

SHELBY POINTE CONDOMINIUM
BALANCE SHEET
SEPTEMBER 30, 2025

ASSETS

CURRENT ASSETS		
OPERATING ACCOUNT - REPUBLIC	\$	18,197.77
RESERVE ACCOUNT - REPUBLIC		165,226.42
PETTY CASH		300.00
ASSESSMENTS RECEIVABLE		14,876.99
		198,601.18
TOTAL CURRENT ASSETS		198,601.18
TOTAL ASSETS	\$	198,601.18

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
PREPAID OWNER ASSESSMENTS	\$	4,167.15
		4,167.15
TOTAL CURRENT LIABILITIES		4,167.15
TOTAL LIABILITIES		4,167.15
CAPITAL		
PRIOR YEAR NET INCOME[LOSS]		169,756.53
CURRENT YEAR RESERVE TRANSFER		15,954.75
NET INCOME		8,722.75
		194,434.03
TOTAL CAPITAL		194,434.03
TOTAL LIABILITIES & CAPITAL	\$	198,601.18

SHELBY POINTE CONDOMINIUM
STATEMENT OF OPERATIONS
FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2025

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
REVENUES							
40000 ASSESSMENT INCOME	16,018.83	16,038.50	19.67	143,810.03	144,348.50	538.47	192,464.00
40005 LATE FEE INCOME	125.00	0.00	(125.00)	625.00	0.00	(625.00)	0.00
40010 INTEREST INCOME	49.59	0.00	(49.59)	472.56	0.00	(472.56)	0.00
40035 CAPITAL CONTRIBUTION	0.00	0.00	0.00	1,329.97	0.00	(1,329.97)	0.00
TOTAL REVENUES	16,193.42	16,038.50	(154.92)	146,237.56	144,348.50	(1,889.06)	192,464.00
EXPENSES							
GENERAL & ADMINISTRATIVE							
50000 MANAGEMENT FEES	756.00	756.00	0.00	6,804.00	6,804.00	0.00	9,072.00
50010 AUDIT & TAX PREP FEES	0.00	0.00	0.00	450.00	600.00	150.00	600.00
50020 LEGAL FEES	252.86	400.00	147.14	591.74	1,200.00	608.26	1,400.00
50030 INSURANCE EXPENSE	3,669.25	3,476.00	(193.25)	33,023.25	31,276.00	(1,747.25)	41,704.00
50040 OFFICE SUPPLIES	24.04	50.00	25.96	247.91	450.00	202.09	600.00
50050 TAX & LICENSES	0.00	0.00	0.00	56.00	100.00	44.00	100.00
TOTAL GENERAL & ADMINISTRATIVE	4,702.15	4,682.00	(20.15)	41,172.90	40,430.00	(742.90)	53,476.00
UTILITIES							
51000 ELECTRICITY	23.02	30.00	6.98	212.80	285.00	72.20	400.00
51010 WATER & SEWER	2,742.87	0.00	(2,742.87)	34,333.52	24,943.00	(9,390.52)	37,415.00
TOTAL UTILITIES	2,765.89	30.00	(2,735.89)	34,546.32	25,228.00	(9,318.32)	37,815.00
MAINTENANCE							
52010 GENERAL MAINTENANCE & REPAIR	931.59	0.00	(931.59)	14,284.25	18,668.00	4,383.75	28,000.00
52020 ROOF REPAIRS	0.00	5,500.00	5,500.00	0.00	16,500.00	16,500.00	22,000.00
52030 PLUMBING REPAIRS - COMMON	0.00	0.00	0.00	3,550.34	1,500.00	(2,050.34)	1,500.00
TOTAL MAINTENANCE	931.59	5,500.00	4,568.41	17,834.59	36,668.00	18,833.41	51,500.00
CONTRACTED SERVICES							
53000 LAWN MAINTENANCE & LANDSCAPE	1,412.00	1,591.00	179.00	17,319.00	14,319.00	(3,000.00)	19,100.00
53010 PEST CONTROL	429.25	3,500.00	3,070.75	4,751.25	4,300.00	(451.25)	4,300.00
53020 SNOW REMOVAL	0.00	0.00	0.00	5,936.00	4,000.00	(1,936.00)	5,000.00
TOTAL CONTRACTED SERVICES	1,841.25	5,091.00	3,249.75	28,006.25	22,619.00	(5,387.25)	28,400.00
RESERVES							
55000 RESERVES - CURRENT YEAR	1,772.75	1,773.00	0.25	15,954.75	15,957.00	2.25	21,273.00
RESERVES	1,772.75	1,773.00	0.25	15,954.75	15,957.00	2.25	21,273.00
TOTAL EXPENSES	12,013.63	17,076.00	5,062.37	137,514.81	140,902.00	3,387.19	192,464.00
CURRENT YEAR NET INCOME [LOSS]	4,179.79	(1,037.50)	(5,217.29)	8,722.75	3,446.50	(5,276.25)	0.00