

C.O.P. Condominium Association  
Balance Sheet  
Period Through: 1/31/2020

**Assets**

Operating		
102 - Mutual of Omaha-Operating	\$17,249.79	
Operating Total	<u>\$17,249.79</u>	
Reserve		
106 - Mutual of Omaha-Reserve	\$57,583.35	
115 - MOB-2907 2.35% 09/07/20	\$5,939.02	
Reserve Total	<u>\$63,522.37</u>	
Assets Total		<u><u>\$80,772.16</u></u>

**Liabilities and Equity**

Liabilities		
210 - Insurance Claim	\$903.04	
Liabilities Total	<u>\$903.04</u>	
Operating Equity		
301 - Homeowners Equity	\$13,095.05	
Operating Current Year Surplus/Deficit	\$3,251.70	
Operating Equity Total	<u>\$16,346.75</u>	
Reserve Equity		
320 - Reserve-Painting	\$45,944.59	
322 - Reserve-Sprinkler	\$2,227.00	
325 - Reserve-Major Maintenance	\$15,331.12	
360 - Reserve-Interest	\$19.66	
Reserve Equity Total	<u>\$63,522.37</u>	
Liabilities & Equity Total		<u><u>\$80,772.16</u></u>

**C.O.P. Condominium Association**  
**Budget Comparison Report**  
**1/1/2020 - 1/31/2020**

	1/1/2020 - 1/31/2020			1/1/2020 - 1/31/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$14,495.00	\$13,750.00	\$745.00	\$14,495.00	\$13,750.00	\$745.00	\$165,000.00
461 - Interest Operating Acct	\$6.40	\$7.00	(\$0.60)	\$6.40	\$7.00	(\$0.60)	\$90.00
<u>Total Income</u>	\$14,501.40	\$13,757.00	\$744.40	\$14,501.40	\$13,757.00	\$744.40	\$165,090.00
<b>Total Income</b>	\$14,501.40	\$13,757.00	\$744.40	\$14,501.40	\$13,757.00	\$744.40	\$165,090.00
<b>Expense</b>							
<u>Admin Expenses</u>							
503 - Accounting	\$170.00	\$170.00	\$0.00	\$170.00	\$170.00	\$0.00	\$2,040.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$10.00	\$10.00	\$120.00
505 - Office Supplies	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$600.00
506 - Statements/Postage/Fees	\$81.25	\$65.00	(\$16.25)	\$81.25	\$65.00	(\$16.25)	\$780.00
581 - Insurance	\$2,463.50	\$1,229.00	(\$1,234.50)	\$2,463.50	\$1,229.00	(\$1,234.50)	\$14,748.00
596 - Income Tax/Tax Prep	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00
599 - Miscellaneous Expenses	\$200.00	\$40.00	(\$160.00)	\$200.00	\$40.00	(\$160.00)	\$480.00
<u>Total Admin Expenses</u>	\$2,914.75	\$1,589.00	(\$1,325.75)	\$2,914.75	\$1,589.00	(\$1,325.75)	\$19,068.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$1,251.32	\$4,100.00	\$2,848.68	\$1,251.32	\$4,100.00	\$2,848.68	\$49,200.00
513 - Sewer	\$1,804.32	\$1,880.00	\$75.68	\$1,804.32	\$1,880.00	\$75.68	\$22,560.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00
515 - Trash Removal	\$725.00	\$725.00	\$0.00	\$725.00	\$725.00	\$0.00	\$8,700.00
<u>Total Electric/Water/Other Utilities</u>	\$3,780.64	\$6,730.00	\$2,949.36	\$3,780.64	\$6,730.00	\$2,949.36	\$80,760.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,200.00	\$102.00	\$2,098.00	\$2,200.00	\$102.00	\$26,400.00
532 - Extra Yard Maintenance	\$0.00	\$75.00	\$75.00	\$0.00	\$75.00	\$75.00	\$900.00
533 - Grass Seed/Fertilizer	\$0.00	\$821.00	\$821.00	\$0.00	\$821.00	\$821.00	\$9,852.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$400.00	\$400.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$391.31	\$220.00	(\$171.31)	\$391.31	\$220.00	(\$171.31)	\$2,640.00
536 - Tree Maintenance	\$0.00	\$200.00	\$200.00	\$0.00	\$200.00	\$200.00	\$2,400.00
537 - Shrub & Tree Replacement	\$0.00	\$115.00	\$115.00	\$0.00	\$115.00	\$115.00	\$1,380.00
538 - Pest Control	\$525.00	\$265.00	(\$260.00)	\$525.00	\$265.00	(\$260.00)	\$3,180.00
<u>Total Landscaping</u>	\$3,414.31	\$4,296.00	\$881.69	\$3,414.31	\$4,296.00	\$881.69	\$51,552.00
<u>Reserve Allocations</u>							
720 - Painting	\$670.00	\$670.00	\$0.00	\$670.00	\$670.00	\$0.00	\$8,040.00
722 - Sprinkler	\$170.00	\$170.00	\$0.00	\$170.00	\$170.00	\$0.00	\$2,040.00
725 - Major Maintenance	\$300.00	\$300.00	\$0.00	\$300.00	\$300.00	\$0.00	\$3,600.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,140.00	\$0.00	\$1,140.00	\$1,140.00	\$0.00	\$13,680.00
<b>Total Expense</b>	\$11,249.70	\$13,755.00	\$2,505.30	\$11,249.70	\$13,755.00	\$2,505.30	\$165,060.00
Operating Net Income	\$3,251.70	\$2.00	\$3,249.70	\$3,251.70	\$2.00	\$3,249.70	\$30.00
Net Income	\$3,251.70	\$2.00	\$3,249.70	\$3,251.70	\$2.00	\$3,249.70	\$30.00

**C.O.P. Condominium Association**  
**Income Statement - Prior Year Comparison - Other**  
**1/1/2020 - 1/31/2020**

	1/1/2020 - 1/31/2020			Year To Date			Annual Budget	Remaining
	2020 Actual	2019 Actual	Variance	YTD 2020	YTD 2019	Variance		
<b>Income</b>								
<u>Income</u>								
401 - Homeowners Assessments	\$14,495.00	\$14,760.00	(\$265.00)	\$14,495.00	\$14,760.00	(\$265.00)	\$165,000.00	\$150,505.00
420 - Transfer Fees	\$0.00	\$100.00	(\$100.00)	\$0.00	\$100.00	(\$100.00)	\$0.00	\$0.00
461 - Interest Operating Acct	\$6.40	\$5.26	\$1.14	\$6.40	\$5.26	\$1.14	\$90.00	\$83.60
462 - Interest Reserve Acct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total Income</u>	\$14,501.40	\$14,865.26	(\$363.86)	\$14,501.40	\$14,865.26	(\$363.86)	\$165,090.00	\$150,588.60
<b>Total Income</b>	\$14,501.40	\$14,865.26	(\$363.86)	\$14,501.40	\$14,865.26	(\$363.86)	\$165,090.00	\$150,588.60
<b>Expense</b>								
<u>Admin Expenses</u>								
503 - Accounting	\$170.00	\$165.00	(\$5.00)	\$170.00	\$165.00	(\$5.00)	\$2,040.00	\$1,870.00
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	\$81.25	\$0.00	(\$81.25)	\$81.25	\$0.00	(\$81.25)	\$780.00	\$698.75
581 - Insurance	\$2,463.50	\$1,297.25	(\$1,166.25)	\$2,463.50	\$1,297.25	(\$1,166.25)	\$14,748.00	\$12,284.50
596 - Income Tax/Tax Prep	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00
599 - Miscellaneous Expenses	\$200.00	\$50.00	(\$150.00)	\$200.00	\$50.00	(\$150.00)	\$480.00	\$280.00
<u>Total Admin Expenses</u>	\$2,914.75	\$1,512.25	(\$1,402.50)	\$2,914.75	\$1,512.25	(\$1,402.50)	\$19,068.00	\$16,153.25
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$1,251.32	\$2,833.93	\$1,582.61	\$1,251.32	\$2,833.93	\$1,582.61	\$49,200.00	\$47,948.68
513 - Sewer	\$1,804.32	\$1,827.00	\$22.68	\$1,804.32	\$1,827.00	\$22.68	\$22,560.00	\$20,755.68
514 - Electricity	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00
515 - Trash Removal	\$725.00	\$712.50	(\$12.50)	\$725.00	\$712.50	(\$12.50)	\$8,700.00	\$7,975.00
<u>Total Electric/Water/Other Utilities</u>	\$3,780.64	\$5,373.43	\$1,592.79	\$3,780.64	\$5,373.43	\$1,592.79	\$80,760.00	\$76,979.36
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,098.00	\$2,085.00	(\$13.00)	\$2,098.00	\$2,085.00	(\$13.00)	\$26,400.00	\$24,302.00
532 - Extra Yard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900.00	\$900.00
533 - Grass Seed/Fertilizer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,852.00	\$9,852.00
534 - Irrigation Contract	\$400.00	\$0.00	(\$400.00)	\$400.00	\$0.00	(\$400.00)	\$4,800.00	\$4,400.00
535 - Sprinkler Repairs	\$391.31	\$0.00	(\$391.31)	\$391.31	\$0.00	(\$391.31)	\$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	\$525.00	\$262.50	(\$262.50)	\$525.00	\$262.50	(\$262.50)	\$3,180.00	\$2,655.00
<u>Total Landscaping</u>	\$3,414.31	\$2,347.50	(\$1,066.81)	\$3,414.31	\$2,347.50	(\$1,066.81)	\$51,552.00	\$48,137.69
<u>Reserve Allocations</u>								
720 - Painting	\$670.00	\$667.00	(\$3.00)	\$670.00	\$667.00	(\$3.00)	\$8,040.00	\$7,370.00
722 - Sprinkler	\$170.00	\$333.37	\$163.37	\$170.00	\$333.37	\$163.37	\$2,040.00	\$1,870.00
725 - Major Maintenance	\$300.00	\$275.00	(\$25.00)	\$300.00	\$275.00	(\$25.00)	\$3,600.00	\$3,300.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,275.37	\$135.37	\$1,140.00	\$1,275.37	\$135.37	\$13,680.00	\$12,540.00
<b>Total Expense</b>	\$11,249.70	\$10,508.55	(\$741.15)	\$11,249.70	\$10,508.55	(\$741.15)	\$165,060.00	\$153,810.30
<b>Total Other Net Income</b>	\$3,251.70	\$4,356.71	(\$1,105.01)	\$3,251.70	\$4,356.71	(\$1,105.01)	\$30.00	

**C.O.P. Condominium Association  
Reserve Statement  
1/1/2020 - 1/31/2020**

Account	1/1/2020 - 1/31/2020		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$670.00	\$0.00	\$45,274.59	\$670.00	\$0.00	\$45,944.59
322 Reserve-Sprinkler	\$170.00	\$0.00	\$2,057.00	\$170.00	\$0.00	\$2,227.00
325 Reserve-Major Maintenance	\$631.36	\$1,049.89	\$15,749.65	\$631.36	\$1,049.89	\$15,331.12
360 Reserve-Interest	\$19.66	\$331.36	\$331.36	\$19.66	\$331.36	\$19.66
Total:	\$1,491.02	\$1,381.25	\$63,412.60	\$1,491.02	\$1,381.25	\$63,522.37