

Shaker Landing Condominium Association
Balance Sheet
12/31/2022

Assets

Cash

1000 - CAB Operating 8255	\$99,294.63
1050 - CAB Dock Deposits 8263	\$13,696.83
1100 - CAB Short Term Reserve 1602	\$1,774.86
1101 - CAB Long Term Reserve 1611	\$75,962.12
1102 - CAB Roof Reserve MM 2170	\$61,212.63
1103 - Service Credit CD 5/16/23 8972	\$7,685.45
1104 - Service Credit CD 11/21/23 8973	\$7,428.90
1105 - Service Credit CD 11/21/26 8974	\$7,565.91
1108 - Service Credit Primary Savings 89-00	\$14,779.77

<u>Cash Total</u>	\$289,401.10
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Other

1002 - New Management-Operating Funds-Wehmeyer	\$1,000.00
1110 - New Management-Reserve Funds-Wehmeyer	\$1,000.00

<u>Other Total</u>	\$2,000.00
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<i>Assets Total</i>		\$291,401.10
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Liabilities and Equity

Liability

2050 - Due to Operating Fund	(\$46,244.21)
2100 - Due to Reserve Fund	\$46,244.21
2300 - Prepaid Assessments	\$590.00
2350 - Dock Deposits	\$13,670.00

<u>Liability Total</u>	\$14,260.00
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<u>Retained Earnings</u>	\$274,544.93
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<u>Net Income</u>	\$2,596.17
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<i>Liabilities & Equity Total</i>		\$291,401.10
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Shaker Landing Condominium Association

Income Statement

1/1/2022 - 12/31/2022

Income	1/1/2022 - 12/31/2022				Year To Date			
	Operating	Reserves	Other	Total	Operating	Reserves	Other	Total
<u>Income</u>								
4000 - Monthly Dues	\$134,028.85			\$134,028.85	\$134,028.85			\$134,028.85
4200 - Capital Res Assessment	\$0.00	\$47,324.82		\$47,324.82	\$0.00	\$47,324.82		\$47,324.82
4250 - Capital Roof Assessment	\$0.00	\$39,500.00		\$39,500.00	\$0.00	\$39,500.00		\$39,500.00
4255 - Capital Roof Assessment 2x Year	\$0.00	\$78,180.00		\$78,180.00	\$0.00	\$78,180.00		\$78,180.00
4275 - Special Assessment	\$0.00	\$6,720.00		\$6,720.00	\$0.00	\$6,720.00		\$6,720.00
4370 - Dock Assessment	\$2,690.00			\$2,690.00	\$2,690.00			\$2,690.00
4400 - Operating Interest	\$61.75			\$61.75	\$61.75			\$61.75
4420 - Capital Reserve Interest		\$889.96		\$889.96		\$889.96		\$889.96
4440 - Late Fee	\$202.66			\$202.66	\$202.66			\$202.66
4455 - Legal Fee	\$10.00			\$10.00	\$10.00			\$10.00
4500 - Misc Income	\$0.00			\$0.00	\$0.00			\$0.00
<u>Total Income</u>	\$136,993.26	\$172,614.78		\$309,608.04	\$136,993.26	\$172,614.78		\$309,608.04
<i>Total Income</i>	\$136,993.26	\$172,614.78		\$309,608.04	\$136,993.26	\$172,614.78		\$309,608.04
Expense	Operating	Reserves	Other	Total	Operating	Reserves	Other	Total
<u>Other</u>								
5220 - Exterior Painting	\$15,680.86			\$15,680.86	\$15,680.86			\$15,680.86
<u>Total Other</u>	\$15,680.86			\$15,680.86	\$15,680.86			\$15,680.86
<u>Administrative</u>								
5000 - Management Fees	\$19,140.00			\$19,140.00	\$19,140.00			\$19,140.00
5017 - Website Hosting	\$150.00			\$150.00	\$150.00			\$150.00
5020 - Insurance	\$17,533.00			\$17,533.00	\$17,533.00			\$17,533.00
5035 - Office Expense	\$2,479.28			\$2,479.28	\$2,479.28			\$2,479.28
<u>Total Administrative</u>	\$39,302.28			\$39,302.28	\$39,302.28			\$39,302.28
<u>Capital Project</u>								
6150 - Triplex Roofing	(\$15,383.00)			(\$15,383.00)	(\$15,383.00)			(\$15,383.00)
6160 - Duplex Roof	\$0.00	\$176,734.66		\$176,734.66	\$0.00	\$176,734.66		\$176,734.66
6200 - Rot Repair		\$3,187.93		\$3,187.93		\$3,187.93		\$3,187.93
6250 - Mold Remediation		\$3,984.48		\$3,984.48		\$3,984.48		\$3,984.48
<u>Total Capital Project</u>	(\$15,383.00)	\$183,907.07		\$168,524.07	(\$15,383.00)	\$183,907.07		\$168,524.07
<u>Common</u>								
5186 - Dock Repair/Maint	\$1,270.59			\$1,270.59	\$1,270.59			\$1,270.59
5190 - Grounds Contract	\$41,566.60			\$41,566.60	\$41,566.60			\$41,566.60
5200 - Other Landscaping	\$4,203.34			\$4,203.34	\$4,203.34			\$4,203.34
5202 - Tree Maintenance	\$6,300.00			\$6,300.00	\$6,300.00			\$6,300.00
5208 - Other Snow Removal	\$440.00			\$440.00	\$440.00			\$440.00
5216 - Repairs/Maint	\$12,733.39			\$12,733.39	\$12,733.39			\$12,733.39
5228 - Pest Control	\$320.00			\$320.00	\$320.00			\$320.00
5230 - Electric - Common	\$2,605.70			\$2,605.70	\$2,605.70			\$2,605.70
5245 - Rubbish Removal	\$809.22			\$809.22	\$809.22			\$809.22
5249 - Telephone	\$581.64			\$581.64	\$581.64			\$581.64
5250 - Miscellaneous	\$137.18			\$137.18	\$137.18			\$137.18

Shaker Landing Condominium Association

Income Statement

1/1/2022 - 12/31/2022

	1/1/2022 - 12/31/2022				Year To Date			
5890 - Painting - Labor	\$11,815.00		\$11,815.00		\$11,815.00		\$11,815.00	
<u>Total Common</u>	\$82,782.66		\$82,782.66		\$82,782.66		\$82,782.66	
<u>Professional Services</u>								
5300 - Accounting	\$375.00		\$375.00		\$375.00		\$375.00	
<u>Total Professional Services</u>	\$375.00		\$375.00		\$375.00		\$375.00	
<u>Taxes</u>								
5450 - Federal	\$347.00		\$347.00		\$347.00		\$347.00	
<u>Total Taxes</u>	\$347.00		\$347.00		\$347.00		\$347.00	
<i>Total Expense</i>	\$123,104.80	\$183,907.07	\$307,011.87		\$123,104.80	\$183,907.07	\$307,011.87	
Operating Net Income	\$13,888.46	(\$11,292.29)	\$0.00	\$2,596.17	\$13,888.46	(\$11,292.29)	\$0.00	\$2,596.17
Net Income	\$13,888.46	(\$11,292.29)	\$0.00	\$2,596.17	\$13,888.46	(\$11,292.29)	\$0.00	\$2,596.17

**Shaker Landing Condominium Association
General Ledger Trial Balance Report
1/1/2022 - 12/31/2022**

Account Number	Description	Cost Center	Begin Balance	Debit	Credit	Balance
1000	CAB Operating 8255	1 - Operating	\$94,271.71	\$463,148.77	\$458,125.85	\$99,294.63
1002	New Management-Operating Funds-Wehmeyer	1 - Operating	\$0.00	\$1,000.00	\$0.00	\$1,000.00
1050	CAB Dock Deposits 8263	1 - Operating	\$13,314.72	\$1,757.11	\$1,375.00	\$13,696.83
1100	CAB Short Term Reserve 1602	2 - Reserves	\$1,770.88	\$18,973.98	\$18,970.00	\$1,774.86
1101	CAB Long Term Reserve 1611	2 - Reserves	\$138,549.46	\$190,934.26	\$253,521.60	\$75,962.12
1102	CAB Roof Reserve MM 2170	1 - Operating	\$0.00	\$5,300.00	\$5,300.00	\$0.00
1102	CAB Roof Reserve MM 2170	2 - Reserves	\$11,502.23	\$339,175.06	\$289,464.66	\$61,212.63
1103	Service Credit CD 5/16/23 8972	2 - Reserves	\$7,483.40	\$202.05	\$0.00	\$7,685.45
1104	Service Credit CD 11/21/23 8973	2 - Reserves	\$7,261.90	\$167.00	\$0.00	\$7,428.90
1105	Service Credit CD 11/21/26 8974	2 - Reserves	\$7,502.13	\$63.78	\$0.00	\$7,565.91
1106	CLOSED-Service Credit CD 5/14/22 8975	2 - Reserves	\$7,315.43	\$22,147.66	\$29,463.09	\$0.00
1107	CLOSED-Service Credit CD 5/14/22 8976	2 - Reserves	\$7,315.43	\$55.20	\$7,370.63	\$0.00
1108	Service Credit Primary Savings 89-00	2 - Reserves	\$1.07	\$36,871.16	\$22,092.46	\$14,779.77
1110	New Management-Reserve Funds-Wehmeyer	2 - Reserves	\$0.00	\$1,000.00	\$0.00	\$1,000.00
2050	Due to Operating Fund	2 - Reserves	\$46,244.21	\$0.00	\$0.00	\$46,244.21
2100	Due to Reserve Fund	1 - Operating	(\$46,244.21)	\$0.00	\$0.00	(\$46,244.21)
2300	Prepaid Assessments	1 - Operating	(\$8,448.43)	\$335,019.82	\$327,161.39	(\$590.00)
2350	Dock Deposits	1 - Operating	(\$13,295.00)	\$1,375.00	\$1,750.00	(\$13,670.00)
3000	Fund Balance	1 - Operating	(\$39,598.79)	\$0.00	\$0.00	(\$39,598.79)
3000	Fund Balance	2 - Reserves	(\$234,946.14)	\$0.00	\$0.00	(\$234,946.14)
4000	Monthly Dues	1 - Operating	\$0.00	\$1,086.00	\$135,114.85	(\$134,028.85)
4200	Capital Res Assessment	1 - Operating	\$0.00	\$53,731.12	\$53,731.12	\$0.00
4200	Capital Res Assessment	2 - Reserves	\$0.00	\$5,958.99	\$53,283.81	(\$47,324.82)
4250	Capital Roof Assessment	1 - Operating	\$0.00	\$43,200.00	\$43,200.00	\$0.00
4250	Capital Roof Assessment	2 - Reserves	\$0.00	\$3,200.00	\$42,700.00	(\$39,500.00)
4255	Capital Roof Assessment 2x Year	1 - Operating	\$0.00	\$217,238.39	\$217,238.39	\$0.00
4255	Capital Roof Assessment 2x Year	2 - Reserves	\$0.00	\$74,970.00	\$153,150.00	(\$78,180.00)
4275	Special Assessment	1 - Operating	\$0.00	\$121,324.85	\$121,324.85	\$0.00
4275	Special Assessment	2 - Reserves	\$0.00	\$37,940.00	\$44,660.00	(\$6,720.00)
4370	Dock Assessment	1 - Operating	\$0.00	\$0.00	\$2,690.00	(\$2,690.00)
4400	Operating Interest	1 - Operating	\$0.00	\$9.12	\$70.87	(\$61.75)
4420	Capital Reserve Interest	2 - Reserves	\$0.00	\$88.01	\$977.97	(\$889.96)
4440	Late Fee	1 - Operating	\$0.00	\$53.94	\$256.60	(\$202.66)
4455	Legal Fee	1 - Operating	\$0.00	\$10.00	\$20.00	(\$10.00)
4460	NSF Fee	1 - Operating	\$0.00	\$0.00	\$0.00	\$0.00
4500	Misc Income	1 - Operating	\$0.00	\$10.93	\$10.93	\$0.00
4600	Reimbursable Income	1 - Operating	\$0.00	\$0.00	\$0.00	\$0.00
5000	Management Fees	1 - Operating	\$0.00	\$19,140.00	\$0.00	\$19,140.00
5011	Meeting Expense	1 - Operating	\$0.00	\$0.00	\$0.00	\$0.00
5012	Bank Service Charges	1 - Operating	\$0.00	\$0.00	\$0.00	\$0.00
5017	Website Hosting	1 - Operating	\$0.00	\$150.00	\$0.00	\$150.00
5020	Insurance	1 - Operating	\$0.00	\$17,533.00	\$0.00	\$17,533.00
5035	Office Expense	1 - Operating	\$0.00	\$2,479.28	\$0.00	\$2,479.28
5186	Dock Repair/Maint	1 - Operating	\$0.00	\$1,270.59	\$0.00	\$1,270.59
5190	Grounds Contract	1 - Operating	\$0.00	\$41,606.60	\$40.00	\$41,566.60
5200	Other Landscaping	1 - Operating	\$0.00	\$4,203.34	\$0.00	\$4,203.34

**Shaker Landing Condominium Association
General Ledger Trial Balance Report
1/1/2022 - 12/31/2022**

Account Number	Description	Cost Center	Begin Balance	Debit	Credit	Balance
5202	Tree Maintenance	1 - Operating	\$0.00	\$6,300.00	\$0.00	\$6,300.00
5205	Roads	1 - Operating	\$0.00	\$0.00	\$0.00	\$0.00
5208	Other Snow Removal	1 - Operating	\$0.00	\$440.00	\$0.00	\$440.00
5210	Walkway Maint	1 - Operating	\$0.00	\$0.00	\$0.00	\$0.00
5215	Roads and Grounds	1 - Operating	\$0.00	\$0.00	\$0.00	\$0.00
5216	Repairs/Maint	1 - Operating	\$0.00	\$12,733.39	\$0.00	\$12,733.39
5219	Contract Raking	1 - Operating	\$0.00	\$0.00	\$0.00	\$0.00
5220	Exterior Painting	1 - Operating	\$0.00	\$15,680.86	\$0.00	\$15,680.86
5228	Pest Control	1 - Operating	\$0.00	\$320.00	\$0.00	\$320.00
5230	Electric - Common	1 - Operating	\$0.00	\$2,605.70	\$0.00	\$2,605.70
5245	Rubbish Removal	1 - Operating	\$0.00	\$809.22	\$0.00	\$809.22
5249	Telephone	1 - Operating	\$0.00	\$581.64	\$0.00	\$581.64
5250	Miscellaneous	1 - Operating	\$0.00	\$137.18	\$0.00	\$137.18
5300	Accounting	1 - Operating	\$0.00	\$375.00	\$0.00	\$375.00
5301	Legal	1 - Operating	\$0.00	\$0.00	\$0.00	\$0.00
5351	Pumping	1 - Operating	\$0.00	\$0.00	\$0.00	\$0.00
5450	Federal	1 - Operating	\$0.00	\$347.00	\$0.00	\$347.00
5890	Painting - Labor	1 - Operating	\$0.00	\$11,815.00	\$0.00	\$11,815.00
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	1 - Operating	\$0.00	\$590.00	\$15,973.00	(\$15,383.00)
6150	Triplex Roofing	2 - Reserves	\$0.00	\$0.00	\$0.00	\$0.00
6160	Duplex Roof	1 - Operating	\$0.00	\$44,030.00	\$44,030.00	\$0.00
6160	Duplex Roof	2 - Reserves	\$0.00	\$176,734.66	\$0.00	\$176,734.66
6200	Rot Repair	2 - Reserves	\$0.00	\$3,187.93	\$0.00	\$3,187.93
6245	Lighting	2 - Reserves	\$0.00	\$0.00	\$0.00	\$0.00
6250	Mold Remediation	2 - Reserves	\$0.00	\$3,984.48	\$0.00	\$3,984.48
NONE Total:			\$0.00	\$0.00	\$0.00	\$0.00
1 - Operating Total:			\$0.00	\$1,427,412.85	\$1,427,412.85	\$0.00
2 - Reserves Total:			\$0.00	\$915,654.22	\$915,654.22	\$0.00
Total:			\$0.00	\$2,343,067.07	\$2,343,067.07	\$0.00