

FARRWOOD GREEN CONDO. II
Income/Expense Statement -Operating Account
Period: 08/01/13 to 08/31/13

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
Operating Income								
41000-001	Association Fees	22,465.34	22,879.84	(414.50)	110,891.17	114,399.20	(3,508.03)	274,558.08
43600-001	Other Fees	173.26	.00	173.26	679.37	.00	679.37	.00
45100-001	1st Settlement Income	.00	.00	.00	4,581.00	.00	4,581.00	.00
45102-001	Add'l Settlement Income	.00	.00	.00	18,000.00	.00	18,000.00	.00
52000-001	Interest-Operating	.76	.00	.76	.78	.00	.78	.00
	TOTAL OPERATING INCOME	22,639.36	22,879.84	(240.48)	134,152.32	114,399.20	19,753.12	274,558.08
EXPENSES								
Operating Expenses/Transfers								
General & Administrative Expenses								
61100-001	Office Expense	.00	141.67	141.67	162.71	708.35	545.64	1,700.00
61200-001	Management Fee	2,392.00	2,392.00	.00	11,960.00	11,960.00	.00	28,704.00
61250-001	Accounting/Audit	.00	208.33	208.33	2,300.00	1,041.65	(1,258.35)	2,500.00
61305-001	Legal/Association	412.50	208.33	(204.17)	2,625.00	1,041.65	(1,583.35)	2,500.00
61310-001	Legal-Unit Owner	1,299.42	.00	(1,299.42)	(2,705.87)	.00	2,705.87	.00
61400-001	Insurance Expense	2,125.00	2,833.33	708.33	15,540.00	14,166.65	(1,373.35)	34,000.00
61451-001	Annual/Meeting Expenses	.00	208.33	208.33	891.00	1,041.65	150.65	2,500.00
61500-001	Util-Sec Lghtg (Common)	314.93	291.67	(23.26)	1,199.19	1,458.35	259.16	3,500.00
61501-001	Util-Shared Electric (Main)	.00	250.00	250.00	440.26	1,250.00	809.74	3,000.00
61575-001	Utilities-Water/Sewer	162.72	291.67	128.95	165.37	1,458.35	1,292.98	3,500.00
	Total General & Admin.	6,706.57	6,825.33	118.76	32,577.66	34,126.65	1,548.99	81,904.00
Grounds & Landscaping Expenses								
62300-001	Snow Removal	.00	.00	.00	9,400.00	.00	(9,400.00)	30,000.00
62325-001	Snow Rmvl-Main Road	.00	.00	.00	.00	.00	.00	2,400.00
62350-001	Landscaping	3,903.57	3,575.00	(328.57)	19,857.88	17,850.00	(2,007.88)	25,000.00
62375-001	Main Road Clean Up	.00	250.00	250.00	1,000.00	1,000.00	.00	1,000.00
62400-001	Sprinkler Repairs	555.00	200.00	(355.00)	805.00	800.00	(5.00)	1,000.00
62450-001	Miscellaneous Grounds	1,840.00	375.00	(1,465.00)	2,669.00	1,875.00	(794.00)	4,500.00
	Total Grounds & Land.	6,298.57	4,400.00	(1,898.57)	33,731.88	21,525.00	(12,206.88)	63,900.00
Reserve Expenses								
63100-001	Transfer to Reserves	2,000.00	1,000.00	(1,000.00)	10,000.00	5,000.00	(5,000.00)	12,000.00
	Total Reserve Expenses	2,000.00	1,000.00	(1,000.00)	10,000.00	5,000.00	(5,000.00)	12,000.00

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			Budget	Variance		Budget	Variance	
Building Expenses								
65150-001	Gutter Rprs/Cleaning	.00	416.67	416.67	.00	2,083.35	2,083.35	5,000.00
65500-001	Exterm/Termite Control	300.00	250.00	(50.00)	1,740.00	1,250.00	(490.00)	3,000.00
65510-001	Foundation Repairs	.00	166.67	166.67	.00	833.35	833.35	2,000.00
65550-001	Asphalt R&R	.00	2,962.93	2,962.93	.00	14,814.65	14,814.65	35,555.16
66100-001	Masonry Repairs	.00	250.00	250.00	.00	1,250.00	1,250.00	3,000.00
66200-001	Deck Repairs	.00	208.33	208.33	.00	1,041.65	1,041.65	2,500.00
66250-001	Electrical Repairs	440.63	166.67	(273.96)	1,545.39	833.35	(712.04)	2,000.00
66350-001	Sump Pump	.00	41.66	41.66	.00	208.30	208.30	500.00
66400-001	Miscellaneous Repairs	385.94	370.83	(15.11)	1,619.56	1,854.15	234.59	4,450.00
66500-001	Painting	.00	166.67	166.67	.00	833.35	833.35	2,000.00
66575-001	Jet Cleaning-Main Lines	.00	108.33	108.33	650.00	541.65	(108.35)	1,300.00
67500-001	Loan Payment	636.87	4,537.41	3,900.54	3,403.76	22,687.05	19,283.29	54,448.92
	Total Building Expenses	1,763.44	9,646.17	7,882.73	8,958.71	48,230.85	39,272.14	115,754.08
Income Taxes								
91000-001	Fed Income Taxes	960.00	.00	(960.00)	1,908.00	887.00	(1,021.00)	887.00
92000-001	State Income Taxes	.00	.00	.00	113.00	113.00	.00	113.00
	Total Income Taxes	960.00	.00	(960.00)	2,021.00	1,000.00	(1,021.00)	1,000.00
	TOTAL EXPENSES	17,728.58	21,871.50	4,142.92	87,289.25	109,882.50	22,593.25	274,558.08
	NET INCOME (LOSS)	4,910.78	1,008.34	3,902.44	46,863.07	4,516.70	42,346.37	.00
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