 53717

RETURN SERVICE REQUESTED

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

## Statement Ending 09/30/2021

BERGAMONT SENIOR

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Account Number: XXXXXX4505

### Managing Your Accounts



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### Summary of Accounts

Account Type	Account Number	Ending Balance
BUS MM INVESTMENT	XXXXXX4505	\$17,544.55

### BUS MM INVESTMENT-XXXXXX4505

#### Account Summary

Date	Description	Amount
09/01/2021	Beginning Balance	\$13,543.94
	2 Credit(s) This Period	\$4,000.61
	0 Debit(s) This Period	\$0.00
09/30/2021	Ending Balance	\$17,544.55

#### Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.05%
Interest Days	30
Interest Earned	\$0.61
Interest Paid This Period	\$0.61
Interest Paid Year-to-Date	\$3.80
Minimum Balance	\$13,543.94
Average Ledger Balance	\$14,877.27

#### Account Activity

Post Date	Description	Debits	Credits	Balance
09/01/2021	Beginning Balance			\$13,543.94
09/21/2021	OnLine Transfer from FREE BUSINESS CHKNG 174491 on 9/21/21 at 11:14		\$4,000.00	\$17,543.94
09/30/2021	INTEREST		\$0.61	\$17,544.55
09/30/2021	Ending Balance			\$17,544.55

#### Daily Balances

Date	Amount	Date	Amount
09/21/2021	\$17,543.94	09/30/2021	\$17,544.55

#### 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

Properties: Bergamont MM, Bergamont Senior Townhomes  
As of 09/30/21 (cash basis)

## ASSETS

Bank Account	
1264 Bergamont Operating	5,127.43
1265 Bergamont MM Reserve Account	17,544.55
Total Bank Account	<u>22,671.98</u>

**TOTAL ASSETS** 22,671.98

## LIABILITIES & EQUITY

### Equity

300 Net Income	11,049.07
301 Retained Earnings	11,622.91

Total Equity 22,671.98

**TOTAL LIABILITIES & EQUITY** 22,671.98

# Profit & Loss

Property: Bergamont Senior Townhomes

09/01/21 - 09/30/21 (cash basis)

	<u>Amount</u>
<b>INCOME</b>	
1000 Condo Fee Income	4,950.00
<b>TOTAL INCOME</b>	<u>4,950.00</u>
<b>EXPENSE</b>	
10000 Repairs & Maintenance	2,045.00
13000 Lawn Care & Landscaping	1,266.00
17000 Management Fees	369.50
18000 Trash Removal & Recycling	348.32
<b>TOTAL EXPENSE</b>	<u>4,028.82</u>
<b>NOI</b>	<u>921.18</u>
<b>NON OPERATING EXPENSE</b>	
49000 Reserve Fund Contribution	4,000.00
<b>TOTAL NON OPERATING EXPENSE</b>	<u>4,000.00</u>
<b>NET INCOME</b>	<u><u>-3,078.82</u></u>

## NET INCOME SUMMARY

Income	4,950.00
Expense	<u>-4,028.82</u>
Net Operating Income	921.18
Non Operating Expense	<u>-4,000.00</u>
<b>NET INCOME</b>	<u><u>-3,078.82</u></u>

# Profit & Loss

Property: Bergamont MM

09/01/21 - 09/30/21 (cash basis)

	<u>Amount</u>
<b>INCOME</b>	
3000 Miscellaneous Income	
3500 Interest Income	0.61
3900 Reserve Fund Contribution	4,000.00
3000 Total Miscellaneous Income	<u>4,000.61</u>
<b>TOTAL INCOME</b>	<u>4,000.61</u>
<b>NET INCOME</b>	<u>4,000.61</u>

## NET INCOME SUMMARY

Income	4,000.61
Expense	<u>0.00</u>
<b>NET INCOME</b>	<u><u>4,000.61</u></u>

# Budget Comparison

Property: Bergamont Senior Townhomes

Comparison Periods: 01/01/21 - 12/31/21 and 01/01/21 - 09/30/21 (cash basis)

	Actual 01/01/21 - 12/31/21	Budget 01/21 - 12/21	\$ Change	% Change	Actual YTD 01/01/21 - 09/30/21	Budget YTD 01/21 - 09/21	\$ Change	% Change
<b>INCOME</b>								
1000 Condo Fee Income	48,795.98	58,695.98	-9,900.00	-16.9 %	43,845.98	43,845.98	0.00	0.0 %
6180 Special Assessment	2,100.06	0.00	2,100.06		2,100.06	0.00	2,100.06	
<b>TOTAL INCOME</b>	<b>50,896.04</b>	<b>58,695.98</b>	<b>-7,799.94</b>	<b>-13.3 %</b>	<b>45,946.04</b>	<b>43,845.98</b>	<b>2,100.06</b>	<b>4.8 %</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	2,346.31	0.00	2,346.31		2,346.31	0.00	2,346.31	
10000 Other Repairs & Maintenance	2,300.00	6,000.00	-3,700.00	-61.7 %	2,300.00	4,500.00	-2,200.00	-48.9 %
10000 Total Repairs & Maintenance	4,751.31	6,000.00	-1,248.69	-20.8 %	4,751.31	4,500.00	251.31	5.6 %
12000 Snow Removal	7,240.00	11,000.00	-3,760.00	-34.2 %	7,240.00	6,600.00	640.00	9.7 %
13000 Lawn Care & Landscaping	7,951.48	8,500.00	-548.52	-6.5 %	7,951.48	7,200.00	751.48	10.4 %
16000 Insurance	6,919.50	9,850.00	-2,930.50	-29.8 %	6,919.50	7,387.51	-468.01	-6.3 %
17000 Management Fees	3,687.50	4,473.00	-785.50	-17.6 %	3,309.50	3,339.00	-29.50	-0.9 %
18000 Trash Removal & Recycling	2,076.05	3,500.00	-1,423.95	-40.7 %	1,744.73	2,625.02	-880.29	-33.5 %
24000 Legal & Accounting	1,285.00	1,500.00	-215.00	-14.3 %	1,285.00	1,125.00	160.00	14.2 %
29000 Postage	0.00	75.00	-75.00	-100.0 %	0.00	56.25	-56.25	-100.0 %
37000 Pest Control	0.00	250.00	-250.00	-100.0 %	0.00	187.51	-187.51	-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>34,160.84</b>	<b>45,498.00</b>	<b>-11,337.16</b>	<b>-24.9 %</b>	<b>33,451.52</b>	<b>33,370.29</b>	<b>81.23</b>	<b>0.2 %</b>
<b>NOI</b>	<b>16,735.20</b>	<b>13,197.98</b>	<b>3,537.22</b>	<b>26.8 %</b>	<b>12,494.52</b>	<b>10,475.69</b>	<b>2,018.83</b>	<b>19.3 %</b>
<b>NON OPERATING EXPENSE</b>								
49000 Reserve Fund Contribution	19,000.00	23,893.00	-4,893.00	-20.5 %	19,000.00	20,419.75	-1,419.75	-7.0 %
<b>TOTAL NON OPERATING EXPENSE</b>	<b>19,000.00</b>	<b>23,893.00</b>	<b>-4,893.00</b>	<b>-20.5 %</b>	<b>19,000.00</b>	<b>20,419.75</b>	<b>-1,419.75</b>	<b>-7.0 %</b>
<b>NET INCOME</b>	<b>-2,264.80</b>	<b>-10,695.02</b>	<b>8,430.22</b>	<b>78.8 %</b>	<b>-6,505.48</b>	<b>-9,944.06</b>	<b>3,438.58</b>	<b>34.6 %</b>
<b>NET INCOME SUMMARY</b>								
Income	50,896.04	58,695.98	-7,799.94	-13.3 %	45,946.04	43,845.98	2,100.06	4.8 %
Expense	-34,160.84	-45,498.00	11,337.16	24.9 %	-33,451.52	-33,370.29	-81.23	0.2 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	-19,000.00	-23,893.00	4,893.00	20.5 %	-19,000.00	-20,419.75	1,419.75	7.0 %
<b>NET INCOME</b>	<b>-2,264.80</b>	<b>-10,695.02</b>	<b>8,430.22</b>	<b>78.8 %</b>	<b>-6,505.48</b>	<b>-9,944.06</b>	<b>3,438.58</b>	<b>34.6 %</b>



<b>Actual</b> 01/01/21 - 12/31/21	<b>Budget</b> 01/21 - 12/21	<b>\$ Change</b>	<b>% Change</b>	<b>Actual YTD</b> 01/01/21 - 09/30/21	<b>Budget YTD</b> 01/21 - 09/21	<b>\$ Change</b>	<b>% Change</b>
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