

SPRING ARBOR CONDOMINIUM ASSOC.
BALANCE SHEET
JANUARY 31, 2020

ASSETS

CURRENT ASSETS		
REPUBLIC BANK	\$	17,511.99
TOTAL CURRENT ASSETS		17,511.99
RESERVES		
REPUBLIC BANK RESERVE/SPECIAL		14,533.99
REPUBLIC BK CD [8/22/20]		104,741.99
RB&T CD [...9593, 3/21, 2.25%]		104,570.75
REPUBLIC BK CD [5/22, 2.5%]		27,609.22
TOTAL RESERVES		251,455.95
TOTAL ASSETS	\$	268,967.94

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
TOTAL CURRENT LIABILITIES		0.00
TOTAL LIABILITIES		0.00
CAPITAL		
RETAINED EARNINGS	\$	264,617.19
RESERVE TRANSFERS		4,680.59
CURRENT PROV. EQUITY RESERVE		(329.84)
TOTAL CAPITAL		268,967.94
TOTAL LIABILITIES & CAPITAL	\$	268,967.94

SPRING ARBOR CONDOMINIUM ASSOC.
STATEMENT OF OPERATIONS
FOR THE ONE MONTH ENDING JANUARY 31, 2020

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
REVENUES						
MAINTENANCE FEES	\$ 17,995.43	\$ 20,007.00	\$ 17,995.43	\$ 20,007.00	\$ (2,011.57)	\$ 240,084.00
INTEREST INCOME	3.26	10.00	3.26	10.00	(6.74)	4,920.00
TOTAL REVENUES	17,998.69	20,017.00	17,998.69	20,017.00	(2,018.31)	245,004.00
EXPENSES						
MANAGEMENT & ADMINISTRATIVE						
MANAGEMENT FEES	910.00	910.00	910.00	910.00	0.00	10,920.00
PROFESSIONAL SERVICE/LEGAL FEE	0.00	166.67	0.00	166.67	(166.67)	2,000.00
ACCOUNTING FEES	0.00	108.00	0.00	108.00	(108.00)	1,300.00
OFFICE SUPPLIES	15.50	83.34	15.50	83.34	(67.84)	1,000.00
TOTAL MANAGEMENT & ADMIN.	925.50	1,268.01	925.50	1,268.01	(342.51)	15,220.00
UTILITIES						
GAS & ELECTRIC	59.81	50.00	59.81	50.00	9.81	600.00
WATER & SEWER	9,740.98	9,167.00	9,740.98	9,167.00	573.98	55,000.00
TRASH REMOVAL	639.00	639.00	639.00	639.00	0.00	7,668.00
TOTAL UTILITIES	10,439.79	9,856.00	10,439.79	9,856.00	583.79	63,268.00
GROUNDS						
LANDSCAPING CONTINGENCIES	0.00	250.00	0.00	250.00	(250.00)	3,000.00
LANDSCAPING PROJECTS	0.00	216.67	0.00	216.67	(216.67)	2,600.00
LANDSCAPING CONTRACTUAL	0.00	3,783.34	0.00	3,783.34	(3,783.34)	45,400.00
ARBORIST	0.00	416.66	0.00	416.66	(416.66)	5,000.00
TOTAL GROUNDS	0.00	4,666.67	0.00	4,666.67	(4,666.67)	56,000.00
STREETS/PARKING/SIDEWALKS						
SNOW REMOVAL	0.00	750.00	0.00	750.00	(750.00)	4,500.00
CONCRETE SIDEWALKS & PATIO	0.00	83.00	0.00	83.00	(83.00)	1,000.00
TOTAL STREETS/PARKING/SIDEWALK	0.00	833.00	0.00	833.00	(833.00)	5,500.00

FOR MANAGEMENT PURPOSES ONLY

SPRING ARBOR CONDOMINIUM ASSOC.
STATEMENT OF OPERATIONS
FOR THE ONE MONTH ENDING JANUARY 31, 2020

	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	0.00	0.00	0.00	0.00	1,000.00
GUTTER AND WOOD REPAIR	0.00	100.00	0.00	100.00	(100.00)	1,200.00
MAINTENANCE & REPAIR SUPPLIES	0.00	500.00	0.00	500.00	(500.00)	6,000.00
PLUMBING REPAIRS	0.00	42.00	0.00	42.00	(42.00)	500.00
ELECTRICAL REPAIRS & SUPPLIES	0.00	125.00	0.00	125.00	(125.00)	1,500.00
ROOF REPAIRS	0.00	42.00	0.00	42.00	(42.00)	500.00
TERMITE CONTRACT	0.00	167.00	0.00	167.00	(167.00)	2,000.00
		0.00	0.00	0.00	0.00	2,400.00
TOTAL BUILDINGS	0.00	976.00	0.00	976.00	(976.00)	15,100.00
MISCELLANEOUS EXPENSES						
TAXES	0.00	0.00	0.00	0.00	0.00	650.00
INSURANCE	2,208.03	2,227.00	2,208.03	2,227.00	(18.97)	29,099.00
RENTAL - SOCIALS/MEETINGS	74.62	83.00	74.62	83.00	(8.38)	1,000.00
CONTINGENCY	0.00	83.00	0.00	83.00	(83.00)	1,000.00
MONEY TO RESERVE ACCOUNT	4,680.59	4,680.59	4,680.59	4,680.59	0.00	56,167.00
	6,963.24	7,073.59	6,963.24	7,073.59	(110.35)	87,916.00
TOTAL MISCELLANEOUS EXPENSES	6,963.24	7,073.59	6,963.24	7,073.59	(110.35)	87,916.00
CAPITAL EXPENDITURES						
CAPITAL PROJECTS - OTHER	0.00	0.00	0.00	0.00	0.00	2,000.00
	0.00	0.00	0.00	0.00	0.00	2,000.00
TOTAL EXPENSES	18,328.53	24,673.27	18,328.53	24,673.27	(6,344.74)	245,004.00
NET INCOME	\$ (329.84)	\$ (4,656.27)	\$ (329.84)	\$ (4,656.27)	\$ 4,326.43	\$ 0.00

FOR MANAGEMENT PURPOSES ONLY