

FARRWOOD GREEN CONDO. II

Income/Expense Statement -Operating Account Period: 09/01/19 to 09/30/19

| Account | Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|-----------------------------------|-----------------------------|----------------|-----------|------------|--------------|------------|------------|---------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| INCOME | | | | | | | | |
| Operating Income | | | | | | | | |
| 41000-001 | Association Fees | 26,042.36 | 25,908.33 | 134.03 | 155,152.18 | 155,449.98 | (297.80) | 310,900.00 |
| 43600-001 | Other Fees | (200.00) | .00 | (200.00) | (51.63) | .00 | (51.63) | .00 |
| | TOTAL OPERATING INCOME | 25,842.36 | 25,908.33 | (65.97) | 155,100.55 | 155,449.98 | (349.43) | 310,900.00 |
| EXPENSES | | | | | | | | |
| Operating Expenses/Transfers | | | | | | | | |
| General & Administrative Expenses | | | | | | | | |
| 61100-001 | Office Expense | .00 | 91.33 | 91.33 | 263.81 | 547.98 | 284.17 | 1,096.00 |
| 61200-001 | Management Fee | 2,317.00 | 2,317.00 | .00 | 13,902.00 | 13,902.00 | .00 | 27,804.00 |
| 61250-001 | Accounting/Audit | .00 | 200.00 | 200.00 | 2,300.00 | 1,200.00 | (1,100.00) | 2,400.00 |
| 61305-001 | Legal/Association | .00 | 100.00 | 100.00 | 544.93 | 600.00 | 55.07 | 1,200.00 |
| 61400-001 | Insurance Expense | 4,454.88 | 4,833.33 | 378.45 | 31,532.14 | 28,999.98 | (2,532.16) | 58,000.00 |
| 61451-001 | Annual/Meeting Expenses | .00 | 66.67 | 66.67 | 612.75 | 400.02 | (212.73) | 800.00 |
| 61500-001 | Util-Sec Lghtg (Common) | 198.72 | 233.33 | 34.61 | 1,094.36 | 1,399.98 | 305.62 | 2,800.00 |
| 61501-001 | Util-Shared Electric (Main) | 277.73 | 229.17 | (48.56) | 1,342.09 | 1,375.02 | 32.93 | 2,750.00 |
| 61575-001 | Utilities-Water/Sewer | 255.00 | 391.67 | 136.67 | 536.79 | 2,350.02 | 1,813.23 | 4,700.00 |
| | Total General & Admin. | 7,503.33 | 8,462.50 | 959.17 | 52,128.87 | 50,775.00 | (1,353.87) | 101,550.00 |
| Grounds & Landscaping Expenses | | | | | | | | |
| 62300-001 | Snow Removal | .00 | .00 | .00 | 7,000.00 | 7,000.00 | .00 | 35,000.00 |
| 62325-001 | Snow Rmvl-Main Road | .00 | .00 | .00 | .00 | .00 | .00 | 3,450.00 |
| 62350-001 | Landscaping | 4,286.00 | 4,285.00 | (1.00) | 21,430.00 | 25,715.00 | 4,285.00 | 30,000.00 |
| 62380-001 | Arborhist | .00 | 108.33 | 108.33 | .00 | 649.98 | 649.98 | 1,300.00 |
| 62400-001 | Sprinkler Repairs | 1,865.00 | .00 | (1,865.00) | 1,865.00 | 1,600.00 | (265.00) | 1,600.00 |
| 62450-001 | Miscellaneous Grounds | .00 | 250.00 | 250.00 | .00 | 1,500.00 | 1,500.00 | 3,000.00 |
| | Total Grounds & Land. | 6,151.00 | 4,643.33 | (1,507.67) | 30,295.00 | 36,464.98 | 6,169.98 | 74,350.00 |
| Reserve Expenses | | | | | | | | |
| 63100-001 | Transfer to Reserves | 1,250.00 | 1,250.00 | .00 | 7,500.00 | 7,500.00 | .00 | 15,000.00 |
| | Total Reserve Expenses | 1,250.00 | 1,250.00 | .00 | 7,500.00 | 7,500.00 | .00 | 15,000.00 |

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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 | 333.33 | 333.33 | 175.00 | 1,999.98 | 1,824.98 | 4,000.00 |
| 65500-001 | Exterm/Termite Control | 1,025.00 | 250.00 | (775.00) | 2,845.00 | 1,500.00 | (1,345.00) | 3,000.00 |
| 65510-001 | Foundation Repairs | .00 | 66.67 | 66.67 | .00 | 400.02 | 400.02 | 800.00 |
| 66100-001 | Masonry Repairs | .00 | 125.00 | 125.00 | 1,050.00 | 750.00 | (300.00) | 1,500.00 |
| 66200-001 | Deck Repairs | .00 | 458.33 | 458.33 | .00 | 2,749.98 | 2,749.98 | 5,500.00 |
| 66250-001 | Electrical Repairs | .00 | 208.33 | 208.33 | 3,125.60 | 1,249.98 | (1,875.62) | 2,500.00 |
| 66400-001 | Miscellaneous Repairs | 180.00 | 583.33 | 403.33 | 4,758.72 | 3,499.98 | (1,258.74) | 7,000.00 |
| 66425-001 | Bulk Trash P/U Dumpster | 1,390.00 | 208.33 | (1,181.67) | 2,520.00 | 1,249.98 | (1,270.02) | 2,500.00 |
| 67500-001 | Loan Payment | 7,750.00 | 7,750.00 | .00 | 46,500.00 | 46,500.00 | .00 | 93,000.00 |
| | Total Building Expenses | 10,345.00 | 9,983.32 | (361.68) | 60,974.32 | 59,899.92 | (1,074.40) | 119,800.00 |
| Income Taxes | | | | | | | | |
| 91000-001 | Fed Income Taxes | .00 | .00 | .00 | .00 | 100.00 | 100.00 | 100.00 |
| 92000-001 | State Income Taxes | .00 | .00 | .00 | 158.00 | 100.00 | (58.00) | 100.00 |
| | Total Income Taxes | .00 | .00 | .00 | 158.00 | 200.00 | 42.00 | 200.00 |
| | TOTAL EXPENSES | 25,249.33 | 24,339.15 | (910.18) | 151,056.19 | 154,839.90 | 3,783.71 | 310,900.00 |
| | NET INCOME (LOSS) | 593.03 | 1,569.18 | (976.15) | 4,044.36 | 610.08 | 3,434.28 | .00 |
| | | ===== | | | | | | |