

Statement of Cash Flow
ST. CLAIR TERRACES CONDO ASSOC
For the Period Ended February 28, 2025

Acct ID	Description	Actual Month	Budget Month	Month per Unit	Actual YTD	Budget YTD	YTD Budget \$ Variance	Annual Budget
INCOME								
4080.000	INTEREST INCOME	.12	416.67	0.00	4,895.24	833.34	4,061.90	5,000.00
4200.000	LATE, NSF & COURT FEES	22.75	0.00	.76	7.16	0.00	7.16	0.00
4600.000	SPECIAL ASSESSMENTS	0.00	7,333.33	0.00	0.00	14,666.66	(14,666.66)	88,000.00
4900.000	CONDO ASSOCIATION DUES	<u>13,415.09</u>	<u>13,333.33</u>	<u>447.17</u>	<u>26,830.18</u>	<u>26,666.66</u>	<u>163.52</u>	<u>160,000.00</u>
	TOTAL INCOME	13,437.96	21,083.33	447.93	31,732.58	42,166.66	(10,434.08)	253,000.00
EXPENSES								
6050.000	ADMINISTRATION	91.43	83.33	3.05	227.03	166.66	60.37	1,000.00
6100.000	LEGAL	35.00	166.67	1.17	1,005.00	333.34	671.66	2,000.00
6150.000	AUDIT & ACCOUNTING FEES	0.00	41.67	0.00	0.00	83.34	(83.34)	500.00
6400.000	LAWN CONTRACT	0.00	1,583.33	0.00	0.00	3,166.66	(3,166.66)	19,000.00
6400.040	TREE TRIMMING/MAINT/FERT	0.00	333.33	0.00	0.00	666.66	(666.66)	4,000.00
6430.000	SPRINKLER REP/MAINT	0.00	83.33	0.00	0.00	166.66	(166.66)	1,000.00
6450.000	SNOW CONTRACT	3,750.00	1,083.33	125.00	7,000.00	2,166.66	4,833.34	13,000.00
6450.010	SALT	114.45	0.00	3.82	114.45	0.00	114.45	0.00
6480.000	PEST CONTROL	350.00	166.67	11.67	350.00	333.34	16.66	2,000.00
6655.000	FEDERAL WITHHOLDING TAX EXPENSE	.03	0.00	0.00	.06	0.00	.06	0.00
6700.000	BUILDING REPAIR/MAINT	140.00	0.00	4.67	140.00	0.00	140.00	0.00
6700.005	ROOF REPLACEMENT	0.00	37,500.00	0.00	0.00	75,000.00	(75,000.00)	450,000.00
6700.010	ROOF REPAIR/MAINT	0.00	333.33	0.00	807.06	666.66	140.40	4,000.00
6700.040	GUTTER,EAVES REPAIR/MAINT	0.00	416.67	0.00	0.00	833.34	(833.34)	5,000.00
6700.060	BRICK REPAIR/MAINT	0.00	1,166.67	0.00	1,072.50	2,333.34	(1,260.84)	14,000.00
6700.080	BASEMENT REPAIR/MAINT	0.00	833.33	0.00	0.00	1,666.66	(1,666.66)	10,000.00
6700.100	PORCH REPAIR/MAINT	0.00	166.67	0.00	0.00	333.34	(333.34)	2,000.00
6710.000	PARKING LOT REPAIR/MAINT	0.00	166.67	0.00	0.00	333.34	(333.34)	2,000.00
6740.000	PLUMBING REPAIR/MAINT	550.00	0.00	18.33	550.00	0.00	550.00	0.00
6775.000	MAJOR REPAIRS/MAINTENANCE	0.00	2,333.33	0.00	0.00	4,666.66	(4,666.66)	28,000.00
6800.000	MANAGEMENT FEES	480.00	500.00	16.00	960.00	1,000.00	(40.00)	6,000.00
7100.000	ELECTRIC	130.34	125.00	4.34	269.63	250.00	19.63	1,500.00
7200.000	WATER/SEWER USAGE	1,844.44	2,333.33	61.48	1,844.44	4,666.66	(2,822.22)	28,000.00
8300.000	INSURANCE - LIABILITY/FIRE	<u>0.00</u>	<u>2,083.33</u>	<u>0.00</u>	<u>0.00</u>	<u>4,166.66</u>	<u>(4,166.66)</u>	<u>25,000.00</u>
	Total Expenses	7,485.69	51,499.99	249.52	14,340.17	102,999.98	(88,659.81)	618,000.00
	RESERVE REPLACEMENT (DEFICIT)	<u>5,952.27</u>	<u>(30,416.66)</u>	<u>198.41</u>	<u>17,392.41</u>	<u>(60,833.32)</u>	<u>78,225.73</u>	<u>(365,000.00)</u>

Cash Report:	Account	Opening Balance	Debit Activity	Credit Activity	Closing Balance
CASH IN BANK	1100.000	116,886.85	21,392.03	(5,641.22)	132,637.66
MAINT. RESERVE FUND	1250.000	12,267.62	.12	(.03)	12,267.71
ROOF RESERVE FUND	1255.000	2,816.82	0.00	0.00	2,816.82
MAINT. RESERVE CDs (Edw Jones)	1260.000	<u>308,373.71</u>	<u>0.00</u>	<u>0.00</u>	<u>308,373.71</u>
		440,345.00	21,392.15	(5,641.25)	456,095.90