

Greensboro Condominium Owners Association

Balance Sheet

1/31/2021

	902 - Greensboro Two Bedroom	903 - Greensboro Three Bedroom	904 - Greensboro Condos	905 - Greensboro Common Area	Total
Assets					
<u>CASH OPERATING FUND</u>					
1000 - CIT CHECKING	\$7,661.99	\$7,676.66	\$8,994.13	\$24,060.85	\$48,393.63
1010 - MN BANK & TRUST CHECKING	(\$833.83)	(\$9,809.98)	\$29,111.91	(\$16,947.15)	\$1,520.95
1021 - MN BANK & TRUST OPERATING SAVINGS				\$366.64	\$366.64
<u>Total CASH OPERATING FUND</u>	\$6,828.16	(\$2,133.32)	\$38,106.04	\$7,480.34	\$50,281.22
<u>CASH REPLACEMENT FUND</u>					
1031 - MN BANK & TRUST RESERVE SAVINGS	\$22,968.47	\$14,472.51	\$210,287.28	\$51,637.62	\$299,365.88
1032 - MN BANK & TRUST ROOF RESERVE	\$920.00	\$1,250.00	\$33,671.62		\$35,841.62
1049 - COLLIERS SECURITIES 2BR GARAGE 3952	\$53,108.80				\$53,108.80
1050 - COLLIERS SECURITIES 2BR 2774	\$605.65				\$605.65
1051 - COLLIERS SECURITIES 2 BR ROOF 2775	\$283,084.86				\$283,084.86
1052 - COLLIERS SECURITIES 3BR 2776		\$15,982.40			\$15,982.40
1053 - COLLIERS SECURITIES 3BR ROOF 2777		\$581,464.39			\$581,464.39
1054 - COLLIERS SECURITIES CONDO 2778			\$312,395.45		\$312,395.45
1055 - COLLIERS SECURITIES CONDO ROOF 2772			\$693,037.29		\$693,037.29
1056 - COLLIERS SECURITIES CONDO GARAGE 3951			\$138,373.04		\$138,373.04
1058 - COLLIERS SECURITIES COMMON 2773				\$45,404.00	\$45,404.00
1060 - DUE FROM (TO) OPERATING	(\$54.25)	(\$11,708.73)	(\$5,525.00)	\$1,000.00	(\$16,287.98)
<u>Total CASH REPLACEMENT FUND</u>	\$360,633.53	\$601,460.57	\$1,382,239.68	\$98,041.62	\$2,442,375.40
<u>CURRENT ASSETS</u>					
1210 - ACCOUNTS RECEIVABLE OWNERS	\$2,184.07	\$23,970.49	\$6,828.16		\$32,982.72
1215 - ACCOUNTS RECEIVABLE OTHER				\$150.00	\$150.00
1216 - ACCOUNTS RECEIVABLE SPECIAL PROJECTS	\$345.00	\$1,675.31	\$213.75		\$2,234.06
1220 - ALLOWANCE FOR DOUBTFUL ACCOUNTS			(\$2,395.00)		(\$2,395.00)
1300 - PREPAID INSURANCE				\$7,255.74	\$7,255.74
1305 - PREPAID WORKERS COMP				\$404.67	\$404.67
<u>Total CURRENT ASSETS</u>	\$2,529.07	\$25,645.80	\$4,646.91	\$7,810.41	\$40,632.19
<u>PROPERTY & EQUIPMENT</u>					
1526 - BUILDING(S) / 2 UNITS				\$78,640.00	\$78,640.00
1575 - ACCUMULATED DEPRECIATION				(\$71,563.67)	(\$71,563.67)
<u>Total PROPERTY & EQUIPMENT</u>		\$0.00	\$0.00	\$7,076.33	\$7,076.33
<i>Assets Total</i>	\$369,990.76	\$624,973.05	\$1,424,992.63	\$120,408.70	\$2,540,365.14
Liabilities & Equity					
<u>CURRENT LIABILITIES</u>					
2010 - ACCOUNTS PAYABLE	\$220.00	\$6,000.00			\$6,220.00
2012 - RESERVE PAYABLE		\$2,964.25			\$2,964.25
2050 - SECURITY DEPOSIT				\$2,255.50	\$2,255.50
2070 - PREPAID ASSOCIATION FEES	\$5,306.88	\$13,100.32	\$23,262.54		\$41,669.74
2072 - PREPAID SPECIAL PROJECT ASSESSMENTS		\$3,115.00	\$440.00		\$3,555.00

Greensboro Condominium Owners Association

Balance Sheet

1/31/2021

	902 - Greensboro Two Bedroom	903 - Greensboro Three Bedroom	904 - Greensboro Condos	905 - Greensboro Common Area	Total
2332 - DUE FROM (TO) OPERATING	(\$54.25)	(\$11,708.73)	(\$5,525.00)	\$1,000.00	(\$16,287.98)
<u>Total CURRENT LIABILITIES</u>	\$5,472.63	\$13,470.84	\$18,177.54	\$3,255.50	\$40,376.51
 <u>RESERVE EQUITY</u>					
3200 - REPLACEMENT RESERVE	\$313,115.92	\$524,438.63	\$1,248,504.31	\$72,143.73	\$2,158,202.59
3202 - UNREALIZED GAIN/LOSS	\$41,806.52	\$66,354.57	\$121,392.07	\$8,884.22	\$238,437.38
3250 - CONTRIBUTION TO RESERVE	\$5,378.33	\$9,083.33	\$11,925.00	\$17,000.00	\$43,386.66
3251 - CONTRIBUTION TO INTEREST	\$332.76	\$328.52	\$418.30	\$13.67	\$1,093.25
3309 - 903 GARAGE LINTEL PROJECT		(\$1,708.73)			(\$1,708.73)
<u>Total RESERVE EQUITY</u>	\$360,633.53	\$598,496.32	\$1,382,239.68	\$98,041.62	\$2,439,411.15
 <u>Retained Earnings</u>	 \$1,108.80	 \$6,830.06	 \$12,857.64	 \$12,322.99	 \$33,119.49
 <u>Net Income</u>	 \$2,775.80	 \$6,175.83	 \$11,717.77	 \$6,788.59	 \$27,457.99
 <i>Liabilities and Equity Total</i>	 \$369,990.76	 \$624,973.05	 \$1,424,992.63	 \$120,408.70	 \$2,540,365.14

Greensboro Condominium Owners Association
Budget Comparison Report - 902 - Greensboro Two Bedroom
1/1/2021 - 1/31/2021

	1/1/2021 - 1/31/2021			1/1/2021 - 1/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>INCOME</u>							
4200 - ASSOCIATION FEES	\$18,577.38	\$18,577.42	(\$0.04)	\$18,577.38	\$18,577.42	(\$0.04)	\$222,929.00
4203 - FEE ALLOCATION	(\$10,423.25)	(\$10,423.25)	\$0.00	(\$10,423.25)	(\$10,423.25)	\$0.00	(\$125,079.00)
4340 - MOVE IN/MOVE OUT FEES	\$0.00	\$25.00	(\$25.00)	\$0.00	\$25.00	(\$25.00)	\$300.00
4350 - PARTY ROOM INCOME	\$0.00	\$7.50	(\$7.50)	\$0.00	\$7.50	(\$7.50)	\$90.00
4430 - RESERVE INVESTMENT INCOME	\$332.76	\$395.08	(\$62.32)	\$332.76	\$395.08	(\$62.32)	\$4,741.00
<u>Total INCOME</u>	\$8,486.89	\$8,581.75	(\$94.86)	\$8,486.89	\$8,581.75	(\$94.86)	\$102,981.00
Total Income	\$8,486.89	\$8,581.75	(\$94.86)	\$8,486.89	\$8,581.75	(\$94.86)	\$102,981.00
Expense							
<u>ADMINISTRATIVE EXPENSES</u>							
5070 - LEGAL EXPENSE GENERAL	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
5090 - CONSULTING FEES	\$0.00	\$158.33	\$158.33	\$0.00	\$158.33	\$158.33	\$1,900.00
<u>Total ADMINISTRATIVE EXPENSES</u>	\$0.00	\$200.00	\$200.00	\$0.00	\$200.00	\$200.00	\$2,400.00
<u>MAINTENANCE EXPENSE</u>							
5409 - EXTERIOR REPAIRS	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
5410 - PAINTING/SIDING	\$0.00	\$58.33	\$58.33	\$0.00	\$58.33	\$58.33	\$700.00
5411 - BUILDING REPAIRS/DRYER VENTS	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00
5412 - ROOF	\$0.00	\$300.00	\$300.00	\$0.00	\$300.00	\$300.00	\$3,600.00
5418 - MAINTENANCE SUPPLIES	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00
5429 - HVAC CONTRACT	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$1,200.00
5435 - SEWER/DRAIN	\$0.00	\$62.50	\$62.50	\$0.00	\$62.50	\$62.50	\$750.00
5480 - EXTERMINATING	\$0.00	\$62.50	\$62.50	\$0.00	\$62.50	\$62.50	\$750.00
<u>Total MAINTENANCE EXPENSE</u>	\$0.00	\$1,566.66	\$1,566.66	\$0.00	\$1,566.66	\$1,566.66	\$18,800.00
<u>UTILITIES</u>							
5830 - WATER/SEWER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,000.00
<u>Total UTILITIES</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,000.00
<u>FINANCIAL</u>							
6010 - BAD DEBT	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
<u>Total FINANCIAL</u>	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
<u>OTHER EXPENSES</u>							
7018 - ROOF RESERVES	\$920.00	\$920.00	\$0.00	\$920.00	\$920.00	\$0.00	\$11,040.00
7020 - RESERVE CONTRIBUTION	\$4,458.33	\$4,458.33	\$0.00	\$4,458.33	\$4,458.33	\$0.00	\$53,500.00
7021 - RESERVE INTEREST	\$332.76	\$395.08	\$62.32	\$332.76	\$395.08	\$62.32	\$4,741.00
<u>Total OTHER EXPENSES</u>	\$5,711.09	\$5,773.41	\$62.32	\$5,711.09	\$5,773.41	\$62.32	\$69,281.00
Total Expense	\$5,711.09	\$7,581.74	\$1,870.65	\$5,711.09	\$7,581.74	\$1,870.65	\$102,981.00
Operating Net Income	\$2,775.80	\$1,000.01	\$1,775.79	\$2,775.80	\$1,000.01	\$1,775.79	\$0.00
Net Income	\$2,775.80	\$1,000.01	\$1,775.79	\$2,775.80	\$1,000.01	\$1,775.79	\$0.00

Greensboro Condominium Owners Association
Budget Comparison Report - 903 - Greensboro Three Bedroom
1/1/2021 - 1/31/2021

	1/1/2021 - 1/31/2021			1/1/2021 - 1/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>INCOME</u>							
4200 - ASSOCIATION FEES	\$33,819.24	\$33,819.25	(\$0.01)	\$33,819.24	\$33,819.25	(\$0.01)	\$405,831.00
4203 - FEE ALLOCATION	(\$18,560.08)	(\$18,560.08)	\$0.00	(\$18,560.08)	(\$18,560.08)	\$0.00	(\$222,721.00)
4340 - MOVE IN/MOVE OUT FEES	\$0.00	\$37.50	(\$37.50)	\$0.00	\$37.50	(\$37.50)	\$450.00
4350 - PARTY ROOM INCOME	\$0.00	\$20.00	(\$20.00)	\$0.00	\$20.00	(\$20.00)	\$240.00
4430 - RESERVE INVESTMENT INCOME	\$328.52	\$746.08	(\$417.56)	\$328.52	\$746.08	(\$417.56)	\$8,953.00
<u>Total INCOME</u>	\$15,587.68	\$16,062.75	(\$475.07)	\$15,587.68	\$16,062.75	(\$475.07)	\$192,753.00
Total Income	\$15,587.68	\$16,062.75	(\$475.07)	\$15,587.68	\$16,062.75	(\$475.07)	\$192,753.00
Expense							
<u>ADMINISTRATIVE EXPENSES</u>							
5070 - LEGAL EXPENSE GENERAL	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
5090 - CONSULTING FEES	\$0.00	\$275.00	\$275.00	\$0.00	\$275.00	\$275.00	\$3,300.00
<u>Total ADMINISTRATIVE EXPENSES</u>	\$0.00	\$316.67	\$316.67	\$0.00	\$316.67	\$316.67	\$3,800.00
<u>MAINTENANCE EXPENSE</u>							
5409 - EXTERIOR REPAIRS	\$0.00	\$2,083.33	\$2,083.33	\$0.00	\$2,083.33	\$2,083.33	\$25,000.00
5410 - PAINTING/SIDING	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
5411 - BUILDING REPAIRS/DRYER VENTS	\$0.00	\$291.67	\$291.67	\$0.00	\$291.67	\$291.67	\$3,500.00
5412 - ROOF	\$0.00	\$312.50	\$312.50	\$0.00	\$312.50	\$312.50	\$3,750.00
5418 - MAINTENANCE SUPPLIES	\$0.00	\$62.50	\$62.50	\$0.00	\$62.50	\$62.50	\$750.00
5429 - HVAC CONTRACT	\$0.00	\$300.00	\$300.00	\$0.00	\$300.00	\$300.00	\$3,600.00
5433 - WATER SOFTENER	\$0.00	\$291.67	\$291.67	\$0.00	\$291.67	\$291.67	\$3,500.00
5435 - SEWER/DRAIN	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
5480 - EXTERMINATING	\$0.00	\$33.33	\$33.33	\$0.00	\$33.33	\$33.33	\$400.00
<u>Total MAINTENANCE EXPENSE</u>	\$0.00	\$3,541.66	\$3,541.66	\$0.00	\$3,541.66	\$3,541.66	\$42,500.00
<u>UTILITIES</u>							
5830 - WATER/SEWER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,500.00
<u>Total UTILITIES</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,500.00
<u>FINANCIAL</u>							
6010 - BAD DEBT	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
<u>Total FINANCIAL</u>	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
<u>OTHER EXPENSES</u>							
7018 - ROOF RESERVES	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$15,000.00
7020 - RESERVE CONTRIBUTION	\$7,833.33	\$7,833.33	\$0.00	\$7,833.33	\$7,833.33	\$0.00	\$94,000.00
7021 - RESERVE INTEREST	\$328.52	\$746.08	\$417.56	\$328.52	\$746.08	\$417.56	\$8,953.00
<u>Total OTHER EXPENSES</u>	\$9,411.85	\$9,829.41	\$417.56	\$9,411.85	\$9,829.41	\$417.56	\$117,953.00
Total Expense	\$9,411.85	\$13,771.07	\$4,359.22	\$9,411.85	\$13,771.07	\$4,359.22	\$192,753.00
Operating Net Income	\$6,175.83	\$2,291.68	\$3,884.15	\$6,175.83	\$2,291.68	\$3,884.15	\$0.00
Net Income	\$6,175.83	\$2,291.68	\$3,884.15	\$6,175.83	\$2,291.68	\$3,884.15	\$0.00

Greensboro Condominium Owners Association
Budget Comparison Report - 903 - Greensboro Three Bedroom
1/1/2021 - 1/31/2021

1/1/2021 - 1/31/2021

1/1/2021 - 1/31/2021

Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
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Greensboro Condominium Owners Association
Budget Comparison Report - 904 - Greensboro Condos
1/1/2021 - 1/31/2021

	1/1/2021 - 1/31/2021			1/1/2021 - 1/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>INCOME</u>							
4200 - ASSOCIATION FEES	\$58,199.44	\$58,199.42	\$0.02	\$58,199.44	\$58,199.42	\$0.02	\$698,393.00
4203 - FEE ALLOCATION	(\$29,240.58)	(\$29,240.58)	\$0.00	(\$29,240.58)	(\$29,240.58)	\$0.00	(\$350,887.00)
4310 - LATE FEES	(\$50.00)	\$0.00	(\$50.00)	(\$50.00)	\$0.00	(\$50.00)	\$0.00
4330 - PENALTIES/FINES	\$175.00	\$0.00	\$175.00	\$175.00	\$0.00	\$175.00	\$0.00
4340 - MOVE IN/MOVE OUT FEES	\$600.00	\$150.00	\$450.00	\$600.00	\$150.00	\$450.00	\$1,800.00
4350 - PARTY ROOM INCOME	\$0.00	\$12.50	(\$12.50)	\$0.00	\$12.50	(\$12.50)	\$150.00
4430 - RESERVE INVESTMENT INCOME	\$418.30	\$1,103.33	(\$685.03)	\$418.30	\$1,103.33	(\$685.03)	\$13,240.00
4440 - LAUNDRY INCOME	\$1,530.12	\$1,366.17	\$163.95	\$1,530.12	\$1,366.17	\$163.95	\$16,394.00
<u>Total INCOME</u>	\$31,632.28	\$31,590.84	\$41.44	\$31,632.28	\$31,590.84	\$41.44	\$379,090.00
Total Income	\$31,632.28	\$31,590.84	\$41.44	\$31,632.28	\$31,590.84	\$41.44	\$379,090.00
Expense							
<u>ADMINISTRATIVE EXPENSES</u>							
5060 - BANK CHARGES	\$10.00	\$0.00	(\$10.00)	\$10.00	\$0.00	(\$10.00)	\$0.00
5174 - LICENSES & PERMITS	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
5355 - TELEPHONE	\$224.94	\$400.00	\$175.06	\$224.94	\$400.00	\$175.06	\$4,800.00
<u>Total ADMINISTRATIVE EXPENSES</u>	\$234.94	\$420.83	\$185.89	\$234.94	\$420.83	\$185.89	\$5,050.00
<u>MAINTENANCE EXPENSE</u>							
5409 - EXTERIOR REPAIRS	\$300.00	\$500.00	\$200.00	\$300.00	\$500.00	\$200.00	\$6,000.00
5410 - PAINTING/SIDING	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
5411 - BUILDING REPAIRS/DRYER VENTS	\$442.50	\$333.33	(\$109.17)	\$442.50	\$333.33	(\$109.17)	\$4,000.00
5412 - ROOF	\$617.66	\$500.00	(\$117.66)	\$617.66	\$500.00	(\$117.66)	\$6,000.00
5414 - SECURITY LOCKS COMMON AREA	\$0.00	\$341.67	\$341.67	\$0.00	\$341.67	\$341.67	\$4,100.00
5418 - MAINTENANCE SUPPLIES	(\$56.57)	\$250.00	\$306.57	(\$56.57)	\$250.00	\$306.57	\$3,000.00
5420 - APPLIANCE REPLACE/REPAIR	\$737.97	\$583.33	(\$154.64)	\$737.97	\$583.33	(\$154.64)	\$7,000.00
5425 - MECHANICAL & ELECTRICAL	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
5429 - HVAC CONTRACT	\$0.00	\$333.33	\$333.33	\$0.00	\$333.33	\$333.33	\$4,000.00
5431 - WATER HEATER	(\$814.48)	\$83.33	\$897.81	(\$814.48)	\$83.33	\$897.81	\$1,000.00
5433 - WATER SOFTENER	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
5434 - PLUMBING	\$130.45	\$250.00	\$119.55	\$130.45	\$250.00	\$119.55	\$3,000.00
5435 - SEWER/DRAIN	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
5445 - LOBBY/DECORATION/AESTHETICS	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
5450 - CARPETS DRAPERY CLEANING	\$0.00	\$466.67	\$466.67	\$0.00	\$466.67	\$466.67	\$5,600.00
5460 - CLEANING CONTRACT & SUPPLIES	\$1,476.36	\$1,666.67	\$190.31	\$1,476.36	\$1,666.67	\$190.31	\$20,000.00
5480 - EXTERMINATING	\$621.49	\$250.00	(\$371.49)	\$621.49	\$250.00	(\$371.49)	\$3,000.00
5575 - FENCING	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
<u>Total MAINTENANCE EXPENSE</u>	\$3,455.38	\$6,058.32	\$2,602.94	\$3,455.38	\$6,058.32	\$2,602.94	\$72,700.00
<u>UTILITIES</u>							
5810 - ELECTRIC	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	\$15,000.00
5820 - GAS	\$3,880.89	\$4,000.00	\$119.11	\$3,880.89	\$4,000.00	\$119.11	\$48,000.00
5830 - WATER/SEWER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$80,000.00
5840 - CABLE TV	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
<u>Total UTILITIES</u>	\$3,880.89	\$5,333.33	\$1,452.44	\$3,880.89	\$5,333.33	\$1,452.44	\$144,000.00

Greensboro Condominium Owners Association
Budget Comparison Report - 904 - Greensboro Condos
1/1/2021 - 1/31/2021

	1/1/2021 - 1/31/2021			1/1/2021 - 1/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
FINANCIAL							
6010 - BAD DEBT	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
<u>Total FINANCIAL</u>	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
OTHER EXPENSES							
7018 - ROOF RESERVES	\$2,750.00	\$2,750.00	\$0.00	\$2,750.00	\$2,750.00	\$0.00	\$33,000.00
7020 - RESERVE CONTRIBUTION	\$9,175.00	\$9,175.00	\$0.00	\$9,175.00	\$9,175.00	\$0.00	\$110,100.00
7021 - RESERVE INTEREST	\$418.30	\$1,103.33	\$685.03	\$418.30	\$1,103.33	\$685.03	\$13,240.00
<u>Total OTHER EXPENSES</u>	\$12,343.30	\$13,028.33	\$685.03	\$12,343.30	\$13,028.33	\$685.03	\$156,340.00
Total Expense	\$19,914.51	\$24,924.14	\$5,009.63	\$19,914.51	\$24,924.14	\$5,009.63	\$379,090.00
Operating Net Income	\$11,717.77	\$6,666.70	\$5,051.07	\$11,717.77	\$6,666.70	\$5,051.07	\$0.00
Net Income	\$11,717.77	\$6,666.70	\$5,051.07	\$11,717.77	\$6,666.70	\$5,051.07	\$0.00

Greensboro Condominium Owners Association
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	1/1/2021 - 1/31/2021			1/1/2021 - 1/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>INCOME</u>							
4203 - FEE ALLOCATION	\$58,223.91	\$58,223.83	\$0.08	\$58,223.91	\$58,223.83	\$0.08	\$698,686.00
4420 - OPERATING INTEREST INCOME	\$3.42	\$0.00	\$3.42	\$3.42	\$0.00	\$3.42	\$0.00
4430 - RESERVE INVESTMENT INCOME	\$13.67	\$80.67	(\$67.00)	\$13.67	\$80.67	(\$67.00)	\$968.00
<u>Total INCOME</u>	\$58,241.00	\$58,304.50	(\$63.50)	\$58,241.00	\$58,304.50	(\$63.50)	\$699,654.00
Total Income	\$58,241.00	\$58,304.50	(\$63.50)	\$58,241.00	\$58,304.50	(\$63.50)	\$699,654.00
Expense							
<u>ADMINISTRATIVE EXPENSES</u>							
5010 - AUDIT & TAXES	\$0.00	\$375.00	\$375.00	\$0.00	\$375.00	\$375.00	\$4,500.00
5070 - LEGAL EXPENSE GENERAL	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$12,000.00
5090 - CONSULTING FEES	\$0.00	\$333.33	\$333.33	\$0.00	\$333.33	\$333.33	\$4,000.00
5110 - EDUCATION	\$0.00	\$66.67	\$66.67	\$0.00	\$66.67	\$66.67	\$800.00
5174 - LICENSES & PERMITS	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
5175 - MANAGEMENT FEES	\$3,660.00	\$3,660.00	\$0.00	\$3,660.00	\$3,660.00	\$0.00	\$43,920.00
5176 - MEMBERSHIP/BOARD MTG	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
5177 - MILEAGE	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$1,200.00
5179 - COMMITTEE EXPENSES	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$1,200.00
5292 - OFFICE SUPPLIES	\$0.00	\$333.33	\$333.33	\$0.00	\$333.33	\$333.33	\$4,000.00
5310 - POSTAGE	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00
5320 - COPYING	\$0.00	\$360.42	\$360.42	\$0.00	\$360.42	\$360.42	\$4,325.00
5355 - TELEPHONE	\$511.52	\$500.00	(\$11.52)	\$511.52	\$500.00	(\$11.52)	\$6,000.00
5390 - MISCELLANEOUS ADMIN	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
<u>Total ADMINISTRATIVE EXPENSES</u>	\$4,171.52	\$7,162.08	\$2,990.56	\$4,171.52	\$7,162.08	\$2,990.56	\$85,945.00
<u>MAINTENANCE EXPENSE</u>							
5409 - EXTERIOR REPAIRS	\$0.00	\$62.50	\$62.50	\$0.00	\$62.50	\$62.50	\$750.00
5410 - PAINTING/SIDING	\$0.00	\$62.50	\$62.50	\$0.00	\$62.50	\$62.50	\$750.00
5411 - BUILDING REPAIRS/DRYER VENTS	\$0.00	\$62.50	\$62.50	\$0.00	\$62.50	\$62.50	\$750.00
5412 - ROOF	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
5413 - WINDOWS/DOORS	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
5414 - SECURITY LOCKS COMMON AREA	\$0.00	\$66.67	\$66.67	\$0.00	\$66.67	\$66.67	\$800.00
5417 - GARAGE DOOR MAINTENANCE	\$0.00	\$16.67	\$16.67	\$0.00	\$16.67	\$16.67	\$200.00
5418 - MAINTENANCE SUPPLIES	\$0.00	\$375.00	\$375.00	\$0.00	\$375.00	\$375.00	\$4,500.00
5421 - DECKS/BALCONIES/PATIOS	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
5425 - MECHANICAL & ELECTRICAL	\$424.00	\$62.50	(\$361.50)	\$424.00	\$62.50	(\$361.50)	\$750.00
5429 - HVAC CONTRACT	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
5431 - WATER HEATER	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
5434 - PLUMBING	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
5435 - SEWER/DRAIN	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
5445 - LOBBY/DECORATION/AESTHETICS	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
5450 - CARPETS DRAPERY CLEANING	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
5460 - CLEANING CONTRACT & SUPPLIES	\$582.79	\$685.83	\$103.04	\$582.79	\$685.83	\$103.04	\$8,230.00
5480 - EXTERMINATING	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
5520 - STREETS/WALKS/DRIVES	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
5525 - PARKING LOT	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00

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1/1/2021 - 1/31/2021

	1/1/2021 - 1/31/2021			1/1/2021 - 1/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5530 - LAWN CARE CONTRACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33,000.00
5540 - SNOW REMOVAL CONTRACT	\$8,260.90	\$4,800.00	(\$3,460.90)	\$8,260.90	\$4,800.00	(\$3,460.90)	\$24,000.00
5541 - SNOW SUPPLIES	\$0.00	\$800.00	\$800.00	\$0.00	\$800.00	\$800.00	\$4,000.00
5551 - GROUNDS SUPPLIES	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
5571 - LANDSCAPING COMM	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
5580 - TREES	\$0.00	\$1,416.67	\$1,416.67	\$0.00	\$1,416.67	\$1,416.67	\$17,000.00
5605 - IRRIGATION SYSTEM	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
5650 - REFUSE REMOVAL	\$2,870.41	\$3,000.00	\$129.59	\$2,870.41	\$3,000.00	\$129.59	\$36,000.00
5710 - POOL & TENNIS	\$0.00	\$750.00	\$750.00	\$0.00	\$750.00	\$750.00	\$9,000.00
5720 - TOOLS & EQUIPMENT	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
5740 - MISCELLANEOUS MAINTENANCE	\$254.19	\$62.50	(\$191.69)	\$254.19	\$62.50	(\$191.69)	\$750.00
Total MAINTENANCE EXPENSE	\$12,392.29	\$14,390.01	\$1,997.72	\$12,392.29	\$14,390.01	\$1,997.72	\$166,480.00
ASSOCIATION UNIT							
5750 - ASSOCIATION UNIT RENT	(\$2,395.00)	(\$2,430.00)	(\$35.00)	(\$2,395.00)	(\$2,430.00)	(\$35.00)	(\$29,160.00)
5751 - ASSOCIATION UNIT ASSOC FEE	\$916.06	\$916.08	\$0.02	\$916.06	\$916.08	\$0.02	\$10,993.00
5752 - ASSOCIATION UNIT LAUNDRY FEE	\$18.66	\$18.58	(\$0.08)	\$18.66	\$18.58	(\$0.08)	\$223.00
5753 - ASSOCIATION UNIT PROPERTY TAXES	\$0.00	\$116.67	\$116.67	\$0.00	\$116.67	\$116.67	\$1,400.00
5754 - ASSOCIATION UNIT MAINTENANCE	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
5756 - UNIT LEASING EXPENSES	\$180.00	\$235.42	\$55.42	\$180.00	\$235.42	\$55.42	\$2,825.00
Total ASSOCIATION UNIT	(\$1,280.28)	(\$726.58)	\$553.70	(\$1,280.28)	(\$726.58)	\$553.70	(\$8,719.00)
PAYROLL EXPENSE							
5776 - PAYROLL	\$9,912.52	\$9,683.33	(\$229.19)	\$9,912.52	\$9,683.33	(\$229.19)	\$116,200.00
5788 - EMPLOYEE HEALTH BENEFITS	\$480.24	\$1,083.33	\$603.09	\$480.24	\$1,083.33	\$603.09	\$13,000.00
5790 - PAYROLL TAXES	\$1,301.84	\$1,166.67	(\$135.17)	\$1,301.84	\$1,166.67	(\$135.17)	\$14,000.00
Total PAYROLL EXPENSE	\$11,694.60	\$11,933.33	\$238.73	\$11,694.60	\$11,933.33	\$238.73	\$143,200.00
UTILITIES							
5810 - ELECTRIC	(\$0.11)	\$733.33	\$733.44	(\$0.11)	\$733.33	\$733.44	\$8,800.00
5820 - GAS	\$106.02	\$250.00	\$143.98	\$106.02	\$250.00	\$143.98	\$3,000.00
5830 - WATER/SEWER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650.00
5840 - CABLE TV	\$155.43	\$133.33	(\$22.10)	\$155.43	\$133.33	(\$22.10)	\$1,600.00
Total UTILITIES	\$261.34	\$1,116.66	\$855.32	\$261.34	\$1,116.66	\$855.32	\$14,050.00
INSURANCE EXPENSES							
5910 - COMMERCIAL INSURANCE	\$7,148.69	\$7,344.17	\$195.48	\$7,148.69	\$7,344.17	\$195.48	\$88,130.00
5915 - WORKERS COMP INSURANCE	\$50.58	\$458.33	\$407.75	\$50.58	\$458.33	\$407.75	\$5,500.00
Total INSURANCE EXPENSES	\$7,199.27	\$7,802.50	\$603.23	\$7,199.27	\$7,802.50	\$603.23	\$93,630.00
FINANCIAL							
6070 - MISC FINANCIAL EXPENSES	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00
Total FINANCIAL	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00
OTHER EXPENSES							
7020 - RESERVE CONTRIBUTION	\$17,000.00	\$17,000.00	\$0.00	\$17,000.00	\$17,000.00	\$0.00	\$204,000.00
7021 - RESERVE INTEREST	\$13.67	\$80.67	\$67.00	\$13.67	\$80.67	\$67.00	\$968.00
Total OTHER EXPENSES	\$17,013.67	\$17,080.67	\$67.00	\$17,013.67	\$17,080.67	\$67.00	\$204,968.00
Total Expense	\$51,452.41	\$58,767.00	\$7,314.59	\$51,452.41	\$58,767.00	\$7,314.59	\$699,654.00
Operating Net Income	\$6,788.59	(\$462.50)	\$7,251.09	\$6,788.59	(\$462.50)	\$7,251.09	\$0.00
Net Income	\$6,788.59	(\$462.50)	\$7,251.09	\$6,788.59	(\$462.50)	\$7,251.09	\$0.00