

**Manors at Central Park Condominium Association
Financial Report - January 2015**

Balance Sheet Report

(Assets = Liabilities + Equity)

(provided per the Condominium Bylaws, Article V, Section 3, "Books of Account")

	Balances as of:		
	Dec. 31, 2014	Dec. 31, 2013	Dec. 31, 2012
Assets			
Total Operating Funds	\$49,096.13	\$12,871.74	\$6,089.52
Total Reserve Funds	\$92,033.03	\$62,295.93	\$60,093.56
Accounts Receivable	\$2,826.82	\$3,371.43	\$6,174.65
Other Current Assets	\$0.00	\$0.00	\$0.00
Total Assets	<u>\$143,955.98</u>	<u>\$78,539.10</u>	<u>\$72,357.73</u>
Liabilities			
Accounts Payable	\$0.00	\$0.00	\$800.00
Prepaid Assessments	\$7,622.80	\$12,593.80	\$15,128.04
Total Liabilities	<u>\$7,622.80</u>	<u>\$12,593.80</u>	<u>\$15,928.04</u>
Total Owners Equity	\$65,945.30	\$56,429.69	\$46,281.26
Net YTD Income/(Loss)	\$70,387.88	\$9,515.61	\$10,148.43
Total Liabilities and Equity	\$143,955.98	\$78,539.10	\$72,357.73

2015 Budget

(provided per the Condominium Bylaws, Article V, Section 4, "Regular Monthly Assessments")

	2015	2014 (ref.)	2013 (ref.)
INCOME			
Monthly assessments are same for 2013-2015:			
\$225/mo. for Units 16-167 (2013-5: 118)	\$283,500	\$283,500	\$283,500
\$80/mo. for Units 1-14 (2015: 14, 2013-4: 13)	<u>\$13,440</u>	<u>\$12,480</u>	<u>\$12,480</u>
Total Income from monthly assessments	\$296,940	\$295,980	\$295,980
EXPENSES			
Administrative	\$26,050	\$25,850	\$26,857
Communications	\$1,170	\$1,170	\$1,183
Payroll & Benefits	\$5,730	\$5,730	\$4,230
Insurance	\$23,900	\$23,900	\$15,082
Utilities	\$68,442	\$68,109	\$66,575
Landscaping	\$54,242	\$54,902	\$52,702
Irrigation	\$5,200	\$5,200	\$11,016
Contracted Services	\$2,950	\$3,290	\$2,315
Repair & Maintenance	\$61,400	\$57,270	\$61,200
Professional Services	\$18,046	\$20,158	\$19,511
Contribution to Replacement Reserves	<u>\$29,694</u>	<u>\$29,598</u>	<u>\$29,598</u>
Total Operating Expenses	\$296,824	\$295,177	\$290,269
INCOME less EXPENSES	\$116	\$803	\$5,711