

**100 East Main Street Condo Association**  
**Balance Sheet Prev Year Comparison**  
 As of May 31, 2020

	May 31, 20	May 31, 19	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
100 · TB Operating Checking 1799	17,584	7,030	10,554
110 · TB Capital Res MM 1807	10,105	132	9,973
<b>Total Checking/Savings</b>	<b>27,689</b>	<b>7,162</b>	<b>20,527</b>
<b>Accounts Receivable</b>			
145 · Accounts Receivable	12,690	0	12,690
<b>Total Accounts Receivable</b>	<b>12,690</b>	<b>0</b>	<b>12,690</b>
<b>Other Current Assets</b>			
155 · Due from Operating	26,189	19,750	6,439
<b>Total Other Current Assets</b>	<b>26,189</b>	<b>19,750</b>	<b>6,439</b>
<b>Total Current Assets</b>	<b>66,568</b>	<b>26,912</b>	<b>39,656</b>
<b>TOTAL ASSETS</b>	<b>66,568</b>	<b>26,912</b>	<b>39,656</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Accounts Payable</b>			
200 · Accounts Payable	8,572	5,908	2,664
<b>Total Accounts Payable</b>	<b>8,572</b>	<b>5,908</b>	<b>2,664</b>
<b>Other Current Liabilities</b>			
220 · Due to Capital Reserve	26,189	19,750	6,439
<b>Total Other Current Liabilities</b>	<b>26,189</b>	<b>19,750</b>	<b>6,439</b>
<b>Total Current Liabilities</b>	<b>34,761</b>	<b>25,658</b>	<b>9,103</b>
<b>Total Liabilities</b>	<b>34,761</b>	<b>25,658</b>	<b>9,103</b>
<b>Equity</b>			
300 · Retained Earnings	-18,839	-10,252	-8,587
310 · Capital Reserve	36,294	10,000	26,294
Net Income	14,352	1,506	12,846
<b>Total Equity</b>	<b>31,807</b>	<b>1,254</b>	<b>30,553</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>66,568</b>	<b>26,912</b>	<b>39,656</b>

100 East Main Street Condo Association  
Profit & Loss Budget Performance  
May 2020

	May 20	Budget	\$ Over Budget	Jan - May 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
400 · Operating Assessment Revenue	0	0	0	49,305	49,306	(1)	98,611
410 · Elevator Operating Assessment	0	0	0	1,302	1,302	0	2,604
461 · Interest Revenue	5	7	(2)	19	42	(23)	110
<b>Total Income</b>	<b>5</b>	<b>7</b>	<b>(2)</b>	<b>50,626</b>	<b>50,650</b>	<b>(24)</b>	<b>101,325</b>
<b>Expense</b>							
<b>Office &amp; Administration</b>							
601 · Bank Fees	0	10	(10)	0	50	(50)	110
602 · Office Supplies	0	65	(65)	55	339	(284)	980
603 · Management Fees	1,250	1,250	0	6,250	6,250	0	15,000
<b>Total Office &amp; Administration</b>	<b>1,250</b>	<b>1,325</b>	<b>(75)</b>	<b>6,305</b>	<b>6,639</b>	<b>(334)</b>	<b>16,090</b>
<b>Professional Fees</b>							
604 · Tax Preparation Fee	0	435	(435)	410	500	(90)	500
605 · Legal	0	0	0	0	460	(460)	1,000
<b>Total Professional Fees</b>	<b>0</b>	<b>435</b>	<b>(435)</b>	<b>410</b>	<b>960</b>	<b>(550)</b>	<b>1,500</b>
<b>Insurance</b>							
606 · Insurance Policy	3,710	0	3,710	5,767	5,300	467	10,600
<b>Total Insurance</b>	<b>3,710</b>	<b>0</b>	<b>3,710</b>	<b>5,767</b>	<b>5,300</b>	<b>467</b>	<b>10,600</b>
<b>Repairs &amp; Maintenance</b>							
630 · Building Repairs/Maint	27	1,107	(1,080)	3,213	3,467	(254)	6,988
631 · Building R&M Supplies	0	0	0	894	50	844	600
632 · On Call / Stand By Service	0	152	(152)	0	756	(756)	1,820
633 · Holiday Decoration	0	0	0	0	0	0	750
<b>Total Repairs &amp; Maintenance</b>	<b>27</b>	<b>1,259</b>	<b>(1,232)</b>	<b>4,107</b>	<b>4,273</b>	<b>(166)</b>	<b>10,158</b>
<b>Landscape &amp; Irrigation</b>							
634 · Landscaping/Irrigation (OC)	0	120	(120)	0	120	(120)	1,000
635 · Landscaping/Irrigation (FP)	486	200	286	1,674	630	1,044	2,304
636 · Landscape/Irrigation Supplies	9	60	(51)	9	120	(111)	400
<b>Total Landscape &amp; Irrigation</b>	<b>495</b>	<b>380</b>	<b>115</b>	<b>1,683</b>	<b>870</b>	<b>813</b>	<b>3,704</b>
<b>Mechanical Systems</b>							
637 · Heating & Domestic Water (FP)	0	0	0	258	510	(252)	1,020
638 · Mechanical Systems Supplies	0	0	0	0	100	(100)	200
639 · Mechanical Systems Labor (OC)	0	0	0	549	520	29	2,000
<b>Total Mechanical Systems</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>807</b>	<b>1,130</b>	<b>(323)</b>	<b>3,220</b>
<b>Janitorial</b>							
640 · Cleaning (FP)	172	373	(201)	1,634	1,865	(231)	4,476
641 · Cleaning Supplies	0	0	0	124	500	(376)	1,000
<b>Total Janitorial</b>	<b>172</b>	<b>373</b>	<b>(201)</b>	<b>1,758</b>	<b>2,365</b>	<b>(607)</b>	<b>5,476</b>

100 East Main Street Condo Association  
Profit & Loss Budget Performance  
May 2020

	May 20	Budget	\$ Over Budget	Jan - May 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Outside Contractor Service</b>							
645 · Elevator Maintenance	0	0	0	312	780	(468)	1,560
646 · Elevator Monitoring	0	87	(87)	150	435	(285)	1,044
651 · Fire System	0	0	0	420	420	0	840
652 · Security Life Safety	0	0	0	0	555	(555)	935
653 · Fire Extinguishers	0	0	0	0	150	(150)	150
654 · Window Cleaning	0	0	0	0	0	0	1,000
<b>Total Outside Contractor Service</b>	0	87	(87)	882	2,340	(1,458)	5,529
<b>Snow Removal</b>							
655 · Snow Shoveling (FP)	0	59	(59)	3,023	777	2,246	1,600
656 · Snow Removal (OC)	0	0	0	2,406	2,000	406	3,450
<b>Total Snow Removal</b>	0	59	(59)	5,429	2,777	2,652	5,050
<b>Utilities - Common Areas</b>							
670 · Electric Common-Area	140	476	(336)	6,029	6,613	(584)	10,240
671 · Gas Common-Area	82	200	(118)	1,140	1,440	(300)	2,890
674 · Trash	14	350	(336)	1,073	1,750	(677)	4,200
675 · Water	109	80	29	435	467	(32)	1,457
677 · Sewer	225	0	225	449	929	(480)	1,857
<b>Total Utilities - Common Areas</b>	570	1,106	(536)	9,126	11,199	(2,073)	20,644
<b>Other</b>							
700 · Contingency	0	100	(100)	0	500	(500)	1,200
<b>Total Other</b>	0	100	(100)	0	500	(500)	1,200
<b>Total Expense</b>	6,224	5,124	1,100	36,274	38,353	(2,079)	83,171
<b>Net Ordinary Income</b>	(6,219)	(5,117)	(1,102)	14,352	12,297	2,055	18,154
<b>Other Income/Expense</b>							
<b>Other Income</b>							
800 · Capital Reserve Assessment	0	0	0	10,500	15,000	(4,500)	30,000
810 · Interest	2	0	2	21	0	21	0
850 · Special Assessment	0	0	0	9,000	0	9,000	0
<b>Total Other Income</b>	2	0	2	19,521	15,000	4,521	30,000
<b>Other Expense</b>							
900 · Capital Reserve Expense	2	0	2	10,020	5,000	5,020	10,000
910 · CP - Signage	0	0	0	561	0	561	0
920 · CP - Reserve Study	0	0	0	0	0	0	6,000
955 · CP - Landscaping	0	0	0	0	0	0	5,000
960 · CP - Sewer Main Lining/Repair	0	0	0	8,940	0	8,940	9,000
<b>Total Other Expense</b>	2	0	2	19,521	5,000	14,521	30,000
<b>Net Other Income</b>	0	0	0	0	10,000	(10,000)	0
<b>Net Income</b>	(6,219)	(5,117)	(1,102)	14,352	22,297	(7,945)	18,154