

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

	Operating <u>Fund</u>	Reserve <u>Fund</u>	<u>Total</u>
Assets			
CIT Bank OP	4,193	0	4,193
CIT Bank MM	0	62,049	62,049
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Cash & Investments	4,193	62,049	66,242
Accounts Receivable	(7,557)	0	(7,557)
Prepaid Expenses	31,828	0	31,828
Insurance Claim Receivable	0	0	0
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Total Current Assets	28,464	62,049	90,512
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	36	0	36
Due To (From) Reserve	0	(36)	(36)
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Total Assets	28,500	62,012	90,512
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LIABILITIES AND EQUITY

Liabilities			
Accounts Payable	5,995	0	5,995
Accrued Expenses	11,335	0	11,335
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Total Liabilities	17,329	0	17,330
Equity			
General Fund Balance-Reserves	0	43,871	43,871
Current Fund Balance	0	18,141	18,141
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Total Fund Balance	0	62,012	62,012
Year-To-Date Earnings	11,171	0	11,171
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Total Equity	11,171	62,012	73,183
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Tot. Liabilities & Equity	28,500	62,012	90,512
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Swallow Hill Condominium Association

Budget Variance Report
December 31, 2020

	CURRENT AMOUNT	CURRENT BUDGET	CUR. VARIANCE	YTD AMOUNT	YTD BUDGET	YTD VARIANCE	ANNUAL BUDGET
Revenue							
Maintenance Fees	\$ 34,000	\$ 34,000	\$ 0	\$ 68,000	\$ 68,000	\$ 0	\$ 408,000
Clubhouse Rental	0	16	(16)	0	32	(32)	200
Rental Admin Fee	0	2,700	(2,700)	0	2,700	(2,700)	2,700
Miscellaneous	2	166	(164)	220	332	(112)	2,000
Laundry Income	0	375	(375)	661	750	(89)	4,500
Total Revenue	34,002	37,257	(3,255)	68,881	71,814	(2,933)	417,400
Expense							
Reserve Expenses	3,400	3,400	0	6,800	6,800	0	40,800
Administrative Expenses							
Insurance	5,125	5,791	666	10,250	11,582	1,332	69,500
Accounting	0	0	0	0	0	0	5,100
Management Fee	1,619	1,616	(3)	3,238	3,232	(6)	19,400
Office Supplies	120	41	(79)	132	82	(50)	500
Website	100	100	0	200	200	0	1,200
Telephone	86	133	47	173	266	93	1,600
Total Admin. Expenses	7,050	7,681	631	13,993	15,362	1,369	97,300
Utilities							
Electricity	654	683	29	1,328	1,366	38	8,200
Gas	5,216	7,215	1,999	6,853	14,330	7,477	43,000
Water/Sewer	6,813	7,083	270	12,449	14,166	1,717	85,000
Total Utilities	12,683	14,981	2,298	20,630	29,862	9,232	136,200
Maintenance Expenses							
Landscaping	2,535	0	(2,535)	5,580	3,888	(1,692)	35,000
Lawn Treatments	146	0	(146)	146	350	204	1,400
Tree Removal	0	0	0	0	0	0	1,000
General Maintenance	205	2,258	2,053	1,573	4,516	2,943	27,100
Maintenance Supplies	0	25	25	0	50	50	300
Paving Repairs	0	0	0	0	0	0	5,000
Plumbing	0	1,041	1,041	0	2,082	2,082	12,500
Light Bulb Supplies	0	66	66	0	132	132	800
Painting	0	0	0	509	0	(509)	800
Roof Repairs	0	191	191	0	382	382	2,300
Electrical Repairs	958	491	(467)	1,306	982	(324)	5,900
Pool	0	0	0	41	0	(41)	14,500
Cleaning Supplies/Co.	1,344	1,266	(78)	1,344	2,532	1,188	15,200
Exterminating	0	150	150	533	300	(233)	1,800
Fire/Life Safety	52	83	31	104	166	62	1,000
Snow Removal	5,151	4,625	(526)	5,151	6,937	1,786	18,500
Total Maint. Expenses	10,391	10,196	(195)	16,287	22,317	6,030	143,100

Swallow Hill Condominium Association

Budget Variance Report
December 31, 2020

	CURRENT AMOUNT	CURRENT BUDGET	CUR. VARIANCE	YTD AMOUNT	YTD BUDGET	YTD VARIANCE	ANNUAL BUDGET
Total Expense	30,124	32,858	2,734	50,910	67,541	16,631	376,600
Net Income (Loss)	478	999	(521)	11,171	(2,527)	13,698	0