

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

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total</u>
<b>Assets</b>			
Mutual of Omaha OP	6,130	0	6,130
Mutual of Omaha MM	0	18,529	18,529
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Cash & Investments	6,130	18,529	24,659
Accounts Receivable	(13,307)	0	(13,307)
Prepaid Expenses	20,688	0	20,688
Insurance Claim Receivable	0	0	0
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Total Current Assets	13,511	18,529	32,040
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	18,106	0	18,106
Due To (From) Reserve	0	(18,106)	(18,106)
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Total Assets	31,617	423	32,040
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**LIABILITIES AND EQUITY**

<b>Liabilities</b>			
Accounts Payable	0	0	0
Accrued Expenses	0	0	0
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Total Liabilities	0	0	0
<b>Equity</b>			
General Fund Balance-Reserves	0	(27,413)	(27,413)
Current Fund Balance	0	27,836	27,836
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Total Fund Balance	0	423	423
Year-To-Date Earnings	31,617	0	31,617
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Total Equity	31,617	423	32,040
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Tot. Liabilities & Equity	31,617	423	32,040
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Swallow Hill Condominium Association

Budget Variance Report

January 31, 2020

	CURRENT AMOUNT	CURRENT BUDGET	CUR. VARIANCE	YTD AMOUNT	YTD BUDGET	YTD VARIANCE	ANNUAL BUDGET
<b>Revenue</b>							
Maintenance Fees	\$ 34,000	\$ 34,000	\$ 0	\$ 101,999	\$ 102,000	\$ (1)	\$ 408,000
Clubhouse Rental	0	8	(8)	0	24	(24)	100
Rental Admin Fee	2,700	0	2,700	2,700	5,760	(3,060)	5,760
Miscellaneous	491	270	221	720	810	(90)	3,240
Laundry Income	601	375	226	601	1,125	(524)	4,500
<b>Total Revenue</b>	<b>37,792</b>	<b>34,653</b>	<b>3,139</b>	<b>106,020</b>	<b>109,719</b>	<b>(3,699)</b>	<b>421,600</b>
<b>Expense</b>							
Reserve Expenses	3,400	3,400	0	10,200	10,200	0	40,800
<b>Administrative Expenses</b>							
Insurance	5,709	5,875	166	17,127	17,625	498	70,500
Accounting	0	0	0	0	0	0	4,900
Management Fee	1,583	1,575	(8)	4,748	4,725	(23)	18,900
Office Supplies	0	58	58	171	174	3	700
Website	100	100	0	260	300	40	1,200
Telephone	51	133	82	215	399	184	1,600
<b>Total Admin. Expenses</b>	<b>7,443</b>	<b>7,741</b>	<b>298</b>	<b>22,521</b>	<b>23,223</b>	<b>702</b>	<b>97,800</b>
<b>Utilities</b>							
Electricity	686	750	64	1,950	2,250	300	9,000
Gas	6,970	8,465	1,495	12,732	24,795	12,063	51,000
Water/Sewer	4,259	6,208	1,949	9,620	18,624	9,004	74,500
<b>Total Utilities</b>	<b>11,915</b>	<b>15,423</b>	<b>3,508</b>	<b>24,302</b>	<b>45,669</b>	<b>21,367</b>	<b>134,500</b>
<b>Maintenance Expenses</b>							
Landscaping	800	0	(800)	4,965	3,600	(1,365)	32,400
Lawn Treatments	0	0	0	0	350	350	1,400
Tree Removal	0	1,000	1,000	800	1,000	200	2,000
General Maintenance	289	2,308	2,019	188	6,924	6,736	27,700
Maintenance Supplies	0	166	166	33	498	465	2,000
Paving Repairs	0	0	0	0	0	0	5,000
Plumbing	840	916	76	1,458	2,748	1,290	11,000
Light Bulb Supplies	0	25	25	362	75	(287)	300
Painting	0	0	0	0	0	0	1,200
Roof Repairs	0	191	191	0	573	573	2,300
Electrical Repairs	249	791	542	372	2,373	2,001	9,500
Pool	0	0	0	0	0	0	15,800
Cleaning Supplies/Co.	1,344	1,208	(136)	1,526	3,624	2,098	14,500
Exterminating	0	83	83	483	249	(234)	1,000
Fire/Life Safety	33	141	108	33	423	390	1,700
Snow Removal	2,400	4,625	2,225	7,160	11,562	4,402	18,500
Contingency	0	183	183	0	549	549	2,200

Swallow Hill Condominium Association

Budget Variance Report

January 31, 2020

	CURRENT AMOUNT	CURRENT BUDGET	CUR. VARIANCE	YTD AMOUNT	YTD BUDGET	YTD VARIANCE	ANNUAL BUDGET
Total Maint. Expenses	\$ 5,955	\$ 11,637	\$ 5,682	\$ 17,380	\$ 34,548	\$ 17,168	\$ 148,500
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Total Expense	25,313	34,801	9,488	64,203	103,440	39,237	380,800
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Net Income (Loss)	9,079	(3,548)	12,627	31,617	(3,921)	35,538	0
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