

# Balance Sheet

As of 2/28/2023, Cash Basis

Prepared By: Weh Meyer  
Property Management LLC  
PO Box 332  
Lyme, NH 03768

## Shaker Landing COA

### Assets

#### Current Asset

Shaker Landing COA - 48 Month BCD *8972	7,685.45
Shaker Landing COA - 48 Month BCD *8973	7,428.90
Shaker Landing COA - 60 Month BCD *8974	7,565.91
Shaker Landing COA - Dock Deposits	1,500.00
Shaker Landing COA - Long Term Reserve	76,000.00
Shaker Landing COA - Operating	140,230.08
Shaker Landing COA - Operating - Pending EFTs	3,520.00
Shaker Landing COA - Primary Savings *8900	14,779.77

**Total Current Asset** **\$258,710.11**

**Total Assets** **\$258,710.11**

### Liabilities

#### Current Liability

3003 Prepayments	23,420.00
3004 Security Deposit Liability	1,500.00

**Total Current Liability** **\$24,920.00**

**Total Liabilities** **\$24,920.00**

### Equity

3602 Opening Balance Equity	208,870.03
3605 Retained Earnings	590.00
Net Income	24,330.08

**Total Equity** **\$233,790.11**

**Total Liabilities & Equity** **\$258,710.11**

# Budget vs. Actuals

Cash basis

## Shaker Landing COA - 2023 Shaker Landing COA

Account	2/1/2023 - 2/28/2023				1/1/2023 - 2/28/2023			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
<b>Income</b>								
4001 Operating Income	12,670.00	11,584.00	1,086.00	109.38 %	23,863.15	23,168.00	695.15	103.00 %
4016 Late Fee Income	11.09	0.00	11.09	--	27.94	0.00	27.94	--
4207 Dock Rental Income	0.00	0.00	0.00	--	250.00	0.00	250.00	--
<b>Total for Income</b>	<b>\$12,681.09</b>	<b>\$11,584.00</b>	<b>\$1,097.09</b>	<b>109.47 %</b>	<b>\$24,141.09</b>	<b>\$23,168.00</b>	<b>\$973.09</b>	<b>104.20 %</b>
<b>Expense</b>								
5000 Management Fee Expense	495.00	495.00	0.00	100.00 %	990.00	990.00	0.00	100.00 %
5001 Office Expense	0.00	50.00	(50.00)	0.00 %	0.00	100.00	(100.00)	0.00 %
5003 Meeting Expense	0.00	16.67	(16.67)	0.00 %	0.00	33.33	(33.33)	0.00 %
5004 Taxes Expense	0.00	0.00	0.00	--	0.00	100.00	(100.00)	0.00 %
5005 Bank Fees Expense	0.00	0.00	0.00	--	30.00	0.00	30.00	--
5012 Website Hosting	140.00	12.50	127.50	1,120.00 %	140.00	25.00	115.00	560.00 %
5105 Telephone Expense	109.77	50.00	59.77	219.54 %	109.77	100.00	9.77	109.77 %
5106 Legal and Professional Fee Expense	0.00	0.00	0.00	--	0.00	0.00	0.00	--
5107 Accounting Expense	0.00	0.00	0.00	--	0.00	400.00	(400.00)	0.00 %
5200 Gardening/Landscaping	0.00	416.67	(416.67)	0.00 %	0.00	833.33	(833.33)	0.00 %
5202 Tree Maintenance	0.00	416.67	(416.67)	0.00 %	3,100.00	833.33	2,266.67	372.00 %
5207 Beach Expense	0.00	0.00	0.00	--	0.00	0.00	0.00	--
5209 Road/Drive Maintenance	0.00	250.00	(250.00)	0.00 %	0.00	500.00	(500.00)	0.00 %
5210 Grounds Contract	0.00	3,550.00	(3,550.00)	0.00 %	7,100.00	7,100.00	0.00	100.00 %
5213 Walkway and Gravel Maintenance	0.00	208.33	(208.33)	0.00 %	0.00	416.67	(416.67)	0.00 %

# Budget vs. Actuals

Cash basis

 Prepared By: Wehmeyer  
 Property Management LLC  
 PO Box 332  
 Lyme, NH 03768

Account	2/1/2023 - 2/28/2023				1/1/2023 - 2/28/2023			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5217 Pest Control	26.91	0.00	26.91	--	154.67	0.00	154.67	--
5218 Dock Installation and Repairs	0.00	0.00	0.00	--	0.00	0.00	0.00	--
5230 Electrical/Gas Expense								
5230-01 Electricity	1,630.85	458.33	1,172.52	355.82 %	1,630.85	916.67	714.18	177.91 %
<b>Total for 5230 Electrical/Gas Expense</b>	<b>\$1,630.85</b>	<b>\$458.33</b>	<b>\$1,172.52</b>	<b>355.82 %</b>	<b>\$1,630.85</b>	<b>\$916.67</b>	<b>\$714.18</b>	<b>177.91 %</b>
5248 Staining Buildings	5,000.00	0.00	5,000.00	--	5,000.00	0.00	5,000.00	--
5254 Roof Shoveling Expense	0.00	375.00	(375.00)	0.00 %	0.00	750.00	(750.00)	0.00 %
6002 Operating Misc Expense	48.17	104.17	(56.00)	46.24 %	48.17	208.33	(160.16)	23.12 %
7909 Snow Removal (Excess)	0.00	375.00	(375.00)	0.00 %	320.00	750.00	(430.00)	42.67 %
Insurance								
5002 Insurance - Other	1,672.00	1,750.00	(78.00)	95.54 %	1,672.00	3,500.00	(1,828.00)	47.77 %
<b>Total for Insurance</b>	<b>\$1,672.00</b>	<b>\$1,750.00</b>	<b>(\$78.00)</b>	<b>95.54 %</b>	<b>\$1,672.00</b>	<b>\$3,500.00</b>	<b>(\$1,828.00)</b>	<b>47.77 %</b>
Repairs/Maintenance Expense								
5216 Repairs/Maintenance Expense - Other	0.00	833.33	(833.33)	0.00 %	0.00	1,666.67	(1,666.67)	0.00 %
<b>Total for Repairs/Maintenance Expense</b>	<b>\$0.00</b>	<b>\$833.33</b>	<b>(\$833.33)</b>	<b>0.00 %</b>	<b>\$0.00</b>	<b>\$1,666.67</b>	<b>(\$1,666.67)</b>	<b>0.00 %</b>
Trash/Recycle Removal								
5211 Trash/Recycle Removal - Other	75.00	58.33	16.67	128.57 %	143.55	116.67	26.88	123.04 %
<b>Total for Trash/Recycle Removal</b>	<b>\$75.00</b>	<b>\$58.33</b>	<b>\$16.67</b>	<b>128.57 %</b>	<b>\$143.55</b>	<b>\$116.67</b>	<b>\$26.88</b>	<b>123.04 %</b>
Water/Sewer Expense								

# Budget vs. Actuals

Cash basis

 Prepared By: Weh Meyer  
 Property Management LLC  
 PO Box 332  
 Lyme, NH 03768

Account	2/1/2023 - 2/28/2023				1/1/2023 - 2/28/2023			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5233 Water/Sewer Expense - Other	0.00	0.00	0.00	--	0.00	0.00	0.00	--
<b>Total for Water/Sewer Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00 %</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00 %</b>
<b>Total for Expense</b>	<b>\$9,197.70</b>	<b>\$9,420.00</b>	<b>(\$222.30)</b>	<b>97.64 %</b>	<b>\$20,439.01</b>	<b>\$19,340.00</b>	<b>\$1,099.01</b>	<b>105.68 %</b>
<b>Net Operating Income</b>	<b>\$3,483.39</b>	<b>\$2,164.00</b>	<b>\$1,319.39</b>	<b>160.97 %</b>	<b>\$3,702.08</b>	<b>\$3,828.00</b>	<b>(\$125.92)</b>	<b>96.71 %</b>
<b>Non-operating Income</b>								
4200 Capital Assessment Income	4,480.00	4,096.00	384.00	109.38 %	8,448.00	8,192.00	256.00	103.13 %
4206 Capital Special Assessment Income	5,350.00	3,200.00	2,150.00	167.19 %	13,110.00	6,400.00	6,710.00	204.84 %
<b>Total for Non-operating Income</b>	<b>\$9,830.00</b>	<b>\$7,296.00</b>	<b>\$2,534.00</b>	<b>134.73 %</b>	<b>\$21,558.00</b>	<b>\$14,592.00</b>	<b>\$6,966.00</b>	<b>147.74 %</b>
<b>Non-operating Expense</b>								
6200 Capital Expense								
6200-08 Capital Expense - Improvements	930.00	0.00	930.00	--	930.00	0.00	930.00	--
6200-17 Capital Expense - Roofing	0.00	0.00	0.00	--	0.00	0.00	0.00	--
<b>Total for 6200 Capital Expense</b>	<b>\$930.00</b>	<b>\$0.00</b>	<b>\$930.00</b>	<b>0.00 %</b>	<b>\$930.00</b>	<b>\$0.00</b>	<b>\$930.00</b>	<b>0.00 %</b>
<b>Total for Non-operating Expense</b>	<b>\$930.00</b>	<b>\$0.00</b>	<b>\$930.00</b>	<b>0.00 %</b>	<b>\$930.00</b>	<b>\$0.00</b>	<b>\$930.00</b>	<b>0.00 %</b>
<b>Net Non-operating Income</b>	<b>\$8,900.00</b>	<b>\$7,296.00</b>	<b>\$1,604.00</b>	<b>121.98 %</b>	<b>\$20,628.00</b>	<b>\$14,592.00</b>	<b>\$6,036.00</b>	<b>141.37 %</b>
<b>Net Income</b>	<b>\$12,383.39</b>	<b>\$9,460.00</b>	<b>\$2,923.39</b>	<b>130.90 %</b>	<b>\$24,330.08</b>	<b>\$18,420.00</b>	<b>\$5,910.08</b>	<b>132.09 %</b>

## Shaker Landing COA

Account	02-2023	Total
<b>Income</b>		
4001 Operating Income	12,670.00	12,670.00
4016 Late Fee Income	11.09	11.09
<b>Total Income</b>	<b>\$12,681.09</b>	<b>\$12,681.09</b>
<b>Expense</b>		
5000 Management Fee Expense	495.00	495.00
5002 Insurance		
5002 Insurance - Other	1,672.00	1,672.00
<b>Total for 5002 Insurance</b>	<b>\$1,672.00</b>	<b>\$1,672.00</b>
5012 Website Hosting	140.00	140.00
5105 Telephone Expense	109.77	109.77
5211 Trash/Recycle Removal		
5211 Trash/Recycle Removal - Other	75.00	75.00
<b>Total for 5211 Trash/Recycle Removal</b>	<b>\$75.00</b>	<b>\$75.00</b>
5217 Pest Control	26.91	26.91
5230 Electrical/Gas Expense		
5230-01 Electricity	1,630.85	1,630.85
<b>Total for 5230 Electrical/Gas Expense</b>	<b>\$1,630.85</b>	<b>\$1,630.85</b>
5248 Staining Buildings	5,000.00	5,000.00
6002 Operating Misc Expense	48.17	48.17
<b>Total Expense</b>	<b>\$9,197.70</b>	<b>\$9,197.70</b>
<b>Net Operating Income</b>	<b>\$3,483.39</b>	<b>\$3,483.39</b>
<b>Non-operating Income</b>		
4200 Capital Assessment Income	4,480.00	4,480.00
4206 Capital Special Assessment Income	5,350.00	5,350.00
<b>Total Non-operating Income</b>	<b>\$9,830.00</b>	<b>\$9,830.00</b>
<b>Non-operating Expense</b>		
6200 Capital Expense		
6200-08 Capital Expense - Improvements	930.00	930.00
<b>Total for 6200 Capital Expense</b>	<b>\$930.00</b>	<b>\$930.00</b>
<b>Total Non-operating Expense</b>	<b>\$930.00</b>	<b>\$930.00</b>
<b>Net Non-operating Income</b>	<b>\$8,900.00</b>	<b>\$8,900.00</b>
<b>Net Income</b>	<b>\$12,383.39</b>	<b>\$12,383.39</b>

Account	02-2023	<b>Total</b>
---------	---------	--------------

# Income Statement Detailed

2/1/2023 - 2/28/2023, Cash basis

Prepared By: Wehmeyer Property  
Management LLC  
PO Box 332  
Lyme, NH 03768

## Shaker Landing COA

Date	Type	Check No.	Name	Memo	Amount
<b>Expense</b>					
<b>5000 Management Fee Expense</b>					
2/1/2023	Check		Wehmeyer Property Management LLC	Management Fee 2/1/2023 - 2/28/2023 (Flat fee: \$495.00 * 1 property)	495.00
<b>Total for 5000 Management Fee Expense</b>					<b>\$495.00</b>
<b>5002 Insurance</b>					
2/28/2023	Check		The Union Mutual Fire Insurance Company	CUP0118122-11 renewal - premium full payment	1,666.00
2/28/2023	Check		The Union Mutual Fire Insurance Company	CUP0118122-11 service fee	6.00
<b>Total for 5002 Insurance</b>					<b>\$1,672.00</b>
<b>5012 Website Hosting</b>					
2/28/2023	Check	107	Dimentech	INV#3459   Shaker Landing website	140.00
<b>Total for 5012 Website Hosting</b>					<b>\$140.00</b>
<b>5105 Telephone Expense</b>					
2/8/2023	Check		Consolidated Communications	telephone	109.77
<b>Total for 5105 Telephone Expense</b>					<b>\$109.77</b>
<b>5211 Trash/Recycle Removal</b>					
2/7/2023	Check		Casella Waste Services	trash removal	75.00
<b>Total for 5211 Trash/Recycle Removal</b>					<b>\$75.00</b>
<b>5217 Pest Control</b>					
2/13/2023	Check	105	Bob Chorney	Mouse bait	26.91
<b>Total for 5217 Pest Control</b>					<b>\$26.91</b>

# Income Statement Detailed

2/1/2023 - 2/28/2023, Cash basis

Prepared By: Wehmeyer Property  
Management LLC  
PO Box 332  
Lyme, NH 03768

Date	Type	Check No.	Name	Memo	Amount
<b>5230 Electrical/Gas Expense - 5230-01 Electricity</b>					
2/2/2023	Check		Liberty Utilities	electricity	70.82
2/2/2023	Check		Liberty Utilities	electricity	76.88
2/2/2023	Check		Liberty Utilities	electricity	91.88
2/6/2023	Check		Liberty Utilities	electricity	69.74
2/6/2023	Check		Liberty Utilities	electricity	99.09
2/6/2023	Check		Liberty Utilities	electricity	241.53
2/6/2023	Check		Liberty Utilities	electricity	542.39
2/13/2023	Check		Liberty Utilities	electricity	17.86
2/13/2023	Check		Liberty Utilities	electricity	20.64
2/13/2023	Check		Liberty Utilities	electricity	29.79
2/13/2023	Check		Liberty Utilities	electricity	32.90
2/13/2023	Check		Liberty Utilities	electricity	81.54
2/13/2023	Check		Liberty Utilities	electricity	237.68
2/15/2023	Check		Liberty Utilities	electricity	18.11
<b>Total for 5230 Electrical/Gas Expense - 5230-01 Electricity</b>					<b>\$1,630.85</b>
<b>5248 Staining Buildings</b>					
2/13/2023	Check 104	104	Kurt Devoid	exterior painting downpayment	5,000.00
<b>Total for 5248 Staining Buildings</b>					<b>\$5,000.00</b>
<b>6002 Operating Misc Expense</b>					
2/13/2023	Check 105	105	Bob Chorney	safety sign	48.17
<b>Total for 6002 Operating Misc Expense</b>					<b>\$48.17</b>
<b>6200 Capital Expense - 6200-08 Capital Expense - Improvements</b>					
2/28/2023	Check 106	106	Acker Contracting LLC	INV#6801   Service Work	930.00



# Income Statement Detailed

2/1/2023 - 2/28/2023, Cash basis

Prepared By: Wehmeyer Property  
Management LLC  
PO Box 332  
Lyme, NH 03768

Date	Type	Check No.	Name	Memo	Amount
<b>Total</b> for 6200 Capital Expense - 6200-08 Capital Expense - Improvements					<b>\$930.00</b>
<b>Total Expense</b>					<b>\$10,127.70</b>
<b>Net Income</b> for Shaker Landing COA					<b>(\$10,127.70)</b>

# Recurring Charges

 For Shaker Landing COA  
 As of 3/19/2023, All units

 Prepared By: Wehmeier  
 Property Management LLC  
 PO Box 332  
 Lyme, NH 03768

Unit	Name	Move In	Size	Beds/Baths	Delinquency status	Owner Occupied	Recurring Charges	Prepayments	Balance Due
<b>Shaker Landing COA</b>									
U11-1	John Viertl, Mary Viertl	12/9/2022		- / -		Yes	2,340.00	0.00	2,340.00
U11-2	Douglas Southworth, Kim Southworth	12/9/2022		- / -		Yes	2,340.00	0.00	0.00
U13-1	Robert Chorney	12/9/2022		- / -		Yes	2,340.00	0.00	0.00
U13-2	John J. Brady	12/9/2022		- / -		Yes	2,340.00	0.00	0.00
U15-1	Allison Martin	12/9/2022		- / -		Yes	2,340.00	0.00	0.00
U15-2	Sharon Kopyc, Alan Nadel	12/9/2022		- / -		Yes	2,340.00	0.00	0.00
U25-1	Jo Shelnut Melendy	12/9/2022		- / -		Yes	2,340.00	0.00	0.00
U25-2	Elizabeth Vreeland, Todd Vreeland	12/9/2022		- / -		Yes	590.00	0.00	0.00
U27-1	Sherry Noyes	12/9/2022		- / -		Yes	590.00	0.00	0.00
U27-2	Maria Dailey, Michael Dailey	12/9/2022		- / -		Yes	2,340.00	0.00	590.00
U29-1	Mark Abate	12/9/2022		- / -		Yes	2,340.00	0.00	0.00
U29-2	Scott Woods, Nancy Woods	12/9/2022		- / -		Yes	2,340.00	1,500.00	0.00
U33-1	Mary Reynolds	12/9/2022		- / -		Yes	590.00	0.00	0.00
U33-2	Sharlene Russell	12/9/2022		- / -		Yes	2,340.00	0.00	0.00
U33-3	Jordan Orr, Carol Orr	12/9/2022		- / -		Yes	2,340.00	0.00	0.00
U35-1	R. Scott Caunter	12/9/2022		- / -		Yes	2,340.00	0.00	0.00
U35-2	Nancy Rosenthal	12/9/2022		- / -		Yes	2,340.00	0.00	0.00
U35-3	Michelle Jones	12/9/2022		- / -		Yes	2,340.00	0.00	1,750.00
U37-1	Joan Holcombe	12/9/2022		- / -		Yes	590.00	0.00	0.00
U37-2	Brenda Llaurador	12/9/2022		- / -		Yes	2,340.00	590.00	0.00
U37-3	Walter Wyland, Melissa Wyland	12/9/2022		- / -		Yes	2,340.00	0.00	1,750.00
U43-1	Robert Sletten, Beverly Sletten	12/9/2022		- / -		Yes	2,340.00	0.00	0.00
U43-2	Ilene Venizelos	12/9/2022		- / -		Yes	590.00	0.00	0.00
U43-3	Patrick Pallatroni	12/9/2022		- / -		Yes	2,340.00	0.00	0.00
U45-1	Robert Edwards, Penny Edwards	12/9/2022		- / -		Yes	590.00	0.00	0.00
U45-2	James Rasmussen, Joanne Rasmussen	12/9/2022		- / -		Yes	2,340.00	0.00	0.00

# Recurring Charges

 For Shaker Landing COA  
 As of 3/19/2023, All units

 Prepared By: Wehmeyer  
 Property Management LLC  
 PO Box 332  
 Lyme, NH 03768

Unit	Name	Move In	Size	Beds/Baths	Delinquency status	Owner Occupied	Recurring Charges	Prepayments	Balance Due
U45-3	Steven Jauss, Kewen Jausss	12/9/2022		- / -		Yes	2,340.00	590.00	0.00
U47-1	Merrill Mersel, Lynn Fecteau	12/9/2022		- / -		Yes	2,340.00	0.00	0.00
U47-2	David Hornig	12/9/2022		- / -		Yes	590.00	0.00	0.00
U47-3	Mike Hoar, Ann Winter	12/9/2022		- / -		Yes	2,340.00	0.00	0.00
U7-1	Dimitri Tselepidakis	12/9/2022		- / -		Yes	2,340.00	0.00	0.00
U7-2	Chris Annanie, Jennifer Annanie	12/9/2022		- / -		Yes	2,340.00	590.00	0.00
<b>Total for Shaker Landing COA</b>						<b>100.00%</b> <b>(32/32)</b>	<b>\$62,630.00</b>	<b>\$3,270.00</b>	<b>\$6,430.00</b>

## Summary by property

Property	Owner Occupied	Recurring Charges	Prepayments	Balance Due
Shaker Landing COA	100.00% (32/32)	62,630.00	3,270.00	6,430.00
<b>Grand total</b>		<b>\$62,630.00</b>	<b>\$3,270.00</b>	<b>\$6,430.00</b>