

SHADOW RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION, INC
FINANCIAL REPORT
(FOR PERIOD OF 1-1-19 TO 12-31-19)

**CASH (BEGINNING BALANCE IN CHECK BOOK
OPERATING ACCOUNT AS OF 1-1-19: \$ 23,878.05**

**INCOME RECEIVED FROM JANUARY 1, 2019 THRU
DECEMBER 31, 2019 \$ 44,355.51**

GROSS INCOME TO DATE: \$ 68,233.56

EXPENSES:

Accounting	\$ 300.00
Administrative	\$ 159.40
Association Manager	\$ 5,700.00
Insurance	\$ 12,529.92
Lawn Maintenance	\$ 6,900.00
Legal	\$ 0.00
Sprinkler System/Maint.	\$ 740.00
Maintenance/Repairs	\$ 1,425.00
Snow Removal	\$ 2,395.00
Trash	\$ 6,844.86
Utilities	\$ 276.14
Water	\$ 4,025.45
Woodstove Expense	\$ 1,530.00
Misc. Operating	\$ 700.00

CAPITAL EXPENSE: \$ 0.00

**TOTAL EXPENSES FOR
PERIOD OF
1-1-19 to 12-31-19: \$ 43,525.77**

NET OPERATING INCOME AS OF 12-31-19: \$ 24,707.79

AUTHORIZED BY:

**VIP Investments
Julie A. Ebeler
Property Manager for
Shadow Ridge Townhomes Homeowners
Association, Inc.**

DATE: December 31, 2019