

**FARRWOOD GREEN CONDO. II**  
Income/Expense Statement -Operating Account  
Period: 04/01/15 to 04/30/15

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
Operating Income								
41000-001	Association Fees	23,130.86	22,879.84	251.02	23,130.86	22,879.84	251.02	274,558.08
43600-001	Other Fees	276.44	.00	276.44	276.44	.00	276.44	.00
45010-001	Insur Clm, DOL 2/6/15	1,964.32	.00	1,964.32	1,964.32	.00	1,964.32	.00
52000-001	Interest-Operating	1.98	.00	1.98	1.98	.00	1.98	.00
	<b>TOTAL OPERATING INCOME</b>	<b>25,373.60</b>	<b>22,879.84</b>	<b>2,493.76</b>	<b>25,373.60</b>	<b>22,879.84</b>	<b>2,493.76</b>	<b>274,558.08</b>
EXPENSES								
Operating Expenses/Transfers								
General & Administrative Expenses								
61100-001	Office Expense	82.50	175.00	92.50	82.50	175.00	92.50	2,100.00
61200-001	Management Fee	2,500.00	2,500.00	.00	2,500.00	2,500.00	.00	30,000.00
61250-001	Accounting/Audit	.00	195.83	195.83	.00	195.83	195.83	2,350.00
61305-001	Legal/Association	.00	208.33	208.33	.00	208.33	208.33	2,500.00
61310-001	Legal-Unit Owner	(838.42)	.00	838.42	(838.42)	.00	838.42	.00
61400-001	Insurance Expense	.00	3,916.67	3,916.67	.00	3,916.67	3,916.67	47,000.00
61451-001	Annual/Meeting Expenses	185.00	100.00	(85.00)	185.00	100.00	(85.00)	1,200.00
61500-001	Util-Sec Lghtg (Common)	.00	379.17	379.17	.00	379.17	379.17	4,550.00
61501-001	Util-Shared Electric (Main)	.00	208.33	208.33	.00	208.33	208.33	2,500.00
61575-001	Utilities-Water/Sewer	.00	300.00	300.00	.00	300.00	300.00	3,600.00
	<b>Total General &amp; Admin.</b>	<b>1,929.08</b>	<b>7,983.33</b>	<b>6,054.25</b>	<b>1,929.08</b>	<b>7,983.33</b>	<b>6,054.25</b>	<b>95,800.00</b>
Grounds & Landscaping Expenses								
62300-001	Snow Removal	7,350.00	.00	(7,350.00)	7,350.00	.00	(7,350.00)	33,000.00
62325-001	Snow Rmvl-Main Road	.00	.00	.00	.00	.00	.00	2,400.00
62350-001	Landscaping	3,125.00	3,710.00	585.00	3,125.00	3,710.00	585.00	26,000.00
62375-001	Main Road Clean Up	.00	.00	.00	.00	.00	.00	1,400.00
62400-001	Sprinkler Repairs	.00	.00	.00	.00	.00	.00	1,100.00
62450-001	Miscellaneous Grounds	.00	375.00	375.00	.00	375.00	375.00	4,500.00
	<b>Total Grounds &amp; Land.</b>	<b>10,475.00</b>	<b>4,085.00</b>	<b>(6,390.00)</b>	<b>10,475.00</b>	<b>4,085.00</b>	<b>(6,390.00)</b>	<b>68,400.00</b>
Reserve Expenses								
63100-001	Transfer to Reserves	2,200.00	2,200.00	.00	2,200.00	2,200.00	.00	27,500.00
	<b>Total Reserve Expenses</b>	<b>2,200.00</b>	<b>2,200.00</b>	<b>.00</b>	<b>2,200.00</b>	<b>2,200.00</b>	<b>.00</b>	<b>27,500.00</b>

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Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Building Expenses								
65150-001	Gutter Rprs/Cleaning	.00	916.67	916.67	.00	916.67	916.67	11,000.00
65500-001	Exterm/Termite Control	.00	241.67	241.67	.00	241.67	241.67	2,900.00
65510-001	Foundation Repairs	.00	208.33	208.33	.00	208.33	208.33	2,500.00
66100-001	Masonry Repairs	.00	250.00	250.00	.00	250.00	250.00	3,000.00
66200-001	Deck Repairs	.00	208.33	208.33	.00	208.33	208.33	2,500.00
66250-001	Electrical Repairs	.00	166.67	166.67	.00	166.67	166.67	2,000.00
66350-001	Sump Pump	.00	25.00	25.00	.00	25.00	25.00	300.00
66400-001	Miscellaneous Repairs	1,672.01	666.67	(1,005.34)	1,672.01	666.67	(1,005.34)	8,000.00
67500-001	Loan Payment	220.61	4,171.51	3,950.90	220.61	4,171.51	3,950.90	50,058.08
	<b>Total Building Expenses</b>	<b>1,892.62</b>	<b>6,854.85</b>	<b>4,962.23</b>	<b>1,892.62</b>	<b>6,854.85</b>	<b>4,962.23</b>	<b>82,258.08</b>
Income Taxes								
91000-001	Fed Income Taxes	.00	.00	.00	.00	.00	.00	300.00
92000-001	State Income Taxes	.00	.00	.00	.00	.00	.00	300.00
	<b>Total Income Taxes</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>600.00</b>
	<b>TOTAL EXPENSES</b>	<b>16,496.70</b>	<b>21,123.18</b>	<b>4,626.48</b>	<b>16,496.70</b>	<b>21,123.18</b>	<b>4,626.48</b>	<b>274,558.08</b>
	<b>NET INCOME (LOSS)</b>	<b>8,876.90</b>	<b>1,756.66</b>	<b>7,120.24</b>	<b>8,876.90</b>	<b>1,756.66</b>	<b>7,120.24</b>	<b>.00</b>
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