

C.O.P. Condominium Association
Balance Sheet
Period Through: 2/29/2020

Assets

Operating		
102 - Mutual of Omaha-Operating	\$18,645.09	
Operating Total	\$18,645.09	
Reserve		
106 - Mutual of Omaha-Reserve	\$53,651.62	
115 - MOB-2907 2.35% 09/07/20	\$5,939.02	
Reserve Total	\$59,590.64	
Assets Total		<u><u>\$78,235.73</u></u>

Liabilities and Equity

Liabilities		
210 - Insurance Claim	\$903.04	
Liabilities Total	\$903.04	
Operating Equity		
301 - Homeowners Equity	\$2,730.00	
Operating Current Year Surplus/Deficit	\$4,647.00	
Operating Equity Total	\$7,377.00	
Reserve Equity		
320 - Reserve-Painting	\$50,069.59	
322 - Reserve-Sprinkler	\$5,852.00	
325 - Reserve-Major Maintenance	\$13,996.17	
360 - Reserve-Interest	\$37.93	
Reserve Equity Total	\$69,955.69	
Liabilities & Equity Total		<u><u>\$78,235.73</u></u>

C.O.P. Condominium Association
Budget Comparison Report
2/1/2020 - 2/29/2020

	2/1/2020 - 2/29/2020			1/1/2020 - 2/29/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$12,675.00	\$13,750.00	(\$1,075.00)	\$27,170.00	\$27,500.00	(\$330.00)	\$165,000.00
461 - Interest Operating Acct	\$6.13	\$7.00	(\$0.87)	\$12.53	\$14.00	(\$1.47)	\$90.00
<u>Total Income</u>	\$12,681.13	\$13,757.00	(\$1,075.87)	\$27,182.53	\$27,514.00	(\$331.47)	\$165,090.00
Total Income	\$12,681.13	\$13,757.00	(\$1,075.87)	\$27,182.53	\$27,514.00	(\$331.47)	\$165,090.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$170.00	\$170.00	\$0.00	\$340.00	\$340.00	\$0.00	\$2,040.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$20.00	\$20.00	\$120.00
505 - Office Supplies	\$0.00	\$50.00	\$50.00	\$0.00	\$100.00	\$100.00	\$600.00
506 - Statements/Postage/Fees	\$55.25	\$65.00	\$9.75	\$136.50	\$130.00	(\$6.50)	\$780.00
581 - Insurance	\$1,234.75	\$1,229.00	(\$5.75)	\$3,698.25	\$2,458.00	(\$1,240.25)	\$14,748.00
596 - Income Tax/Tax Prep	\$0.00	\$25.00	\$25.00	\$0.00	\$50.00	\$50.00	\$300.00
599 - Miscellaneous Expenses	\$0.00	\$40.00	\$40.00	\$200.00	\$80.00	(\$120.00)	\$480.00
<u>Total Admin Expenses</u>	\$1,460.00	\$1,589.00	\$129.00	\$4,374.75	\$3,178.00	(\$1,196.75)	\$19,068.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$2,244.51	\$4,100.00	\$1,855.49	\$3,495.83	\$8,200.00	\$4,704.17	\$49,200.00
513 - Sewer	\$1,804.32	\$1,880.00	\$75.68	\$3,608.64	\$3,760.00	\$151.36	\$22,560.00
514 - Electricity	\$264.00	\$25.00	(\$239.00)	\$264.00	\$50.00	(\$214.00)	\$300.00
515 - Trash Removal	\$725.00	\$725.00	\$0.00	\$1,450.00	\$1,450.00	\$0.00	\$8,700.00
<u>Total Electric/Water/Other Utilities</u>	\$5,037.83	\$6,730.00	\$1,692.17	\$8,818.47	\$13,460.00	\$4,641.53	\$80,760.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,200.00	\$102.00	\$4,196.00	\$4,400.00	\$204.00	\$26,400.00
532 - Extra Yard Maintenance	\$0.00	\$75.00	\$75.00	\$0.00	\$150.00	\$150.00	\$900.00
533 - Grass Seed/Fertilizer	\$1,150.00	\$821.00	(\$329.00)	\$1,150.00	\$1,642.00	\$492.00	\$9,852.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$800.00	\$800.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$220.00	\$220.00	\$391.31	\$440.00	\$48.69	\$2,640.00
536 - Tree Maintenance	\$0.00	\$200.00	\$200.00	\$0.00	\$400.00	\$400.00	\$2,400.00
537 - Shrub & Tree Replacement	\$0.00	\$115.00	\$115.00	\$0.00	\$230.00	\$230.00	\$1,380.00
538 - Pest Control	\$0.00	\$265.00	\$265.00	\$525.00	\$530.00	\$5.00	\$3,180.00
<u>Total Landscaping</u>	\$3,648.00	\$4,296.00	\$648.00	\$7,062.31	\$8,592.00	\$1,529.69	\$51,552.00
<u>Reserve Allocations</u>							
720 - Painting	\$670.00	\$670.00	\$0.00	\$1,340.00	\$1,340.00	\$0.00	\$8,040.00
722 - Sprinkler	\$170.00	\$170.00	\$0.00	\$340.00	\$340.00	\$0.00	\$2,040.00
725 - Major Maintenance	\$300.00	\$300.00	\$0.00	\$600.00	\$600.00	\$0.00	\$3,600.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,140.00	\$0.00	\$2,280.00	\$2,280.00	\$0.00	\$13,680.00
Total Expense	\$11,285.83	\$13,755.00	\$2,469.17	\$22,535.53	\$27,510.00	\$4,974.47	\$165,060.00
Operating Net Income	\$1,395.30	\$2.00	\$1,393.30	\$4,647.00	\$4.00	\$4,643.00	\$30.00
Net Income	\$1,395.30	\$2.00	\$1,393.30	\$4,647.00	\$4.00	\$4,643.00	\$30.00

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
2/1/2020 - 2/29/2020

	2/1/2020 - 2/29/2020			Year To Date			Annual Budget	Remaining
	2020 Actual	2019 Actual	Variance	YTD 2020	YTD 2019	Variance		
Income								
<u>Income</u>								
401 - Homeowners Assessments	\$12,675.00	\$12,410.00	\$265.00	\$27,170.00	\$27,170.00	\$0.00	\$165,000.00	\$137,830.00
420 - Transfer Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	(\$100.00)	\$0.00	\$0.00
461 - Interest Operating Acct	\$6.13	\$5.37	\$0.76	\$12.53	\$10.63	\$1.90	\$90.00	\$77.47
462 - Interest Reserve Acct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total Income</u>	\$12,681.13	\$12,415.37	\$265.76	\$27,182.53	\$27,280.63	(\$98.10)	\$165,090.00	\$137,907.47
Total Income	\$12,681.13	\$12,415.37	\$265.76	\$27,182.53	\$27,280.63	(\$98.10)	\$165,090.00	\$137,907.47
Expense								
<u>Admin Expenses</u>								
503 - Accounting	\$170.00	\$165.00	(\$5.00)	\$340.00	\$330.00	(\$10.00)	\$2,040.00	\$1,700.00
504 - Legal/Collection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00	\$120.00
505 - Office Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00
506 - Statements/Postage/Fees	\$55.25	\$0.00	(\$55.25)	\$136.50	\$0.00	(\$136.50)	\$780.00	\$643.50
581 - Insurance	\$1,234.75	\$1,297.25	\$62.50	\$3,698.25	\$2,594.50	(\$1,103.75)	\$14,748.00	\$11,049.75
596 - Income Tax/Tax Prep	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00
599 - Miscellaneous Expenses	\$0.00	\$34.97	\$34.97	\$200.00	\$84.97	(\$115.03)	\$480.00	\$280.00
<u>Total Admin Expenses</u>	\$1,460.00	\$1,497.22	\$37.22	\$4,374.75	\$3,009.47	(\$1,365.28)	\$19,068.00	\$14,693.25
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$2,244.51	\$2,341.21	\$96.70	\$3,495.83	\$5,175.14	\$1,679.31	\$49,200.00	\$45,704.17
513 - Sewer	\$1,804.32	\$1,827.00	\$22.68	\$3,608.64	\$3,654.00	\$45.36	\$22,560.00	\$18,951.36
514 - Electricity	\$264.00	\$264.00	\$0.00	\$264.00	\$264.00	\$0.00	\$300.00	\$36.00
515 - Trash Removal	\$725.00	\$712.50	(\$12.50)	\$1,450.00	\$1,425.00	(\$25.00)	\$8,700.00	\$7,250.00
<u>Total Electric/Water/Other Utilities</u>	\$5,037.83	\$5,144.71	\$106.88	\$8,818.47	\$10,518.14	\$1,699.67	\$80,760.00	\$71,941.53
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,098.00	\$2,111.00	\$13.00	\$4,196.00	\$4,196.00	\$0.00	\$26,400.00	\$22,204.00
532 - Extra Yard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900.00	\$900.00
533 - Grass Seed/Fertilizer	\$1,150.00	\$0.00	(\$1,150.00)	\$1,150.00	\$0.00	(\$1,150.00)	\$9,852.00	\$8,702.00
534 - Irrigation Contract	\$400.00	\$0.00	(\$400.00)	\$800.00	\$0.00	(\$800.00)	\$4,800.00	\$4,000.00
535 - Sprinkler Repairs	\$0.00	\$800.00	\$800.00	\$391.31	\$800.00	\$408.69	\$2,640.00	\$2,248.69
536 - Tree Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,400.00	\$2,400.00
537 - Shrub & Tree Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,380.00	\$1,380.00
538 - Pest Control	\$0.00	\$0.00	\$0.00	\$525.00	\$262.50	(\$262.50)	\$3,180.00	\$2,655.00
<u>Total Landscaping</u>	\$3,648.00	\$2,911.00	(\$737.00)	\$7,062.31	\$5,258.50	(\$1,803.81)	\$51,552.00	\$44,489.69
<u>Reserve Allocations</u>								
720 - Painting	\$670.00	\$667.00	(\$3.00)	\$1,340.00	\$1,334.00	(\$6.00)	\$8,040.00	\$6,700.00
722 - Sprinkler	\$170.00	\$333.37	\$163.37	\$340.00	\$666.74	\$326.74	\$2,040.00	\$1,700.00
725 - Major Maintenance	\$300.00	\$275.00	(\$25.00)	\$600.00	\$550.00	(\$50.00)	\$3,600.00	\$3,000.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,275.37	\$135.37	\$2,280.00	\$2,550.74	\$270.74	\$13,680.00	\$11,400.00
Total Expense	\$11,285.83	\$10,828.30	(\$457.53)	\$22,535.53	\$21,336.85	(\$1,198.68)	\$165,060.00	\$142,524.47
Total Other Net Income	\$1,395.30	\$1,587.07	(\$191.77)	\$4,647.00	\$5,943.78	(\$1,296.78)	\$30.00	

**C.O.P. Condominium Association
Reserve Statement
2/1/2020 - 2/29/2020**

Account	2/1/2020 - 2/29/2020		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$4,125.00	\$0.00	\$45,274.59	\$4,795.00	\$0.00	\$50,069.59
322 Reserve-Sprinkler	\$3,625.00	\$0.00	\$2,057.00	\$3,795.00	\$0.00	\$5,852.00
325 Reserve-Major Maintenance	\$3,755.05	\$5,090.00	\$15,749.65	\$4,386.41	\$6,139.89	\$13,996.17
360 Reserve-Interest	\$18.27	\$0.00	\$331.36	\$37.93	\$331.36	\$37.93
Total:	\$11,523.32	\$5,090.00	\$63,412.60	\$13,014.34	\$6,471.25	\$69,955.69