Statement of Cash Flow
**ST. CLAIR TERRACES CONDO ASSOC**
For the Period Ended September 30, 2026

| Acct ID | Description | Actual Month | Budget Month | Month per Unit | Actual YTD | Budget YTD | YTD Budget $ Variance | Annual Budget |
|---|---|---|---|---|---|---|---|---|
| | INCOME | | | | | | | |
| 4080.000 | INTEREST INCOME | .08 | 0.00 | 0.00 | 185.63 | 0.00 | 185.63 | 0.00 |
| 4105.000 | OTHER INCOME | 554.11 | 0.00 | 18.47 | 554.11 | 0.00 | 554.11 | 0.00 |
| 4200.000 | LATE, NSF & COURT FEES | 351.15 | 0.00 | 11.71 | 1,325.79 | 0.00 | 1,325.79 | 0.00 |
| 4600.000 | SPECIAL ASSESSMENTS | 19,950.00 | 0.00 | 665.00 | 64,050.00 | 0.00 | 64,050.00 | 0.00 |
| 4650.000 | FINES & PENALTIES | 0.00 | 0.00 | 0.00 | 100.00 | 0.00 | 100.00 | 0.00 |
| 4900.000 | CONDO ASSOCIATION DUES | 13,415.09 | 13,416.66 | 447.17 | 120,735.81 | 120,750.00 | (14.19) | 161,000.00 |
| | TOTAL INCOME | 34,270.43 | 13,416.66 | 1,142.35 | 186,951.34 | 120,750.00 | 66,201.34 | 161,000.00 |
| | EXPENSES | | | | | | | |
| 6050.000 | ADMINISTRATION | 40.81 | 83.34 | 1.36 | 729.77 | 750.00 | (20.23) | 1,000.00 |
| 6100.000 | LEGAL | 68.50 | 250.00 | 2.28 | (245.00) | 2,250.00 | (2,495.00) | 3,000.00 |
| 6150.000 | AUDIT & ACCOUNTING FEES | 0.00 | 41.66 | 0.00 | 0.00 | 375.00 | (375.00) | 500.00 |
| 6200.000 | BANK CHARGES | 0.00 | 0.00 | 0.00 | 55.00 | 0.00 | 55.00 | 0.00 |
| 6400.000 | LAWN CONTRACT | 2,708.00 | 1,666.66 | 90.27 | 16,251.60 | 15,000.00 | 1,251.60 | 20,000.00 |
| 6400.030 | SHRUB TRIMMING/MAINT/FERT | 375.00 | 0.00 | 12.50 | 6,665.00 | 0.00 | 6,665.00 | 0.00 |
| 6400.040 | TREE TRIMMING/MAINT/FERT | 0.00 | 250.00 | 0.00 | 1,675.00 | 2,250.00 | (575.00) | 3,000.00 |
| 6400.050 | GARDENING/WEEDING | 0.00 | 1,083.34 | 0.00 | 170.94 | 9,750.00 | (9,579.06) | 13,000.00 |
| 6430.000 | SPRINKLER REP/MAINT | 0.00 | 83.34 | 0.00 | 454.73 | 750.00 | (295.27) | 1,000.00 |
| 6450.000 | SNOW CONTRACT | 0.00 | 1,166.66 | 0.00 | 9,800.00 | 10,500.00 | (700.00) | 14,000.00 |
| 6450.010 | SALT | 0.00 | 0.00 | 0.00 | 700.00 | 0.00 | 700.00 | 0.00 |
| 6480.000 | PEST CONTROL | 175.00 | 216.66 | 5.83 | 1,950.00 | 1,950.00 | 0.00 | 2,600.00 |
| 6655.000 | FEDERAL WITHHOLDING TAX EXPENSE | .02 | 0.00 | 0.00 | .18 | 0.00 | .18 | 0.00 |
| 6700.000 | BUILDING REPAIR/MAINT | 0.00 | 250.00 | 0.00 | 0.00 | 2,250.00 | (2,250.00) | 3,000.00 |
| 6700.040 | GUTTER,EAVES REPAIR/MAINT | 3,031.00 | 500.00 | 101.03 | 4,637.01 | 4,500.00 | 137.01 | 6,000.00 |
| 6700.060 | BRICK REPAIR/MAINT | 0.00 | 416.66 | 0.00 | 11,549.87 | 3,750.00 | 7,799.87 | 5,000.00 |
| 6700.080 | BASEMENT REPAIR/MAINT | 0.00 | 500.00 | 0.00 | 0.00 | 4,500.00 | (4,500.00) | 6,000.00 |
| 6700.100 | PORCH REPAIR/MAINT | 0.00 | 166.66 | 0.00 | 0.00 | 1,500.00 | (1,500.00) | 2,000.00 |
| 6710.000 | PARKING LOT REPAIR/MAINT | 0.00 | 250.00 | 0.00 | 0.00 | 2,250.00 | (2,250.00) | 3,000.00 |
| 6710.060 | GARAGE REPAIR/MAINT | 0.00 | 0.00 | 0.00 | 17,240.00 | 0.00 | 17,240.00 | 0.00 |
| 6740.000 | PLUMBING REPAIR/MAINT | 700.00 | 166.66 | 23.33 | 700.00 | 1,500.00 | (800.00) | 2,000.00 |
| 6775.000 | MAJOR REPAIRS/MAINTENANCE | 0.00 | 0.00 | 0.00 | 10,914.00 | 0.00 | 10,914.00 | 0.00 |
| 6800.000 | MANAGEMENT FEES | 480.00 | 480.00 | 16.00 | 4,320.00 | 4,320.00 | 0.00 | 5,760.00 |
| 6900.000 | MISC. EXPENSES | 0.00 | 2.09 | 0.00 | 0.00 | 18.75 | (18.75) | 25.00 |
| 6905.000 | LICENSES/FEES | 0.00 | 1.66 | 0.00 | 0.00 | 15.00 | (15.00) | 20.00 |
| 7000.000 | BAD DEBT | 0.00 | 0.00 | 0.00 | 4.20 | 0.00 | 4.20 | 0.00 |
| 7100.000 | ELECTRIC | 136.34 | 133.34 | 4.54 | 1,260.21 | 1,200.00 | 60.21 | 1,600.00 |
| 7105.010 | OFFICE EXPENSE (BRD MEMBS ONLY) | 0.00 | 0.00 | 0.00 | 159.90 | 0.00 | 159.90 | 0.00 |
| 7200.000 | WATER/SEWER USAGE | 0.00 | 2,500.00 | 0.00 | 18,063.72 | 22,500.00 | (4,436.28) | 30,000.00 |
| 8300.000 | INSURANCE - LIABILITY/FIRE | 6,601.75 | 1,833.34 | 220.06 | 19,805.25 | 16,500.00 | 3,305.25 | 22,000.00 |
| 8300.100 | INSURANCE - WORK COMP | 0.00 | 41.66 | 0.00 | 356.00 | 375.00 | (19.00) | 500.00 |
| | Total Expenses | 14,316.42 | 12,083.73 | 477.21 | 127,217.38 | 108,753.75 | 18,463.63 | 145,005.00 |
| | RESERVE REPLACEMENT (DEFICIT) | 19,954.01 | 1,332.93 | 665.13 | 59,733.96 | 11,996.25 | 47,737.71 | 15,995.00 |

| Cash Report: | Account | Opening Balance | Debit Activity | Credit Activity | Closing Balance |
|---|---|---|---|---|---|
| CASH IN BANK | 1100.000 | 159,918.07 | 22,518.14 | (19,971.57) | 162,464.64 |
| MAINT. RESERVE FUND | 1250.000 | 7,269.01 | .08 | (.02) | 7,269.07 |
| ROOF RESERVE FUND | 1255.000 | 2,816.82 | 0.00 | 0.00 | 2,816.82 |
| MAINT. RESERVE CDs (Edw Jones) | 1260.000 | .38 | 0.00 | 0.00 | .38 |
| | | 170,004.28 | 22,518.22 | (19,971.59) | 172,550.91 |