SHERWOOD CONDOMINIUMS
4012 Dupont Circle #205
Lou., KY 40207

OPERATING STATEMENT *Stock Yards Bank*
Jan 2024

BEGINNING BALANCE			$20,111.46
INCOME:	Maintenance Fees	$ 79,600.00	
	Jetz Laundry	$ 262.76	
	Total Income:	**$ 79,862.76**	
SUB TOTAL			$99,974.22

EXPENSES:

DATE	CHECK#	PAID TO	AMOUNT
01/24	web payment	Lou Water Co	$4,030.91
01/27	3495	Hickman Property	$1,154.71
01/16	3496	Toler Pest	$ 145.00
01/16	3497	Kaufman Concrete	$1,360.00
01/16	3498	Rumpke	$ 306.33
01/24	3499	FARE	$1,200.00
01/26	3500	Oracle Elevator	$3,220.00
01/31	3501	LG&E	$ 821.67
01/29	3502	Tom Wilson	$ 50.00

TOTAL EXPENSES	$ 12,288.62
ENDING CHECKING ACCOUNT BALANCE	$87,685.60
MONEY MARKET ACOUNT BALANCE	$ 3,126.42
CD'S AT STOCK YARDS BANK	$20,000.00
TOTAL FUNDS AVAILABLE	**$110,812.02**

	2023 BUDGET	2023 ACTUAL	2024 BUDGET
INCOME			
Maintenance Fees	108,900.00.	121,660.00	144,400.00
Other	2,500.00	3,846.47	3,600.00
TOTAL INCOME	111,400.00	125,506.47	148,000.00
EXPENSES			
Management	14,400.00	13,200.00	14,400.00
Gas & Electric	8,000.00	10,009.31	11,000.00
Water	15,500.00	19,736.01	22,000.00
Insurance	22,000.00	27,559.43	30,000.00
Sanitation	2,400.00	3,160.60	3,500.00
Elevator	8,000.00	51,193.80	12,000.00
Exterminator	2,000.00	2,433.00	2,600.00
Fire Alarm	4,000.00	4,904.04	6,000.00
Legal & Accounting	600.00	575.00	800.00
Lawn & Snow Removal	10,000.00	7,258.98	10,000.00
Repairs	24,000.00	23,754.14	35,000.00
Misc, Dues & Supplies	1,000.00	268.61	1,000.00
TOTAL EXPENSES	111,400.00	164,627.92	148,000.00
Profit (Loss)	-0-	(39,121.45)	-0-

46 Units paid annually in 2023

Based upon 46 units @$1870.00 per year and 18 units at $170.00 per month in 2023

Projected income for 46 units @ $2200.00 per year and 18 units at $200.00 per month in 2024

Reserve funds as of September 30, 2023 **$53,711.94**