

C.O.P. Condominium Association
Balance Sheet
Period Through: 12/31/2019

Assets

Operating	
102 - Mutual of Omaha-Operating	\$13,998.09
Operating Total	<u>\$13,998.09</u>
Reserve	
106 - Mutual of Omaha-Reserve	\$57,473.58
115 - MOB-2907 2.35% 09/07/20	\$5,939.02
Reserve Total	<u>\$63,412.60</u>
Assets Total	<u><u>\$77,410.69</u></u>

Liabilities and Equity

Liabilities	
210 - Insurance Claim	\$903.04
Liabilities Total	<u>\$903.04</u>
Operating Equity	
301 - Homeowners Equity	\$2,581.32
Operating Current Year Surplus/Deficit	\$10,513.73
Operating Equity Total	<u>\$13,095.05</u>
Reserve Equity	
320 - Reserve-Painting	\$45,274.59
322 - Reserve-Sprinkler	\$2,057.00
325 - Reserve-Major Maintenance	\$15,749.65
360 - Reserve-Interest	\$331.36
Reserve Equity Total	<u>\$63,412.60</u>
Liabilities & Equity Total	<u><u>\$77,410.69</u></u>

C.O.P. Condominium Association
Budget Comparison Report
12/1/2019 - 12/31/2019

	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$14,310.00	\$13,500.00	\$810.00	\$162,670.00	\$162,000.00	\$670.00	\$162,000.00
410 - Late Charges	\$0.00	\$0.00	\$0.00	\$15.00	\$0.00	\$15.00	\$0.00
420 - Transfer Fees	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$300.00	\$0.00
461 - Interest Operating Acct	\$5.35	\$0.00	\$5.35	\$78.32	\$0.00	\$78.32	\$0.00
<u>Total Income</u>	\$14,315.35	\$13,500.00	\$815.35	\$163,063.32	\$162,000.00	\$1,063.32	\$162,000.00
Total Income	\$14,315.35	\$13,500.00	\$815.35	\$163,063.32	\$162,000.00	\$1,063.32	\$162,000.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$165.00	\$166.67	\$1.67	\$1,980.00	\$2,000.00	\$20.00	\$2,000.00
504 - Legal/Collection	\$0.00	\$0.00	\$0.00	\$15.00	\$0.00	(\$15.00)	\$0.00
505 - Office Supplies	\$88.25	\$25.00	(\$63.25)	\$311.61	\$300.00	(\$11.61)	\$300.00
581 - Insurance	\$0.00	\$1,297.25	\$1,297.25	\$14,269.75	\$15,567.00	\$1,297.25	\$15,567.00
596 - Income Tax/Tax Prep	\$0.00	\$25.00	\$25.00	\$325.00	\$300.00	(\$25.00)	\$300.00
599 - Miscellaneous Expenses	\$165.00	\$41.67	(\$123.33)	\$319.97	\$500.00	\$180.03	\$500.00
<u>Total Admin Expenses</u>	\$418.25	\$1,555.59	\$1,137.34	\$17,221.33	\$18,667.00	\$1,445.67	\$18,667.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$2,916.87	\$4,083.33	\$1,166.46	\$46,978.38	\$49,000.00	\$2,021.62	\$49,000.00
513 - Sewer	\$1,804.32	\$1,879.50	\$75.18	\$21,785.00	\$22,554.00	\$769.00	\$22,554.00
514 - Electricity	\$0.00	\$24.00	\$24.00	\$264.00	\$288.00	\$24.00	\$288.00
515 - Trash Removal	\$712.50	\$712.50	\$0.00	\$8,550.00	\$8,550.00	\$0.00	\$8,550.00
<u>Total Electric/Water/Other Utilities</u>	\$5,433.69	\$6,699.33	\$1,265.64	\$77,577.38	\$80,392.00	\$2,814.62	\$80,392.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,148.00	\$50.00	\$25,176.00	\$25,776.00	\$600.00	\$25,776.00
532 - Extra Yard Maintenance	\$0.00	\$83.37	\$83.37	\$525.00	\$1,000.00	\$475.00	\$1,000.00
533 - Grass Seed/Fertilizer	\$0.00	\$750.42	\$750.42	\$5,574.44	\$9,005.00	\$3,430.56	\$9,005.00
534 - Irrigation Contract	\$400.00	\$350.00	(\$50.00)	\$4,800.00	\$4,200.00	(\$600.00)	\$4,200.00
535 - Sprinkler Repairs	\$0.00	\$208.33	\$208.33	\$1,805.94	\$2,500.00	\$694.06	\$2,500.00
536 - Tree Maintenance	\$0.00	\$166.67	\$166.67	\$1,483.00	\$2,000.00	\$517.00	\$2,000.00
538 - Pest Control	\$0.00	\$263.00	\$263.00	\$3,082.50	\$3,156.00	\$73.50	\$3,156.00
<u>Total Landscaping</u>	\$2,498.00	\$3,969.79	\$1,471.79	\$42,446.88	\$47,637.00	\$5,190.12	\$47,637.00
<u>Reserve Allocations</u>							
720 - Painting	\$667.00	\$667.00	\$0.00	\$8,004.00	\$8,004.00	\$0.00	\$8,004.00
722 - Sprinkler	\$333.33	\$333.33	\$0.00	\$4,000.00	\$4,000.00	\$0.00	\$4,000.00
725 - Major Maintenance	\$275.00	\$275.00	\$0.00	\$3,300.00	\$3,300.00	\$0.00	\$3,300.00
<u>Total Reserve Allocations</u>	\$1,275.33	\$1,275.33	\$0.00	\$15,304.00	\$15,304.00	\$0.00	\$15,304.00
Total Expense	\$9,625.27	\$13,500.04	\$3,874.77	\$152,549.59	\$162,000.00	\$9,450.41	\$162,000.00
Operating Net Income	\$4,690.08	(\$0.04)	\$4,690.12	\$10,513.73	\$0.00	\$10,513.73	\$0.00
Net Income	\$4,690.08	(\$0.04)	\$4,690.12	\$10,513.73	\$0.00	\$10,513.73	\$0.00

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
12/1/2019 - 12/31/2019

	12/1/2019 - 12/31/2019			Year To Date			Annual Budget	Remaining
	2019 Actual	2018 Actual	Variance	YTD 2019	YTD 2018	Variance		
Income								
<u>Income</u>								
401 - Homeowners Assessments	\$14,310.00	\$12,490.00	\$1,820.00	\$162,670.00	\$156,030.00	\$6,640.00	\$162,000.00	(\$670.00)
410 - Late Charges	\$0.00	\$0.00	\$0.00	\$15.00	\$15.00	\$0.00	\$0.00	(\$15.00)
420 - Transfer Fees	\$0.00	\$0.00	\$0.00	\$300.00	\$150.00	\$150.00	\$0.00	(\$300.00)
430 - Legal/Collection Charged to Owners	\$0.00	\$0.00	\$0.00	\$0.00	\$30.00	(\$30.00)	\$0.00	\$0.00
460 - Interest Income - CD's	\$0.00	\$28.63	(\$28.63)	\$0.00	\$92.89	(\$92.89)	\$0.00	\$0.00
461 - Interest Operating Acct	\$5.35	\$5.10	\$0.25	\$78.32	\$38.41	\$39.91	\$0.00	(\$78.32)
462 - Interest Reserve Acct	\$0.00	\$14.26	(\$14.26)	\$0.00	\$101.81	(\$101.81)	\$0.00	\$0.00
Total Income	\$14,315.35	\$12,537.99	\$1,777.36	\$163,063.32	\$156,458.11	\$6,605.21	\$162,000.00	(\$1,063.32)
Total Income	\$14,315.35	\$12,537.99	\$1,777.36	\$163,063.32	\$156,458.11	\$6,605.21	\$162,000.00	(\$1,063.32)
Expense								
<u>Admin Expenses</u>								
503 - Accounting	\$165.00	\$165.00	\$0.00	\$1,980.00	\$1,980.00	\$0.00	\$2,000.00	\$20.00
504 - Legal/Collection	\$0.00	\$0.00	\$0.00	\$15.00	\$45.00	\$30.00	\$0.00	(\$15.00)
505 - Office Supplies	\$88.25	\$0.00	(\$88.25)	\$311.61	\$42.30	(\$269.31)	\$300.00	(\$11.61)
581 - Insurance	\$0.00	\$1,297.25	\$1,297.25	\$14,269.75	\$11,794.88	(\$2,474.87)	\$15,567.00	\$1,297.25
596 - Income Tax/Tax Prep	\$0.00	\$0.00	\$0.00	\$325.00	\$325.00	\$0.00	\$300.00	(\$25.00)
599 - Miscellaneous Expenses	\$165.00	\$215.00	\$50.00	\$319.97	\$752.50	\$432.53	\$500.00	\$180.03
Total Admin Expenses	\$418.25	\$1,677.25	\$1,259.00	\$17,221.33	\$14,939.68	(\$2,281.65)	\$18,667.00	\$1,445.67
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$2,916.87	\$4,160.19	\$1,243.32	\$46,978.38	\$48,464.32	\$1,485.94	\$49,000.00	\$2,021.62
513 - Sewer	\$1,804.32	\$1,827.00	\$22.68	\$21,785.00	\$21,924.00	\$139.00	\$22,554.00	\$769.00
514 - Electricity	\$0.00	\$0.00	\$0.00	\$264.00	\$288.00	\$24.00	\$288.00	\$24.00
515 - Trash Removal	\$712.50	\$700.00	(\$12.50)	\$8,550.00	\$8,400.00	(\$150.00)	\$8,550.00	\$0.00
Total Electric/Water/Other Utilities	\$5,433.69	\$6,687.19	\$1,253.50	\$77,577.38	\$79,076.32	\$1,498.94	\$80,392.00	\$2,814.62
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,098.00	\$2,085.00	(\$13.00)	\$25,176.00	\$25,020.00	(\$156.00)	\$25,776.00	\$600.00
532 - Extra Yard Maintenance	\$0.00	\$0.00	\$0.00	\$525.00	\$806.50	\$281.50	\$1,000.00	\$475.00
533 - Grass Seed/Fertilizer	\$0.00	\$569.00	\$569.00	\$5,574.44	\$6,942.82	\$1,368.38	\$9,005.00	\$3,430.56
534 - Irrigation Contract	\$400.00	\$0.00	(\$400.00)	\$4,800.00	\$0.00	(\$4,800.00)	\$4,200.00	(\$600.00)
535 - Sprinkler Repairs	\$0.00	\$503.75	\$503.75	\$1,805.94	\$6,037.77	\$4,231.83	\$2,500.00	\$694.06
536 - Tree Maintenance	\$0.00	\$0.00	\$0.00	\$1,483.00	\$3,390.00	\$1,907.00	\$2,000.00	\$517.00
538 - Pest Control	\$0.00	\$262.50	\$262.50	\$3,082.50	\$3,150.00	\$67.50	\$3,156.00	\$73.50
Total Landscaping	\$2,498.00	\$3,420.25	\$922.25	\$42,446.88	\$45,347.09	\$2,900.21	\$47,637.00	\$5,190.12
<u>Maintenance/Repair</u>								
544 - Repairs & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$37.00	\$37.00	\$0.00	\$0.00
Total Maintenance/Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$37.00	\$37.00	\$0.00	\$0.00
<u>Reserve Allocations</u>								
720 - Painting	\$667.00	\$500.00	(\$167.00)	\$8,004.00	\$6,000.00	(\$2,004.00)	\$8,004.00	\$0.00
722 - Sprinkler	\$333.33	\$0.00	(\$333.33)	\$4,000.00	\$0.00	(\$4,000.00)	\$4,000.00	\$0.00
725 - Major Maintenance	\$275.00	\$676.70	\$401.70	\$3,300.00	\$5,976.70	\$2,676.70	\$3,300.00	\$0.00

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
12/1/2019 - 12/31/2019

	12/1/2019 - 12/31/2019			Year To Date			Annual Budget	Remaining
	2019 Actual	2018 Actual	Variance	YTD 2019	YTD 2018	Variance		
<u>Total Reserve Allocations</u>	\$1,275.33	\$1,176.70	(\$98.63)	\$15,304.00	\$11,976.70	(\$3,327.30)	\$15,304.00	\$0.00
Total Expense	\$9,625.27	\$12,961.39	\$3,336.12	\$152,549.59	\$151,376.79	(\$1,172.80)	\$162,000.00	\$9,450.41
Total Other Net Income	\$4,690.08	(\$423.40)	\$5,113.48	\$10,513.73	\$5,081.32	\$5,432.41	\$0.00	