

**SWALLOW HILL CONDOMINIUM ASSOCIATION****Balance Sheet****January 31, 2021****ASSETS**

	Operating <u>Fund</u>	Reserve <u>Fund</u>	<u>Total</u>
<b>Assets</b>			
CIT Bank OP	13,464	0	13,464
CIT Bank MM	0	44,063	44,063
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Cash & Investments	13,464	44,063	57,527
Accounts Receivable	(6,705)	0	(6,705)
Prepaid Expenses	28,368	0	28,368
Insurance Claim Receivable	0	0	0
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Total Current Assets	35,127	44,063	79,190
Equipment	5,674	0	5,674
Accumulated Depreciation	(5,674)	0	(5,674)
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Total Fixed Assets	0	0	0
Due To (From) Operating	(27,024)	0	(27,024)
Due To (From) Reserve	0	27,024	27,024
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Total Assets	8,104	71,086	79,190
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**LIABILITIES AND EQUITY**

<b>Liabilities</b>			
Accounts Payable	5,899	0	5,899
Accrued Expenses	4,000	0	4,000
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Total Liabilities	9,898	0	9,899
<b>Equity</b>			
General Fund Balance-Reserves	0	43,871	43,871
Current Fund Balance	0	27,215	27,215
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Total Fund Balance	0	71,086	71,086
Year-To-Date Earnings	(1,794)	0	(1,794)
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Total Equity	(1,794)	71,086	69,291
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Tot. Liabilities & Equity	8,104	71,086	79,190
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## Swallow Hill Condominium Association

## Budget Variance Report

January 31, 2021

	CURRENT AMOUNT	CURRENT BUDGET	CUR. VARIANCE	YTD AMOUNT	YTD BUDGET	YTD VARIANCE	ANNUAL BUDGET
<b>Revenue</b>							
Maintenance Fees	\$ 34,000	\$ 34,000	\$ 0	\$ 102,000	\$ 102,000	\$ 0	\$ 408,000
Clubhouse Rental	0	16	(16)	0	48	(48)	200
Rental Admin Fee	150	0	150	150	2,700	(2,550)	2,700
Miscellaneous	297	166	131	517	498	19	2,000
Laundry Income	0	375	(375)	661	1,125	(464)	4,500
<b>Total Revenue</b>	<b>34,447</b>	<b>34,557</b>	<b>(110)</b>	<b>103,328</b>	<b>106,371</b>	<b>(3,043)</b>	<b>417,400</b>
<b>Expense</b>							
Reserve Expenses	3,400	3,400	0	10,200	10,200	0	40,800
<b>Administrative Expenses</b>							
Insurance	5,125	5,791	666	15,374	17,373	1,999	69,500
Accounting	5,200	0	(5,200)	5,200	0	(5,200)	5,100
Management Fee	1,619	1,616	(3)	4,857	4,848	(9)	19,400
Office Supplies	41	41	0	173	123	(50)	500
Website	100	100	0	300	300	0	1,200
Telephone	88	133	45	260	399	139	1,600
<b>Total Admin. Expenses</b>	<b>12,173</b>	<b>7,681</b>	<b>(4,492)</b>	<b>26,164</b>	<b>23,043</b>	<b>(3,121)</b>	<b>97,300</b>
<b>Utilities</b>							
Electricity	737	683	(54)	2,065	2,049	(16)	8,200
Gas	5,634	7,465	1,831	12,487	21,795	9,308	43,000
Water/Sewer	15,873	7,083	(8,790)	28,322	21,249	(7,073)	85,000
<b>Total Utilities</b>	<b>22,244</b>	<b>15,231</b>	<b>(7,013)</b>	<b>42,874</b>	<b>45,093</b>	<b>2,219</b>	<b>136,200</b>
<b>Maintenance Expenses</b>							
Landscaping	0	0	0	5,580	3,888	(1,692)	35,000
Lawn Treatments	0	0	0	146	350	204	1,400
Tree Removal	0	500	500	0	500	500	1,000
General Maintenance	3,276	2,258	(1,018)	4,849	6,774	1,925	27,100
Maintenance Supplies	0	25	25	0	75	75	300
Paving Repairs	0	0	0	0	0	0	5,000
Plumbing	1,233	1,041	(192)	1,233	3,123	1,890	12,500
Light Bulb Supplies	0	66	66	0	198	198	800
Painting	0	0	0	509	0	(509)	800
Roof Repairs	0	191	191	0	573	573	2,300
Electrical Repairs	0	491	491	1,306	1,473	167	5,900
Pool	0	0	0	41	0	(41)	14,500
Cleaning Supplies/Co.	1,344	1,266	(78)	2,688	3,798	1,110	15,200
Exterminating	0	150	150	533	450	(83)	1,800
Fire/Life Safety	53	83	30	157	249	92	1,000
Snow Removal	3,691	4,625	934	8,842	11,562	2,720	18,500
<b>Total Maint. Expenses</b>	<b>9,597</b>	<b>10,696</b>	<b>1,099</b>	<b>25,884</b>	<b>33,013</b>	<b>7,129</b>	<b>143,100</b>

Swallow Hill Condominium Association

Budget Variance Report  
January 31, 2021

	CURRENT AMOUNT	CURRENT BUDGET	CUR. VARIANCE	YTD AMOUNT	YTD BUDGET	YTD VARIANCE	ANNUAL BUDGET
Total Expense	44,014	33,608	(10,406)	94,922	101,149	6,227	376,600
Net Income (Loss)	(12,967)	(2,451)	(10,516)	(1,794)	(4,978)	3,184	0