

Balance Sheet

Saturday, October 31, 2020

Summer Place Condominium

Cash Accounting Year Starts January 1, 2020

ASSETS

Current Assets

Comm Bank - Reserve #7277	\$6,482.05	
PNC MMKT #2688	\$160,918.98	
Summer Place Oper #1464	\$16,046.91	
Sun Concrete MMKT #3152	\$33.21	
Synovus MMKT # 680-0	\$19,726.82	
Total Current Assets		\$203,207.97

TOTAL ASSETS	\$203,207.97
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LIABILITIES

Current Liabilities

DUE TO RESERVE	\$81,000.00	
Open Credits	\$35,243.15	
Total Current Liabilities		\$116,243.15

TOTAL LIABILITIES	\$116,243.15
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EQUITY

Income

Special Assessment	\$17,273.55	
Total Income		\$17,273.55

Other Expense

Concrete Restoration	(\$460,128.91)	
Total Other Expenses		(\$460,128.91)

Current Year Earnings

Accounting & Legal Fees	(\$8,963.50)
Aquatic Management	(\$1,020.00)
Bank Interest Earned	\$141.77
Bank Service Charge	(\$5.00)
Brighthouse	(\$1,704.38)
Camera Surveillance	(\$1,371.42)
Corporate Annual Report	(\$61.25)
Electric	(\$6,030.99)
Fire Inspections	(\$1,477.00)
Insurance Claim Expense	(\$7,338.70)
Late Fee Income	\$4,264.10
Lawn Pest Control	(\$1,680.00)
Lawn Service	(\$21,235.00)
Licensing Fees	(\$350.00)
Maintenance Man - Payroll	(\$18,755.50)
Management Fees	(\$28,880.00)
Miscellaneous Income	\$100.00
Monthly Dues	\$308,317.92
Mulch & Landscape Maint	(\$16,615.00)
NSF Bank Charge	(\$5.00)
Office/Postage/Website	(\$7,067.51)
Outside Security	(\$2,962.85)
Pest Control building	(\$4,388.40)
Pool Contract	(\$4,959.58)
Property Insurance	(\$81,083.76)
Repairs & Maintenance	(\$43,938.47)
Transfer to Reserves	(\$26,705.55)
Trash Collection	(\$2,267.68)
Water	(\$1,809.10)

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Balance Sheet

Saturday, October 31, 2020

Summer Place Condominium (Continued)

Cash Accounting Year Starts January 1, 2020

EQUITY (Continued)

Capital

Due From Operating	(\$81,000.00)	
Reserve Bank Fee	(\$45.25)	
RSV:DEFERRED MAINTENANCE	\$8,915.06	
RSV:INTEREST	\$1,175.48	
RSV:DRAINAGE	\$18,708.15	
RSV:ELECTRICAL	\$38,712.90	
RSV:FIREPROOFING	\$34,332.19	
RSV:PAINT	(\$32,710.38)	
RSV:PAVEMENT	\$86,732.40	
RSV:PLAYGROUND	\$12,102.93	
RSV:PLUMBING	\$48,329.86	
RSV:POOL RESURFACING	\$7,862.72	
RSV:ROOF REPLACEMENT	\$44,001.79	

Total Capital \$187,117.85

Retained Earnings \$320,554.18

TOTAL EQUITY \$86,964.82

TOTAL LIABILITIES AND EQUITY \$203,207.97

Budget Variance

Saturday, October 31, 2020

2020 Approved Budget @ \$205.00 per Unit

Summer Place Condominium Cash Accounting Year Starts January 1, 2020

	Month To Date			Year To Date		
	Actual	Budget	Variance	Actual	Budget	Variance
INCOME						
Income						
Bank Interest Earned	0.21	0.00	0.21	141.77	0.00	141.77
Late Fee Income	363.14	0.00	363.14	4,264.10	0.00	4,264.10
Miscellaneous Income	0.00	33.33	(33.33)	100.00	333.33	(233.33)
Monthly Dues	31,614.31	31,160.00	454.31	308,317.92	311,600.00	(3,282.08)
NSF Fee	0.00	0.00	0.00	0.00	0.00	0.00
Special Assessment	214.12	0.00	214.12	17,273.55	0.00	17,273.55
Total Income	32,191.78	31,193.33	998.45	330,097.34	311,933.33	18,164.01
EXPENSES						
Administrative						
Accounting & Legal Fees	0.00	500.00	(500.00)	8,963.50	5,000.00	3,963.50
Bank Service Charge	0.00	0.00	0.00	5.00	0.00	5.00
Camera Surveillance	0.00	152.50	(152.50)	1,371.42	1,525.00	(153.58)
Corporate Annual Report	0.00	5.10	(5.10)	61.25	51.04	10.21
Division Fees	0.00	50.66	(50.66)	0.00	506.67	(506.67)
Fire Inspections	0.00	125.00	(125.00)	1,477.00	1,250.00	227.00
Licensing Fees	0.00	29.16	(29.16)	350.00	291.67	58.33
Management Fees	2,888.00	2,888.00	0.00	28,880.00	28,880.00	0.00
NSF Bank Charge	0.00	0.00	0.00	5.00	0.00	5.00
Office/Postage/Website	200.00	191.66	8.34	7,067.51	1,916.67	5,150.84
Outside Security	452.00	2,250.00	(1,798.00)	2,962.85	22,500.00	(19,537.15)
Property Insurance	8,416.05	8,416.66	(0.61)	81,083.76	84,166.67	(3,082.91)
Transfer to Reserves	0.00	5,341.11	(5,341.11)	26,705.55	53,411.10	(26,705.55)
Total Administrative	11,956.05	19,949.85	(7,993.80)	158,932.84	199,498.82	(40,565.98)
Utilities						
Brighthouse	0.00	154.33	(154.33)	1,704.38	1,543.33	161.05
Electric	585.13	691.66	(106.53)	6,030.99	6,916.67	(885.68)
Trash Collection	310.63	400.00	(89.37)	2,267.68	4,000.00	(1,732.32)
Water	118.47	150.00	(31.53)	1,809.10	1,500.00	309.10
Total Utilities	1,014.23	1,395.99	(381.76)	11,812.15	13,960.00	(2,147.85)

Budget Variance

Saturday, October 31, 2020

2020 Approved Budget @ \$205.00 per Unit (Continued)

Summer Place Condominium Cash Accounting Year Starts January 1, 2020

	Month To Date			Year To Date		
	Actual	Budget	Variance	Actual	Budget	Variance
EXPENSES (Continued)						
Maintenance						
Aquatic Management	102.00	102.08	(0.08)	1,020.00	1,020.83	(0.83)
Concrete Restoration	0.00	0.00	0.00	460,128.91	0.00	460,128.91
Fire Extinguisher	0.00	125.00	(125.00)	0.00	1,250.00	(1,250.00)
Insurance Claim Expense	0.00	0.00	0.00	7,338.70	0.00	7,338.70
Lawn Pest Control	420.00	133.33	286.67	1,680.00	1,333.33	346.67
Lawn Service	2,100.00	2,100.00	0.00	21,235.00	21,000.00	235.00
Maintenance Man - Payroll	1,633.40	1,916.66	(283.26)	18,755.50	19,166.67	(411.17)
Mulch & Landscape Maint	1,014.00	1,250.00	(236.00)	16,615.00	12,500.00	4,115.00
Pest Control building	0.00	339.00	(339.00)	4,388.40	3,390.00	998.40
Pool Contract	390.00	458.33	(68.33)	4,959.58	4,583.33	376.25
Repairs & Maintenance	15,135.01	3,423.09	11,711.92	43,938.47	34,230.35	9,708.12
Total Maintenance	20,794.41	9,847.49	10,946.92	580,059.56	98,474.51	481,585.05
TOTAL EXPENSES	33,764.69	31,193.33	2,571.36	750,804.55	311,933.33	438,871.22
NET INCOME (LOSS)	(1,572.91)	0.00	(1,572.91)	(420,707.21)	0.00	(420,707.21)