

SPRING ARBOR CONDOMINIUM ASSOC.
BALANCE SHEET
DECEMBER 31, 2014

ASSETS

CURRENT ASSETS		
REPUBLIC BANK	\$	<u>9,508.36</u>
TOTAL CURRENT ASSETS		9,508.36
RESERVES		
REPUBLIC BANK RESERVE/SPECIAL		103,977.39
REPUBLIC BK CD [.252, 5/16]		44,754.14
REPUBLIC BK CD [.607, 8/17]]		44,207.69
PNC [...7031] /NCB [. .86]		<u>39,499.21</u>
TOTAL RESERVES		232,438.43
TOTAL ASSETS	\$	<u><u>241,946.79</u></u>

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
TOTAL CURRENT LIABILITIES		<u>0.00</u>
TOTAL LIABILITIES		0.00
CAPITAL		
RETAINED EARNINGS	\$	217,620.04
RESERVE TRANSFERS		36,978.00
CURRENT PROV. EQUITY RESERVE		<u>(12,651.25)</u>
TOTAL CAPITAL		<u>241,946.79</u>
TOTAL LIABILITIES & CAPITAL	\$	<u><u>241,946.79</u></u>

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

SPRING ARBOR CONDOMINIUM ASSOC.
STATEMENT OF OPERATIONS
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2014

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
REVENUES						
MAINTENANCE FEES	\$ 15,693.00	\$ 16,004.00	\$ 192,439.00	\$ 192,048.00	391.00	\$ 192,048.00
LATE FEES	0.00	0.00	115.60	0.00	115.60	0.00
INTEREST INCOME	10.94	33.37	263.25	400.00	(136.75)	400.00
TOTAL REVENUES	15,703.94	16,037.37	192,817.85	192,448.00	369.85	192,448.00
EXPENSES						
MANAGEMENT & ADMINISTRATIVE						
MANAGEMENT FEES	921.00	921.00	11,052.00	11,052.00	0.00	11,052.00
PROFESSIONAL SERVICE/LEGAL FEE	0.00	83.34	0.00	1,000.00	(1,000.00)	1,000.00
ACCOUNTING FEES	0.00	108.34	1,265.00	1,300.00	(35.00)	1,300.00
OFFICE SUPPLIES	0.00	33.34	149.38	400.00	(250.62)	400.00
TOTAL MANAGEMENT & ADMIN.	921.00	1,146.02	12,466.38	13,752.00	(1,285.62)	13,752.00
UTILITIES						
GAS & ELECTRIC	33.86	32.08	438.35	385.00	53.35	385.00
WATER & SEWER	6,232.60	7,416.65	42,358.33	44,500.00	(2,141.67)	44,500.00
TRASH REMOVAL	544.00	544.00	6,269.99	6,528.00	(258.01)	6,528.00
TOTAL UTILITIES	6,810.46	7,992.73	49,066.67	51,413.00	(2,346.33)	51,413.00
GROUNDS						
LANDSCAPING CONTINGENCIES	500.00	83.34	4,450.00	1,000.00	3,450.00	1,000.00
LANDSCAPING PROJECTS	0.00	166.67	2,300.00	2,000.00	300.00	2,000.00
LANDSCAPING CONTRACTUAL	3,277.50	3,277.50	40,975.00	39,330.00	1,645.00	39,330.00
ARBORIST	0.00	333.34	3,425.00	4,000.00	(575.00)	4,000.00
IRRIGATION	0.00	54.17	0.00	650.00	(650.00)	650.00
TOTAL GROUNDS	3,777.50	3,915.02	51,150.00	46,980.00	4,170.00	46,980.00
STREETS/PARKING/SIDEWALKS						
SNOW REMOVAL	0.00	750.00	2,945.00	9,000.00	(6,055.00)	9,000.00
CONCRETE SIDEWALKS & PATIO	0.00	250.00	450.00	3,000.00	(2,550.00)	3,000.00
TOTAL STREETS/PARKING/SIDEWALK	0.00	1,000.00	3,395.00	12,000.00	(8,605.00)	12,000.00

FOR MANAGEMENT PURPOSES ONLY

SPRING ARBOR CONDOMINIUM ASSOC.
STATEMENT OF OPERATIONS
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2014

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
BUILDINGS						
GUTTER CLEANING	0.00	83.34	(160.00)	1,000.00	(1,160.00)	1,000.00
GUTTER AND WOOD REPAIR	0.00	16.63	0.00	200.00	(200.00)	200.00
MAINTENANCE & REPAIR	640.00	166.63	4,525.78	2,000.00	2,525.78	2,000.00
SUPPLIES	12,226.27	8.34	13,105.84	100.00	13,005.84	100.00
PLUMBING REPAIRS	0.00	83.34	3,053.00	1,000.00	2,053.00	1,000.00
ELECTRICAL REPAIRS & SUPPLIES	0.00	41.67	0.00	500.00	(500.00)	500.00
ROOF REPAIRS	0.00	166.63	0.00	2,000.00	(2,000.00)	2,000.00
TERMITE CONTRACT	0.00	200.00	2,400.00	2,400.00	0.00	2,400.00
TOTAL BUILDINGS	12,866.27	766.58	22,924.62	9,200.00	13,724.62	9,200.00
MISCELLANEOUS EXPENSES						
TAXES	0.00	18.75	15.00	225.00	(210.00)	225.00
INSURANCE	5,188.00	1,683.34	28,261.83	20,200.00	8,061.83	20,200.00
RENTAL - SOCIALS/MEETINGS	126.58	58.34	671.60	700.00	(28.40)	700.00
MISCELLANEOUS EXPENSES	0.00	0.00	40.00	0.00	40.00	0.00
CONTINGENCY	0.00	83.34	500.00	1,000.00	(500.00)	1,000.00
MONEY TO RESERVE ACCOUNT	3,081.50	3,081.50	36,978.00	36,978.00	0.00	36,978.00
TOTAL MISCELLANEOUS EXPENSES	8,396.08	4,925.27	66,466.43	59,103.00	7,363.43	59,103.00
CAPITAL EXPENDITURES						
TOTAL CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES	32,771.31	19,745.62	205,469.10	192,448.00	13,021.10	192,448.00
NET INCOME	\$ (17,067.37)	\$ (3,708.25)	\$ (12,651.25)	\$ 0.00	(12,651.25)	\$ 0.00