

Shaker Landing Condominium Association
Balance Sheet
10/31/2020

	Operating	Reserves	Total
Assets			
<u>Cash</u>			
1000 - CAB Operating 8255	\$70,731.83		\$70,731.83
1050 - CAB Dock Deposits 8263	\$10,307.63		\$10,307.63
1100 - CAB Short Term Reserve 1602		\$1,767.74	\$1,767.74
1101 - CAB Long Term Reserve 1611		\$31,270.53	\$31,270.53
1102 - CAB Roof Reserve MM 2170		\$121,889.06	\$121,889.06
1103 - Service Credit CD 5/16/23 89-72		\$7,254.29	\$7,254.29
1104 - Service Credit CD 11/21/24 89-73		\$7,071.73	\$7,071.73
1105 - Service Credit CD 11/21/21 89-74		\$7,340.23	\$7,340.23
1106 - Service Credit CD 5/14/22 89-75		\$7,148.44	\$7,148.44
1107 - Service Credit CD 5/14/22 89-76		\$7,148.44	\$7,148.44
1108 - Service Credit Primary Savings 89-00		\$1.07	\$1.07
<u>Total Cash</u>	\$81,039.46	\$190,891.53	\$271,930.99
<i>Assets Total</i>	\$81,039.46	\$190,891.53	\$271,930.99
Liabilities & Equity			
<u>Liability</u>			
2050 - Due to Operating Fund		(\$39,808.72)	(\$39,808.72)
2100 - Due to Reserve Fund	\$39,808.72		\$39,808.72
2300 - Prepaid Assessments	\$12,970.00		\$12,970.00
2350 - Dock Deposits	\$10,295.00		\$10,295.00
<u>Total Liability</u>	\$63,073.72	(\$39,808.72)	\$23,265.00
 <u>Retained Earnings</u>	 \$9,466.31	 \$103,732.33	 \$113,198.64
 <u>Net Income</u>	 \$8,499.43	 \$126,967.92	 \$135,467.35
 <i>Liabilities and Equity Total</i>	 \$81,039.46	 \$190,891.53	 \$271,930.99

Shaker Landing Condominium Association
Budget Comparison by Cost Center - Operating
10/1/2020 - 10/31/2020

Accounts	10/1/2020 - 10/31/2020			1/1/2020 - 10/31/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4000 - Monthly Dues	\$11,222.00	\$11,584.00	(\$362.00)	\$116,967.48	\$115,840.00	\$1,127.48	\$139,008.00
4370 - Dock Assessment	\$0.00	\$0.00	\$0.00	\$300.00	\$1,250.00	(\$950.00)	\$1,250.00
4400 - Operating Interest	\$5.12	\$0.00	\$5.12	\$28.97	\$0.00	\$28.97	\$0.00
4440 - Late Fee	\$0.00	\$0.00	\$0.00	\$309.20	\$0.00	\$309.20	\$0.00
4465 - Fine / Violation	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00	(\$750.00)	\$750.00
4600 - Reimbursable Expenses	(\$102.86)	\$0.00	(\$102.86)	(\$1,747.84)	\$0.00	(\$1,747.84)	\$0.00
Total Income	\$11,124.26	\$11,584.00	(\$459.74)	\$115,857.81	\$117,840.00	(\$1,982.19)	\$141,008.00
Total Income	\$11,124.26	\$11,584.00	(\$459.74)	\$115,857.81	\$117,840.00	(\$1,982.19)	\$141,008.00
Expense							
<u>Administrative</u>							
5000 - Management Fees	\$1,505.00	\$1,545.00	\$40.00	\$15,050.00	\$15,450.00	\$400.00	\$18,540.00
5011 - Meeting Expense	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$150.00	\$150.00
5012 - Bank Service Charges	\$0.00	\$0.00	\$0.00	\$15.00	\$0.00	(\$15.00)	\$0.00
5017 - Website Hosting	\$0.00	\$0.00	\$0.00	\$140.00	\$150.00	\$10.00	\$150.00
5020 - Insurance	\$1,653.80	\$4,668.75	\$3,014.95	\$16,590.40	\$18,675.00	\$2,084.60	\$18,675.00
5035 - Office Expense	\$0.00	\$79.17	\$79.17	\$1,051.40	\$791.70	(\$259.70)	\$950.00
Total Administrative	\$3,158.80	\$6,442.92	\$3,284.12	\$32,846.80	\$35,216.70	\$2,369.90	\$38,465.00
<u>Common</u>							
5186 - Dock Repair/Maint	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$500.00
5190 - Grounds Contract	\$0.00	\$3,321.67	\$3,321.67	\$30,209.94	\$33,216.70	\$3,006.76	\$39,860.00
5200 - Other Landscaping	\$0.00	\$0.00	\$0.00	\$1,160.00	\$0.00	(\$1,160.00)	\$0.00
5202 - Tree Maintenance	\$0.00	\$20.83	\$20.83	\$1,500.00	\$208.30	(\$1,291.70)	\$250.00
5208 - Snow Removal	\$0.00	\$950.00	\$950.00	\$0.00	\$3,800.00	\$3,800.00	\$5,700.00
5215 - Roads and Grounds	\$3,321.66	\$0.00	(\$3,321.66)	\$3,321.66	\$5,000.00	\$1,678.34	\$5,000.00
5216 - Repairs/Maint	\$0.00	\$802.75	\$802.75	\$7,711.72	\$8,027.50	\$315.78	\$9,633.00
5219 - Contract Raking	\$0.00	\$0.00	\$0.00	\$0.00	\$3,090.00	\$3,090.00	\$5,150.00
5220 - Painting - Labor	\$370.00	\$0.00	(\$370.00)	\$23,370.00	\$25,500.00	\$2,130.00	\$25,500.00
5228 - Pest Control	\$1,354.00	\$0.00	(\$1,354.00)	\$2,154.00	\$500.00	(\$1,654.00)	\$500.00
5230 - Electric - Common	\$0.00	\$541.67	\$541.67	\$3,279.95	\$5,416.70	\$2,136.75	\$6,500.00
5245 - Rubbish Removal	\$55.49	\$104.17	\$48.68	\$556.28	\$1,041.70	\$485.42	\$1,250.00
5249 - Telephone	\$49.61	\$50.00	\$0.39	\$482.86	\$500.00	\$17.14	\$600.00
5250 - Miscellaneous	\$117.00	\$0.00	(\$117.00)	\$117.00	\$200.00	\$83.00	\$200.00
Total Common	\$5,267.76	\$5,791.09	\$523.33	\$73,863.41	\$87,000.90	\$13,137.49	\$100,643.00
<u>Professional Services</u>							
5300 - Accounting	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00	\$300.00
5301 - Legal	\$0.00	\$41.67	\$41.67	\$0.00	\$416.70	\$416.70	\$500.00
Total Professional Services	\$0.00	\$41.67	\$41.67	\$0.00	\$716.70	\$716.70	\$800.00
<u>Septic System</u>							
5351 - Pumping	\$0.00	\$83.33	\$83.33	\$241.17	\$833.30	\$592.13	\$1,000.00
Total Septic System	\$0.00	\$83.33	\$83.33	\$241.17	\$833.30	\$592.13	\$1,000.00

Shaker Landing Condominium Association
Budget Comparison by Cost Center - Operating
10/1/2020 - 10/31/2020

Accounts	10/1/2020 - 10/31/2020			1/1/2020 - 10/31/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Taxes</u>							
5450 - Federal	\$0.00	\$0.00	\$0.00	\$407.00	\$100.00	(\$307.00)	\$100.00
Total Taxes	\$0.00	\$0.00	\$0.00	\$407.00	\$100.00	(\$307.00)	\$100.00
Total Expense	\$8,426.56	\$12,359.01	\$3,932.45	\$107,358.38	\$123,867.60	\$16,509.22	\$141,008.00
Operating Net Income	\$2,697.70	(\$775.01)	\$3,472.71	\$8,499.43	(\$6,027.60)	\$14,527.03	\$0.00

Shaker Landing Condominium Association
Budget Comparison by Cost Center - Reserves
10/1/2020 - 10/31/2020

Accounts	10/1/2020 - 10/31/2020			1/1/2020 - 10/31/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4200 - Capital Res Assessment	\$3,968.00	\$4,096.00	(\$128.00)	\$41,121.50	\$40,960.00	\$161.50	\$49,152.00
4250 - Capital Roof Assessment	\$3,100.00	\$0.00	\$3,100.00	\$104,949.29	\$150,400.00	(\$45,450.71)	\$150,400.00
4275 - Special Assessment	\$56,000.00	\$0.00	\$56,000.00	\$132,401.21	\$0.00	\$132,401.21	\$0.00
4420 - Capital Reserve Interest	\$80.64	\$0.00	\$80.64	\$979.52	\$0.00	\$979.52	\$0.00
Total Income	\$63,148.64	\$4,096.00	\$59,052.64	\$279,451.52	\$191,360.00	\$88,091.52	\$199,552.00
Total Income	\$63,148.64	\$4,096.00	\$59,052.64	\$279,451.52	\$191,360.00	\$88,091.52	\$199,552.00
Expense							
<u>Capital Project</u>							
6150 - Triplex Roofing	\$0.00	\$0.00	\$0.00	\$108,501.71	\$0.00	(\$108,501.71)	\$0.00
6160 - Duplex Roof	\$0.00	\$0.00	\$0.00	\$43,981.89	\$0.00	(\$43,981.89)	\$0.00
Total Capital Project	\$0.00	\$0.00	\$0.00	\$152,483.60	\$0.00	(\$152,483.60)	\$0.00
Total Expense	\$0.00	\$0.00	\$0.00	\$152,483.60	\$0.00	(\$152,483.60)	\$0.00
Reserves Net Income	\$63,148.64	\$4,096.00	\$59,052.64	\$126,967.92	\$191,360.00	(\$64,392.08)	\$199,552.00

Shaker Landing Condominium Association
EMG AR Aging Report
Period Through: 10/31/2020

Unit Address	Unit	Account Number	Name	Status	Total Due	Current	30 days	60 days	90 days	
25 Landing Road	1	136900220	Sandra Rios	2nd Letter	\$1,802.64		\$25.89	\$26.75	\$1,750.00	
27 Landing Road	1	136900200	Sherry Noyes		\$2,004.00	\$2,004.00				
15 Mastro Lane	2	136900280	Sharon Kopyc and Alan Nadel	1st Letter	\$1,191.37		\$598.10	\$593.27		
37 Landing Road	3	136900080	Walter and Melissa Wyland		\$2.00		\$2.00			
					\$5,000.01	\$2,004.00	\$625.99	\$620.02	\$1,750.00	
							1	3	2	1
Monthly Dues					\$682.52	\$0.00	\$362.00	\$320.52	\$0.00	
Skylight Chargeback					\$2,004.00	\$2,004.00	\$0.00	\$0.00	\$0.00	
Monthly Roof Assessment					\$200.00	\$0.00	\$100.00	\$100.00	\$0.00	
Special Assessment					\$1,750.00	\$0.00	\$0.00	\$0.00	\$1,750.00	
Capital Reserve Contributions					\$258.00	\$0.00	\$130.00	\$128.00	\$0.00	
Late / Interest Fee					\$105.49	\$0.00	\$33.99	\$71.50	\$0.00	
					\$5,000.01	\$2,004.00	\$625.99	\$620.02	\$1,750.00	

Shaker Landing Condominium Association
Prepaid Report
Period Through: 10/31/2020

Unit	Account Number	Homeowner	Address	Balance
1	136900030	R. Scott Caunter	35 Landing Road	\$590.00
3	136900140	Steven and Kewen Jauss	45 Landing Road	\$590.00
1	136900152	Merrill Mersel and Lynn Fecteau	47 Landing Road	\$590.00
1	136900180	Mark Abate	29 Landing Road	\$590.00
1	136900271	Allison Martin	15 Mastro Lane	\$8,840.00
2	136900290	Chris and Jennifer Annanie	7 Mastro Lane	\$590.00
2	136900300	Todd and Elizabeth Vreeland	25 Landing Road	\$590.00
1	136900310	Mary Reynolds	33 Landing Road	\$590.00
Totals:				\$12,970.00

Shaker Landing Condominium Association
Accounts Payable Aging Report
Period Through: 10/31/2020

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
Robert Crino	210953	10/21/2020	11/20/2020	Replace lights & posts	6245-Lighting	\$710.00	\$710.00			
					210953 Total:	\$710.00	\$710.00	\$0.00	\$0.00	\$0.00
Teddys Lawn Care And Landscaping Service LLC	1937	10/28/2020	10/28/2020	Grounds contract/Nov 2020	5190-Grounds Contract	\$3,321.66	\$3,321.66			
					1937 Total:	\$3,321.66	\$3,321.66	\$0.00	\$0.00	\$0.00
Union Mutual Fire Insurance Company	369-102620	10/26/2020	11/15/2020	Ins Installment/CUP0118122-08	5020-Insurance	\$342.00	\$342.00			
					369-102620 Total:	\$342.00	\$342.00	\$0.00	\$0.00	\$0.00
Daniel Poljacik	658891	10/29/2020	10/29/2020	Painting/Bldg #47/Units 2 & 3	5216-Repairs/Maint	\$2,489.50	\$2,489.50			
					658891 Total:	\$2,489.50	\$2,489.50	\$0.00	\$0.00	\$0.00
Union Mutual Fire Insurance Company	369-102620-29	10/26/2020	11/15/2020	Ins Installment/BOP0148181-05	5020-Insurance	\$1,653.80	\$1,653.80			
					369-102620-29 Total:	\$1,653.80	\$1,653.80	\$0.00	\$0.00	\$0.00
					Totals:	\$8,516.96	\$8,516.96	\$0.00	\$0.00	\$0.00

**Shaker Landing Condominium Association
AP Distribution Report
10/1/2020 - 10/31/2020**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
4600 - Reimburseable Expenses							
	10/28/2020	10/28/2020	Joan Holcombe	REimbursement for plantings	369-052820	1176	\$102.86
					Total 4600 - Reimburseable Expenses: \$102.86		
5000 - Management Fees							
	10/15/2020	10/15/2020	TPW Inc- Associa	Management fee/Oct 2020	TP2004379	1173	\$1,505.00
					Total 5000 - Management Fees:\$1,505.00		
5020 - Insurance							
	10/15/2020	10/15/2020	Union Mutual Fire Insurance Company - PO Box 1356	Ins Installment/BOP0148181-05	369-092320	1172	\$1,653.80
					Total 5020 - Insurance:\$1,653.80		
5215 - Roads and Grounds							
	10/8/2020	10/8/2020	Teddys Lawn Care And Landscaping Service LLC	Monthly contract	1882	1171	\$3,321.66
					Total 5215 - Roads and Grounds:\$3,321.66		
5220 - Painting - Labor							
	10/28/2020	10/28/2020	Devoids Painting	Painting Extras/Bldg #13 & #37	369-102020	1175	\$370.00
					Total 5220 - Painting - Labor: \$370.00		
5228 - Pest Control							
	10/16/2020	10/16/2020	Presidential Pest Control	Exterior perimeter treaatment	369-052220	100054	\$1,354.00
					Total 5228 - Pest Control:\$1,354.00		
5245 - Rubbish Removal							
	10/22/2020	10/22/2020	Casella Waste Systems Inc - VT	Trash & recycling service/9600374673	0594975	100055	\$55.49
					Total 5245 - Rubbish Removal: \$55.49		
5249 - Telephone							
	10/15/2020	10/15/2020	Consolidated Communications	Telephone/113358384629	369-093020	1174	\$49.61
					Total 5249 - Telephone: \$49.61		
5250 - Miscellaneous							
	10/22/2020	10/22/2020	Bob Chorney	Acrylic Letters	369-091520	100056	\$117.00
					Total 5250 - Miscellaneous: \$117.00		
							Grand Total:\$8,529.42

**Shaker Landing Condominium Association
General Ledger Trial Balance Report
10/1/2020 - 10/31/2020**

Account Number	Description	Cost Center	Begin Balance	Debit	Credit	Balance
1000	CAB Operating 8255	1 - Operating	\$67,806.57	\$74,294.68	\$71,369.42	\$70,731.83
1050	CAB Dock Deposits 8263	1 - Operating	\$10,307.19	\$0.44	\$0.00	\$10,307.63
1100	CAB Short Term Reserve 1602	2 - Reserves	\$1,767.51	\$0.23	\$0.00	\$1,767.74
1101	CAB Long Term Reserve 1611	2 - Reserves	\$27,426.94	\$3,843.59	\$0.00	\$31,270.53
1102	CAB Roof Reserve MM 2170	2 - Reserves	\$62,878.59	\$59,010.47	\$0.00	\$121,889.06
1103	Service Credit CD 5/16/23 89-72	2 - Reserves	\$7,237.90	\$16.39	\$0.00	\$7,254.29
1104	Service Credit CD 11/21/24 89-73	2 - Reserves	\$7,058.09	\$13.64	\$0.00	\$7,071.73
1105	Service Credit CD 11/21/21 89-74	2 - Reserves	\$7,327.91	\$12.32	\$0.00	\$7,340.23
1106	Service Credit CD 5/14/22 89-75	2 - Reserves	\$7,136.44	\$12.00	\$0.00	\$7,148.44
1107	Service Credit CD 5/14/22 89-76	2 - Reserves	\$7,136.44	\$12.00	\$0.00	\$7,148.44
1108	Service Credit Primary Savings 89-00	2 - Reserves	\$1.07	\$0.00	\$0.00	\$1.07
2050	Due to Operating Fund	2 - Reserves	\$39,580.72	\$456.00	\$228.00	\$39,808.72
2100	Due to Reserve Fund	1 - Operating	(\$39,580.72)	\$228.00	\$456.00	(\$39,808.72)
2300	Prepaid Assessments	1 - Operating	(\$12,970.00)	\$76,650.00	\$76,650.00	(\$12,970.00)
2350	Dock Deposits	1 - Operating	(\$10,295.00)	\$0.00	\$0.00	(\$10,295.00)
3000	Fund Balance	1 - Operating	(\$9,466.31)	\$0.00	\$0.00	(\$9,466.31)
3000	Fund Balance	2 - Reserves	(\$103,732.33)	\$0.00	\$0.00	(\$103,732.33)
4000	Monthly Dues	1 - Operating	(\$105,745.48)	\$1,086.00	\$12,308.00	(\$116,967.48)
4200	Capital Res Assessment	1 - Operating	\$0.00	\$4,480.00	\$4,480.00	\$0.00
4200	Capital Res Assessment	2 - Reserves	(\$37,153.50)	\$128.00	\$4,096.00	(\$41,121.50)
4250	Capital Roof Assessment	1 - Operating	\$0.00	\$3,500.00	\$3,500.00	\$0.00
4250	Capital Roof Assessment	2 - Reserves	(\$101,849.29)	\$100.00	\$3,200.00	(\$104,949.29)
4275	Special Assessment	1 - Operating	\$0.00	\$56,590.00	\$56,590.00	\$0.00
4275	Special Assessment	2 - Reserves	(\$76,401.21)	\$0.00	\$56,000.00	(\$132,401.21)
4370	Dock Assessment	1 - Operating	(\$300.00)	\$0.00	\$0.00	(\$300.00)
4400	Operating Interest	1 - Operating	(\$23.85)	\$0.00	\$5.12	(\$28.97)
4420	Capital Reserve Interest	2 - Reserves	(\$898.88)	\$0.00	\$80.64	(\$979.52)
4440	Late Fee	1 - Operating	(\$309.20)	\$0.00	\$0.00	(\$309.20)
4460	NSF Fee	1 - Operating	\$0.00	\$0.00	\$0.00	\$0.00
4600	Reimburseable Expenses	1 - Operating	\$1,644.98	\$102.86	\$0.00	\$1,747.84
5000	Management Fees	1 - Operating	\$13,545.00	\$1,505.00	\$0.00	\$15,050.00
5011	Meeting Expense	1 - Operating	\$0.00	\$0.00	\$0.00	\$0.00
5012	Bank Service Charges	1 - Operating	\$15.00	\$0.00	\$0.00	\$15.00
5017	Website Hosting	1 - Operating	\$140.00	\$0.00	\$0.00	\$140.00
5020	Insurance	1 - Operating	\$14,936.60	\$1,653.80	\$0.00	\$16,590.40
5035	Office Expense	1 - Operating	\$1,051.40	\$0.00	\$0.00	\$1,051.40
5186	Dock Repair/Maint	1 - Operating	\$0.00	\$0.00	\$0.00	\$0.00
5190	Grounds Contract	1 - Operating	\$30,209.94	\$0.00	\$0.00	\$30,209.94
5200	Other Landscaping	1 - Operating	\$1,160.00	\$0.00	\$0.00	\$1,160.00
5202	Tree Maintenance	1 - Operating	\$1,500.00	\$0.00	\$0.00	\$1,500.00
5205	Roads	1 - Operating	\$0.00	\$0.00	\$0.00	\$0.00
5208	Snow Removal	1 - Operating	\$0.00	\$0.00	\$0.00	\$0.00
5210	Walkway Maint	1 - Operating	\$0.00	\$0.00	\$0.00	\$0.00
5215	Roads and Grounds	1 - Operating	\$0.00	\$3,321.66	\$0.00	\$3,321.66
5216	Repairs/Maint	1 - Operating	\$7,711.72	\$0.00	\$0.00	\$7,711.72
5219	Contract Raking	1 - Operating	\$0.00	\$0.00	\$0.00	\$0.00
5220	Painting - Labor	1 - Operating	\$23,000.00	\$370.00	\$0.00	\$23,370.00

Shaker Landing Condominium Association
General Ledger Trial Balance Report
10/1/2020 - 10/31/2020

Account Number	Description	Cost Center	Begin Balance	Debit	Credit	Balance
5228	Pest Control	1 - Operating	\$800.00	\$1,354.00	\$0.00	\$2,154.00
5230	Electric - Common	1 - Operating	\$3,279.95	\$0.00	\$0.00	\$3,279.95
5245	Rubbish Removal	1 - Operating	\$500.79	\$55.49	\$0.00	\$556.28
5249	Telephone	1 - Operating	\$433.25	\$49.61	\$0.00	\$482.86
5250	Miscellaneous	1 - Operating	\$0.00	\$117.00	\$0.00	\$117.00
5300	Accounting	1 - Operating	\$0.00	\$0.00	\$0.00	\$0.00
5351	Pumping	1 - Operating	\$241.17	\$0.00	\$0.00	\$241.17
5450	Federal	1 - Operating	\$407.00	\$0.00	\$0.00	\$407.00
6000	Roof Supervision	2 - Reserves	\$0.00	\$0.00	\$0.00	\$0.00
6055	Loan Interest	2 - Reserves	\$0.00	\$0.00	\$0.00	\$0.00
6150	Triplex Roofing	2 - Reserves	\$108,501.71	\$0.00	\$0.00	\$108,501.71
6160	Duplex Roof	2 - Reserves	\$43,981.89	\$0.00	\$0.00	\$43,981.89
6250	Mold Remediation	2 - Reserves	\$0.00	\$0.00	\$0.00	\$0.00
NONE Total:			\$0.00	\$0.00	\$0.00	\$0.00
1 - Operating Total:			\$0.00	\$225,358.54	\$225,358.54	\$0.00
2 - Reserves Total:			\$0.00	\$63,604.64	\$63,604.64	\$0.00
Total:			\$0.00	\$288,963.18	\$288,963.18	\$0.00