

Shaker Farms Condominiums Assoc., Inc.

Balance Sheet
As of 01/31/18

ASSETS

1010	Operating - Republic Bank	\$ 522.88	
1020	Reserve - Republic Bank	20,855.27	
1310	Assessments Receivable	13,737.37	
	TOTAL ASSETS		\$ 35,115.52

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$ 9,261.59	
3310	Prepaid Owner Assessments	1,965.50	
	Subtotal Current Liab.		\$ 11,227.09

RESERVES:

5015	Current Year -Reserve Transfer	\$ 2,099.84	
	Subtotal Reserves		\$ 2,099.84

EQUITY:

5510	Prior Year Net Inc./Loss	\$ 28,058.25	
	Current Year Net Income/(Loss)	(6,269.66)	
	Subtotal Equity		\$ 21,788.59
	TOTAL LIABILITIES & EQUITY		\$ 35,115.52

Shaker Farms Condominiums Assoc., Inc.

Income/Expense Statement
Period: 01/01/18 to 01/31/18

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06310	Condominium Fees	11,000.00	11,000.00	.00	11,000.00	11,000.00	.00	132,000.00
06340	Late Fee Income	(25.00)	15.00	(40.00)	(25.00)	15.00	(40.00)	180.00
06910	Interest Income	2.28	.00	2.28	2.28	.00	2.28	.00
	Subtotal Income	10,977.28	11,015.00	(37.72)	10,977.28	11,015.00	(37.72)	132,180.00
EXPENSES								
General & Administrative								
07010	Management Fees	600.00	600.00	.00	600.00	600.00	.00	7,200.00
07160	Professional/Legal Fees	.00	208.33	208.33	.00	208.33	208.33	2,500.00
07310	Insurance Expense	925.96	1,333.33	407.37	925.96	1,333.33	407.37	16,000.00
07320	Office Supplies	54.53	66.67	12.14	54.53	66.67	12.14	800.00
07430	Taxes	.00	.00	.00	.00	.00	.00	100.00
	General & Administrative	1,580.49	2,208.33	627.84	1,580.49	2,208.33	627.84	26,600.00
Utilities								
08910	Gas & Electricity	461.93	508.33	46.40	461.93	508.33	46.40	6,100.00
08930	Water & Sewer	4,377.03	4,500.00	122.97	4,377.03	4,500.00	122.97	27,000.00
	Utilities	4,838.96	5,008.33	169.37	4,838.96	5,008.33	169.37	33,100.00
Maintenance								
09110	Gen. Maint. & Repair	6,842.65	1,333.33	(5,509.32)	6,842.65	1,333.33	(5,509.32)	16,000.00
09610	Lawn Maint. & Landscaping	.00	1,666.67	1,666.67	.00	1,666.67	1,666.67	20,000.00
09700	Trash Removal	.00	365.16	365.16	.00	365.16	365.16	4,381.92
09750	Pest Control	1,885.00	1,900.00	15.00	1,885.00	1,900.00	15.00	1,900.00
09800	Snow Removal	.00	2,000.00	2,000.00	.00	2,000.00	2,000.00	5,000.00
	Maintenance	8,727.65	7,265.16	(1,462.49)	8,727.65	7,265.16	(1,462.49)	47,281.92
Reserves								
09910	Reserve Transfer	2,099.84	2,099.84	.00	2,099.84	2,099.84	.00	25,198.08
	Reserves	2,099.84	2,099.84	.00	2,099.84	2,099.84	.00	25,198.08
	TOTAL EXPENSES	17,246.94	16,581.66	(665.28)	17,246.94	16,581.66	(665.28)	132,180.00
	Current Year Net Income/(loss)	(6,269.66)	(5,566.66)	(703.00)	(6,269.66)	(5,566.66)	(703.00)	.00

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