

Strawberry Fields Condominium Owners Association, Inc.

Balance Sheet

04/30/2017

Assets

Owner Receivables	151,267.77
Other Receivables	8,421.54
Cash Operating - First Bank	69,280.08
Reserve Funds	
Reserve - First Bank	38,460.31
Reserve - RBC Wealth Management	360.30
RBC 7/31/17 .80%	200,000.00
RBC 8/9/17 .65%	200,000.00
TOTAL Reserve Funds	<u>438,820.61</u>
Allowance for Bad Debt	(6,730.04)
<u>Total Assets</u>	<u>661,059.96</u>

Liabilities

Owners Receivable Over Collected	23,001.39
Other Receivable Over Collected	50.00
SLA Assessment	1,414,808.00
SLA Expense	(903,905.75)
<u>Total Liabilities</u>	<u>533,953.64</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	10.64
Reserve-Consolidated	517,176.19
Reserve Exp-Consolidated	(78,366.22)
TOTAL Reserve Funds	<u>438,820.61</u>
Retained Earnings	63,460.71
Net Income	(375,175.00)
<u>Total Net Worth</u>	<u>127,106.32</u>

Strawberry Fields Condominium Owners Association, Inc.

Balance Sheet

04/30/2017

Total Net Worth and Liabilities

661,059.96

Strawberry Fields Condominium Owners Association, Inc.

Income and Expense Comparative Statement

From 04/01/2017 to 04/30/2017

	<u>April 2017</u>		<u>January to April</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
<u>Revenues</u>							
Monthly Dues	51,032	51,032	204,128	204,128		612,384	612,384
Garage-Dues	1,680	1,693	6,720	6,772	(52)	20,320	20,320
Key and Card Fees		50	175	200	(25)	600	600
Interest Income		1		4	(4)	10	10
Rental-Storage Unit	125	125	500	500		1,500	1,500
Late fee-Nsf Charges	1,746	229	9,757	916	8,841	2,750	2,750
Returned Check Charges			60		60		
Garage Rental	115		460		460		
Total Revenues	54,698	53,130	221,800	212,520	9,280	637,564	637,564

Expenses

Operating Expenses

Accounting Fees		31	325	124	(201)	375	1,650
Administration Costs	1,267	579	2,705	2,316	(389)	6,950	8,000
Bad Debt		333		1,332	1,332	4,000	4,000
Cable/Satellite Dish	38	36	152	144	(8)	431	450
Carport Repair		42	2,030	168	(1,862)	500	1,000
Clubhouse Maint	527	229	929	916	(13)	2,750	2,250
Concrete Repair	325	62	1,025	248	(777)	750	750
Electric	1,086	1,575	4,854	6,300	1,446	18,900	18,900
Fence/Wall Repair		62	829	248	(581)	750	750
Gas	122	333	746	1,332	586	4,000	4,128
General Mx and Repair	556	667	3,178	2,668	(510)	8,000	11,500
Gutter Repair	100	125	100	500	400	1,500	3,000
Insurance Property/Liability	4,406	5,833	17,622	23,332	5,710	70,000	59,850
Janitorial	600	600	2,425	2,400	(25)	7,200	7,500
Landscaping	480	417	4,890	1,668	(3,222)	5,000	5,000
Legal Expense	2,120	583	7,697	2,332	(5,365)	7,000	5,000
**Legal Reimb	(719)	(417)	(3,055)	(1,668)	1,387	(5,000)	(3,500)
Lawn Contract	2,150	2,350	8,600	9,400	800	28,200	25,800
Light (Electric) Maint/Repair	774	292	3,110	1,168	(1,942)	3,500	6,000
Management Fees	3,364	3,364	13,456	13,456		40,368	40,368
Painting		42		168	168	500	500

	<u>April 2017</u>		<u>January to April</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Pest Control	260	150	812	600	(212)	1,800	1,250
Gate-Maintenance		458	1,704	1,832	128	5,500	3,000
Clubhouse Access		292		1,168	1,168	3,500	8,500
Pool/Jac Operations		667	320	2,668	2,348	8,000	8,000
Pool/Jac Repairs		83		332	332	1,000	750
Professional		125	4,250	500	(3,750)	1,500	1,500
Plumbing	179	458	3,459	1,832	(1,627)	5,500	3,000
Roof Repair	1,090		4,165		(4,165)		15,000
Sign Repair/Replacement		46		184	184	550	550
Siding/Stucco Rpr/Rpl		83		332	332	1,000	12,000
Snow Removal		2,083	20,045	8,332	(11,713)	25,000	18,000
Street Repair/Sweep	1,620	208	1,620	832	(788)	2,500	2,000
Sprinkler Repair		188		752	752	2,250	2,250
Supplies		24	57	96	39	290	300
Telephone	109	250	552	1,000	448	3,000	1,900
Trash	1,404	1,500	5,694	6,000	306	18,000	17,700
Tree Maintenance	140	125	140	500	360	1,500	1,500
Water	7,374	11,417	30,039	45,668	15,629	137,000	120,750
Wastewater Cleanout		333		1,332	1,332	4,000	4,500
TOTAL Operating Expenses	29,372	35,628	144,475	142,512	(1,963)	427,564	425,346
Reserve Funding							
Reserve Allocation Consolidated	17,500	17,500	452,500	70,000	(382,500)	210,000	210,000
TOTAL Reserve Funding	17,500	17,500	452,500	70,000	(382,500)	210,000	210,000
Total Expenses	46,872	53,128	596,975	212,512	(384,463)	637,564	635,346
Net Income	7,826	2	(375,175)	8	(375,183)	0	2,218