

SWALLOW HILL CONDOMINIUM ASSOCIATION**Balance Sheet****May 31, 2020****ASSETS**

	Operating Fund	Reserve Fund	Total
Assets			
Mutual of Omaha OP	46,875	0	46,875
Mutual of Omaha MM	0	26,703	26,703
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Cash & Investments	46,875	26,703	73,578
Accounts Receivable	(8,083)	0	(8,083)
Prepaid Expenses	0	0	0
Insurance Claim Receivable	0	0	0
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Total Current Assets	38,792	26,703	65,495
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	(4,689)	0	(4,689)
Due To (From) Reserve	0	4,689	4,689
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Total Assets	34,103	31,392	65,495
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LIABILITIES AND EQUITY

Liabilities			
Accounts Payable	4,229	0	4,229
Accrued Expenses	6,000	0	6,000
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Total Liabilities	10,229	0	10,229
Equity			
General Fund Balance-Reserves	0	(27,413)	(27,413)
Current Fund Balance	0	58,805	58,805
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Total Fund Balance	0	31,392	31,393
Year-To-Date Earnings	23,874	0	23,874
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Total Equity	23,874	31,392	55,267
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Tot. Liabilities & Equity	34,103	31,392	65,495
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Swallow Hill Condominium Association

Budget Variance Report
May 31, 2020

	CURRENT AMOUNT	CURRENT BUDGET	CUR. VARIANCE	YTD AMOUNT	YTD BUDGET	YTD VARIANCE	ANNUAL BUDGET
Revenue							
Maintenance Fees	\$ 34,000	\$ 34,000	\$ 0	\$ 237,999	\$ 238,000	\$ (1)	\$ 408,000
Clubhouse Rental	(75)	8	(83)	75	56	19	100
Rental Admin Fee	0	0	0	2,700	5,760	(3,060)	5,760
Miscellaneous	2	270	(268)	896	1,890	(994)	3,240
Laundry Income	656	375	281	1,256	2,625	(1,369)	4,500
Total Revenue	34,583	34,653	(70)	242,926	248,331	(5,405)	421,600
Expense							
Reserve Expenses	3,400	3,400	0	23,800	23,800	0	40,800
Administrative Expenses							
Insurance	5,571	5,875	304	43,512	41,125	(2,387)	70,500
Accounting	0	0	0	5,100	4,900	(200)	4,900
Management Fee	1,619	1,575	(44)	11,224	11,025	(199)	18,900
Office Supplies	0	58	58	338	406	68	700
Website	100	100	0	660	700	40	1,200
Telephone	133	133	0	881	931	50	1,600
Total Admin. Expenses	7,423	7,741	318	61,715	59,087	(2,628)	97,800
Utilities							
Electricity	611	750	139	4,531	5,250	719	9,000
Gas	2,989	615	(2,374)	32,605	45,805	13,200	51,000
Water/Sewer	6,206	6,208	2	40,044	43,456	3,412	74,500
Total Utilities	9,806	7,573	(2,233)	77,180	94,511	17,331	134,500
Maintenance Expenses							
Landscaping	3,355	3,600	245	10,470	14,400	3,930	32,400
Lawn Treatments	293	0	(293)	293	700	407	1,400
Tree Removal	0	0	0	800	2,000	1,200	2,000
General Maintenance	5,224	2,308	(2,916)	10,826	16,156	5,330	27,700
Maintenance Supplies	0	166	166	33	1,162	1,129	2,000
Paving Repairs	0	0	0	0	0	0	5,000
Plumbing	521	916	395	8,084	6,412	(1,672)	11,000
Light Bulb Supplies	0	25	25	615	175	(440)	300
Painting	49	0	(49)	49	0	(49)	1,200
Roof Repairs	150	191	41	1,431	1,337	(94)	2,300
Electrical Repairs	282	791	509	3,401	5,537	2,136	9,500
Pool	281	3,160	2,879	2,849	3,160	311	15,800
Cleaning Supplies/Co.	1,624	1,208	(416)	4,494	8,456	3,962	14,500
Exterminating	845	83	(762)	1,329	581	(748)	1,000
Fire/Life Safety	648	141	(507)	716	987	271	1,700
Snow Removal	168	0	(168)	10,967	18,500	7,533	18,500
Contingency	0	183	183	0	1,281	1,281	2,200

Swallow Hill Condominium Association

Budget Variance Report

May 31, 2020

	CURRENT AMOUNT	CURRENT BUDGET	CUR. VARIANCE	YTD AMOUNT	YTD BUDGET	YTD VARIANCE	ANNUAL BUDGET
Total Maint. Expenses	\$ 13,440	\$ 12,772	\$ (668)	\$ 56,357	\$ 80,844	\$ 24,487	\$ 148,500

Total Expense	30,669	28,086	(2,583)	195,252	234,442	39,190	380,800

Net Income (Loss)	514	3,167	(2,653)	23,874	(9,911)	33,785	0
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**SWALLOW HILL CONDOMINIUM ASSOCIATION
RESERVE FUND ACTIVITY
THRU MAY 31, 2020**

BEGINNING BALANCE: (91)
- November 1, 2019

2018-2019 PROFIT (LOSS) TRANSFER (27,322)

	<u>BUDGET</u>	<u>ACTUAL</u>
RESERVE FUND INCOME		
HOMEOWNERS FUNDS	40,800	23,800
INITIATION FUNDS	4,000	631
BANK ACCOUNT INTEREST	100	23
SPECIAL ASSESSMENT - 13TH MONTH	68,000	39,669
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TOTAL:	112,900	64,123

RESERVE EXPENSE EXPENSE		
Deck Refurbishing	20,000	4,378
Pool Defibrillator	1,500	0
Clubhouse HVAC	6,800	0
French Drains - Fronts of Bldgs 3 & 4	10,000	0
Income Taxes	30	0
Hot Water Tanks	3,000	940
Pool Pump	6,000	0
Paving	12,000	0
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TOTAL:	59,330	5,318

CURRENT FUND BALANCE	53,570	----- 58,805
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ENDING BALANCE:		----- 31,392 =====
- May 31, 2020		

AP Check Register

1600 - Swallow Hill Condominium Association
Date Range : 5/1/2020 To 5/31/2020 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
002378	05/01/2020	AC230	Acri Commercial Realty	04590	5/20 MGMT	05/01/2020	1,619.00	0.00	1,619.00	
				04591	5/20 WEBSITI	05/01/2020	99.95	0.00	99.95	
				Total for Check Number 002378			1,718.95	0.00	1,718.95	1,718.95
002379	05/05/2020	AV050	Avacoll Inc.	04592	105570	04/02/2020	84.00	0.00	84.00	84.00
002380	05/07/2020	VE230	Verizon	04593	00174-042620	04/26/2020	49.85	0.00	49.85	49.85
002381	05/07/2020	ST065	State Security Services	04594	753905	05/01/2020	324.00	0.00	324.00	
				04595	753906	05/01/2020	324.00	0.00	324.00	
				Total for Check Number 002381			648.00	0.00	648.00	648.00
002382	05/07/2020	WA143	Walt's Landscaping Inc.	04596	885	04/20/2020	250.00	0.00	250.00	
				04597	886	04/20/2020	125.00	0.00	125.00	
				04598	903	05/03/2020	250.00	0.00	250.00	
				04599	904	05/03/2020	125.00	0.00	125.00	
				04600	905	05/03/2020	250.00	0.00	250.00	
				04601	906	05/03/2020	210.00	0.00	210.00	
				Total for Check Number 002382			1,210.00	0.00	1,210.00	1,210.00
002383	05/11/2020	SO300	South Side Plumbing & Heating, Inc.	04602	51794	05/07/2020	521.00	0.00	521.00	521.00
002384	05/12/2020	AV050	Avacoll Inc.	04603	15103	05/07/2020	496.48	0.00	496.48	496.48
002385	05/13/2020	PE185	Peoples	04604	93892-050620	04/30/2020	622.78	0.00	622.78	622.78
002386	05/13/2020	PE185	Peoples	04605	94023-050620	04/30/2020	63.48	0.00	63.48	63.48
002387	05/13/2020	PE185	Peoples	04606	94148-050620	04/30/2020	529.94	0.00	529.94	529.94
002388	05/13/2020	PE185	Peoples	04607	94262-050720	04/30/2020	554.55	0.00	554.55	554.55
002389	05/18/2020	SU170	Superior Lawn Care	04608	886035	05/11/2020	146.28	0.00	146.28	146.28
002390	05/19/2020	WA143	Walt's Landscaping Inc.	04609	909	05/08/2020	540.00	0.00	540.00	
				04610	918	05/08/2020	250.00	0.00	250.00	
				04611	919	05/08/2020	80.00	0.00	80.00	
				04612	920	05/08/2020	100.00	0.00	100.00	
				04613	925	05/17/2020	400.00	0.00	400.00	
				04614	926	05/17/2020	125.00	0.00	125.00	
				Total for Check Number 002390			1,495.00	0.00	1,495.00	1,495.00
002391	05/21/2020	SN350	Snyder Brothers, Inc.	04615	1177102	04/30/2020	1,217.90	0.00	1,217.90	1,217.90
002392	05/22/2020	VE230	Verizon	04617	00170-051520	05/15/2020	32.98	0.00	32.98	32.98
002393	05/26/2020	AV050	Avacoll Inc.	04616	15102	05/07/2020	4,378.31	0.00	4,378.31	4,378.31
002394	05/27/2020	AV050	Avacoll Inc.	04618	15101	05/07/2020	4,787.63	0.00	4,787.63	
				04619	15105	05/07/2020	281.25	0.00	281.25	
				Total for Check Number 002394			5,068.88	0.00	5,068.88	5,068.88
002395	05/27/2020	LM400	L&M Roofing Assoc., LLC	04624	2973	02/20/2020	150.00	0.00	150.00	150.00
002396	05/27/2020	BO120	Alice Bonim	04620	PARTY ROOM	05/26/2020	75.00	0.00	75.00	75.00
002397	05/27/2020	DU220	Duquesne Light Co.	04621	329359245879	05/18/2020	202.20	0.00	202.20	202.20
002398	05/27/2020	DU220	Duquesne Light Co.	04622	678017279366	05/18/2020	139.28	0.00	139.28	139.28
002399	05/27/2020	DU220	Duquesne Light Co.	04623	862856294680	05/18/2020	269.99	0.00	269.99	269.99
002400	05/28/2020	PE170	PA American Water	04625	613753544084	05/21/2020	3,205.71	0.00	3,205.71	3,205.71
002401	05/28/2020	VE230	Verizon	04626	00125-052020	05/20/2020	49.96	0.00	49.96	49.96
Cash Account 1 Totals							22,930.52	0.00	22,930.52	22,930.52
Property/Company Totals for Swallow Hill Condominium Association							22,930.52	0.00	22,930.52	22,930.52

AP Aged Trial Balance

1600 - Swallow Hill Condominium Association

Balance as of 5/31/2020

<u>Vendor Information</u>		<u>Invoice</u>	<u>Balance as of 5/31/2020</u>				<u>Invoice Description</u>
<u>Voucher</u>	<u>Invoice#</u>	<u>Date</u>	<u>Current</u>	<u>31 - 60 Days</u>	<u>61 - 90 Days</u>	<u>Over 90 Days</u>	
AV050 - Avacoll Inc.							
04629	15100	05/07/20	718.04				
04630	15104	05/07/20	1,344.00				
Total		2,062.04	2,062.04	0.00	0.00	0.00	
EH230 - J.C. Ehrlich Co., Inc.							
04631	6863659	05/23/20	636.65				1201045
04632	6863660	05/23/20	208.65				1201045
Total		845.30	845.30	0.00	0.00	0.00	
SU170 - Superior Lawn Care							
04633	888502	05/27/20	146.28				125851
Total		146.28	146.28	0.00	0.00	0.00	
VE230 - Verizon							
04634	00174-052620	05/26/20	49.96				155926728000174
Total		49.96	49.96	0.00	0.00	0.00	
WA143 - Walt's Landscaping Inc.							
04639	935	05/31/20	1,000.00				
04642	938	05/31/20	125.00				
Total		1,125.00	1,125.00	0.00	0.00	0.00	
Company Total		4,228.58	4,228.58	0.00	0.00	0.00	

**Delinquency / Aging Report
(Summarized)**

Property : Swallow Hill
1600 Condominium

as of 05/31/2020

Unit Type	Unit Reference Number	Occupant Name	Deposits Held	Balance Due	AGED 1 - 30 DAYS	AGED 31 - 60 DAYS	AGED 61-90 DAYS	AGED OVER 90 DAYS
CURR	106	Larkin, Thomas	0.00	2,465.92	(699.52)	189.48		2,975.96
CURR	110	Patterson, Kathleen	0.00	8,654.00	584.33	1,136.75		6,932.92
CURR	114	Albert, Sheila	0.00	250.44	83.48	83.48		83.48
CURR	200	Daniels, Howard R.	0.00	508.08	65.51	65.51		377.06
CURR	202	Cain, Dan	0.00	209.75	165.51	44.24		
CURR	208	Minnetti, Lucille	0.00	164.04	65.51	65.51		33.02
CURR	210	Johnson, Dennis A.	0.00	196.53	65.51	65.51		65.51
CURR	214	Pichora, Marla	0.00	196.53	65.51	65.51		65.51
CURR	218	Barnett, Patricia J.	0.00	196.53	65.51	65.51		65.51
CURR	220	Nobile, James	0.00	196.53	65.51	65.51		65.51
CURR	222	Komar, Jason B.	0.00	65.53	65.51	0.02		
CURR	234	King, Dona	0.00	196.53	65.51	65.51		65.51
CURR	304	Abraham, Joel	0.00	367.85	52.55	52.55		262.75
CURR	309	Doria, Raymond J.	0.00	118.08	39.36	39.36		39.36
CURR	311	Pedzwater, Maureen	0.00	157.65	52.55	52.55		52.55
CURR	315	Shamets, Vladimir	0.00	157.65	52.55	52.55		52.55
CURR	317	Findley, Alexandra M.	0.00	157.44	39.36	39.36		78.72
CURR	320	Moffet, Stacy	0.00	260.65	52.55	52.55		155.55
CURR	323	Galbraith, Rebecca M.	0.00	736.13	52.55	52.55		631.03
CURR	326	Roper, Michele	0.00	118.08	39.36	39.36		39.36
CURR	328	Palmosina, Nico	0.00	420.83	52.55			368.28
CURR	329	Palladini, Rocco	0.00	97.45	(157.65)	52.55		202.55
CURR	332	Tangor-Ugrasiz, Sibel	0.00	157.65	52.55	52.55		52.55
CURR	403	Raiff, Richard J.	0.00	150.00			(52.55)	202.55
CURR	406	Bergman, Jason Lee	0.00	3,847.73	367.83	367.83		3,112.07
CURR	408	Hudson, Paul	0.00	157.65	52.55	52.55		52.55

**Delinquency / Aging Report
(Summarized)**

Property : Swallow Hill
1600 Condominium

as of 05/31/2020

Unit Type	Unit Reference Number	Occupant Name	Deposits Held	Balance Due	AGED 1 - 30 DAYS	AGED 31 - 60 DAYS	AGED 61-90 DAYS	AGED OVER 90 DAYS
CURR	414	Nobile, James	0.00	157.65	52.55	52.55		52.55
CURR	415	Good, Robert O.	0.00	7.65	52.55	52.55		(97.45)
CURR	420	Taylor, Dorie G.	0.00	157.65	52.55	52.55		52.55
CURR	422	Nock, Jessica	0.00	635.57	(48.01)	52.55		631.03
CURR	424	Wolf, Peggy	0.00	600.85	52.55	105.55		442.75
CURR	425	Kraft, Stella B.	0.00	17.12	(61.60)	39.36		39.36
CURR	431	Hirak, Aaron D.	0.00	210.20	(105.10)	52.55		262.75
CURR	432	Uslu, Ozlem	0.00	517.85	52.55	52.55		412.75
PROPERTY TOTALS			0.00	22,509.79	1,454.58	3,279.06	(52.55)	17,828.70