

C.O.P. Condominium Association
Balance Sheet
Period Through: 4/30/2020

Assets

Operating		
102 - Mutual of Omaha-Operating	\$14,844.02	
Operating Total	<u>\$14,844.02</u>	
Reserve		
106 - Mutual of Omaha-Reserve	\$66,325.54	
115 - MOB-2907 2.35% 09/07/20	\$5,973.47	
Reserve Total	<u>\$72,299.01</u>	
Assets Total		<u><u>\$87,143.03</u></u>

Liabilities and Equity

Liabilities		
210 - Insurance Claim	\$903.04	
Liabilities Total	<u>\$903.04</u>	
Operating Equity		
301 - Homeowners Equity	\$2,730.00	
Operating Current Year Surplus/Deficit	\$11,210.98	
Operating Equity Total	<u>\$13,940.98</u>	
Reserve Equity		
320 - Reserve-Painting	\$51,409.59	
322 - Reserve-Sprinkler	\$6,192.00	
325 - Reserve-Major Maintenance	\$14,596.17	
360 - Reserve-Interest	\$101.25	
Reserve Equity Total	<u>\$72,299.01</u>	
Liabilities & Equity Total		<u><u>\$87,143.03</u></u>

C.O.P. Condominium Association
Budget Comparison Report
4/1/2020 - 4/30/2020

	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$13,750.00	\$13,750.00	\$0.00	\$54,425.00	\$55,000.00	(\$575.00)	\$165,000.00
461 - Interest Operating Acct	\$3.36	\$7.00	(\$3.64)	\$23.24	\$28.00	(\$4.76)	\$90.00
<u>Total Income</u>	\$13,753.36	\$13,757.00	(\$3.64)	\$54,448.24	\$55,028.00	(\$579.76)	\$165,090.00
Total Income	\$13,753.36	\$13,757.00	(\$3.64)	\$54,448.24	\$55,028.00	(\$579.76)	\$165,090.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$170.00	\$170.00	\$0.00	\$680.00	\$680.00	\$0.00	\$2,040.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$40.00	\$40.00	\$120.00
505 - Office Supplies	\$0.00	\$50.00	\$50.00	\$95.56	\$200.00	\$104.44	\$600.00
506 - Statements/Postage/Fees	\$58.50	\$65.00	\$6.50	\$253.50	\$260.00	\$6.50	\$780.00
581 - Insurance	\$1,234.75	\$1,229.00	(\$5.75)	\$6,167.75	\$4,916.00	(\$1,251.75)	\$14,748.00
596 - Income Tax/Tax Prep	\$0.00	\$25.00	\$25.00	\$275.00	\$100.00	(\$175.00)	\$300.00
599 - Miscellaneous Expenses	\$0.00	\$40.00	\$40.00	\$200.00	\$160.00	(\$40.00)	\$480.00
<u>Total Admin Expenses</u>	\$1,463.25	\$1,589.00	\$125.75	\$7,671.81	\$6,356.00	(\$1,315.81)	\$19,068.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$1,773.20	\$4,100.00	\$2,326.80	\$7,441.08	\$16,400.00	\$8,958.92	\$49,200.00
513 - Sewer	\$1,808.10	\$1,880.00	\$71.90	\$7,221.06	\$7,520.00	\$298.94	\$22,560.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$264.00	\$100.00	(\$164.00)	\$300.00
515 - Trash Removal	\$725.00	\$725.00	\$0.00	\$2,900.00	\$2,900.00	\$0.00	\$8,700.00
<u>Total Electric/Water/Other Utilities</u>	\$4,306.30	\$6,730.00	\$2,423.70	\$17,826.14	\$26,920.00	\$9,093.86	\$80,760.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,200.00	\$102.00	\$8,392.00	\$8,800.00	\$408.00	\$26,400.00
532 - Extra Yard Maintenance	\$0.00	\$75.00	\$75.00	\$0.00	\$300.00	\$300.00	\$900.00
533 - Grass Seed/Fertilizer	\$0.00	\$821.00	\$821.00	\$1,428.00	\$3,284.00	\$1,856.00	\$9,852.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$1,600.00	\$1,600.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$220.00	\$220.00	\$559.31	\$880.00	\$320.69	\$2,640.00
536 - Tree Maintenance	\$0.00	\$200.00	\$200.00	\$0.00	\$800.00	\$800.00	\$2,400.00
537 - Shrub & Tree Replacement	\$0.00	\$115.00	\$115.00	\$0.00	\$460.00	\$460.00	\$1,380.00
538 - Pest Control	\$262.50	\$265.00	\$2.50	\$1,200.00	\$1,060.00	(\$140.00)	\$3,180.00
<u>Total Landscaping</u>	\$2,760.50	\$4,296.00	\$1,535.50	\$13,179.31	\$17,184.00	\$4,004.69	\$51,552.00
<u>Reserve Allocations</u>							
720 - Painting	\$670.00	\$670.00	\$0.00	\$2,680.00	\$2,680.00	\$0.00	\$8,040.00
722 - Sprinkler	\$170.00	\$170.00	\$0.00	\$680.00	\$680.00	\$0.00	\$2,040.00
725 - Major Maintenance	\$300.00	\$300.00	\$0.00	\$1,200.00	\$1,200.00	\$0.00	\$3,600.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,140.00	\$0.00	\$4,560.00	\$4,560.00	\$0.00	\$13,680.00
Total Expense	\$9,670.05	\$13,755.00	\$4,084.95	\$43,237.26	\$55,020.00	\$11,782.74	\$165,060.00
Operating Net Income	\$4,083.31	\$2.00	\$4,081.31	\$11,210.98	\$8.00	\$11,202.98	\$30.00
Net Income	\$4,083.31	\$2.00	\$4,081.31	\$11,210.98	\$8.00	\$11,202.98	\$30.00

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
4/1/2020 - 4/30/2020

	4/1/2020 - 4/30/2020			Year To Date				
	2020 Actual	2019 Actual	Variance	YTD 2020	YTD 2019	Variance	Annual Budget	Remaining
Income								
<u>Income</u>								
401 - Homeowners Assessments	\$13,750.00	\$14,360.00	(\$610.00)	\$54,425.00	\$54,470.00	(\$45.00)	\$165,000.00	\$110,575.00
420 - Transfer Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	(\$150.00)	\$0.00	\$0.00
461 - Interest Operating Acct	\$3.36	\$7.63	(\$4.27)	\$23.24	\$25.29	(\$2.05)	\$90.00	\$66.76
462 - Interest Reserve Acct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total Income</u>	\$13,753.36	\$14,367.63	(\$614.27)	\$54,448.24	\$54,645.29	(\$197.05)	\$165,090.00	\$110,641.76
Total Income	\$13,753.36	\$14,367.63	(\$614.27)	\$54,448.24	\$54,645.29	(\$197.05)	\$165,090.00	\$110,641.76
Expense								
<u>Admin Expenses</u>								
503 - Accounting	\$170.00	\$165.00	(\$5.00)	\$680.00	\$660.00	(\$20.00)	\$2,040.00	\$1,360.00
504 - Legal/Collection	\$0.00	\$0.00	\$0.00	\$0.00	\$6.00	\$6.00	\$120.00	\$120.00
505 - Office Supplies	\$0.00	\$0.00	\$0.00	\$95.56	\$171.11	\$75.55	\$600.00	\$504.44
506 - Statements/Postage/Fees	\$58.50	\$0.00	(\$58.50)	\$253.50	\$0.00	(\$253.50)	\$780.00	\$526.50
581 - Insurance	\$1,234.75	\$1,262.45	\$27.70	\$6,167.75	\$5,084.60	(\$1,083.15)	\$14,748.00	\$8,580.25
596 - Income Tax/Tax Prep	\$0.00	\$0.00	\$0.00	\$275.00	\$275.00	\$0.00	\$300.00	\$25.00
599 - Miscellaneous Expenses	\$0.00	\$0.00	\$0.00	\$200.00	\$154.97	(\$45.03)	\$480.00	\$280.00
<u>Total Admin Expenses</u>	\$1,463.25	\$1,427.45	(\$35.80)	\$7,671.81	\$6,351.68	(\$1,320.13)	\$19,068.00	\$11,396.19
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$1,773.20	\$3,102.09	\$1,328.89	\$7,441.08	\$10,349.44	\$2,908.36	\$49,200.00	\$41,758.92
513 - Sewer	\$1,808.10	\$1,827.00	\$18.90	\$7,221.06	\$7,308.00	\$86.94	\$22,560.00	\$15,338.94
514 - Electricity	\$0.00	\$0.00	\$0.00	\$264.00	\$264.00	\$0.00	\$300.00	\$36.00
515 - Trash Removal	\$725.00	\$712.50	(\$12.50)	\$2,900.00	\$2,850.00	(\$50.00)	\$8,700.00	\$5,800.00
<u>Total Electric/Water/Other Utilities</u>	\$4,306.30	\$5,641.59	\$1,335.29	\$17,826.14	\$20,771.44	\$2,945.30	\$80,760.00	\$62,933.86
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$8,392.00	\$8,392.00	\$0.00	\$26,400.00	\$18,008.00
532 - Extra Yard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$525.00	\$525.00	\$900.00	\$900.00
533 - Grass Seed/Fertilizer	\$0.00	\$0.00	\$0.00	\$1,428.00	\$875.00	(\$553.00)	\$9,852.00	\$8,424.00
534 - Irrigation Contract	\$400.00	\$1,600.00	\$1,200.00	\$1,600.00	\$1,600.00	\$0.00	\$4,800.00	\$3,200.00
535 - Sprinkler Repairs	\$0.00	(\$1,200.00)	(\$1,200.00)	\$559.31	\$252.30	(\$307.01)	\$2,640.00	\$2,080.69
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	\$262.50	\$0.00	(\$262.50)	\$1,200.00	\$787.50	(\$412.50)	\$3,180.00	\$1,980.00
<u>Total Landscaping</u>	\$2,760.50	\$2,498.00	(\$262.50)	\$13,179.31	\$12,431.80	(\$747.51)	\$51,552.00	\$38,372.69
<u>Reserve Allocations</u>								
720 - Painting	\$670.00	\$667.00	(\$3.00)	\$2,680.00	\$2,668.00	(\$12.00)	\$8,040.00	\$5,360.00
722 - Sprinkler	\$170.00	\$333.33	\$163.33	\$680.00	\$1,333.36	\$653.36	\$2,040.00	\$1,360.00
725 - Major Maintenance	\$300.00	\$275.00	(\$25.00)	\$1,200.00	\$1,100.00	(\$100.00)	\$3,600.00	\$2,400.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,275.33	\$135.33	\$4,560.00	\$5,101.36	\$541.36	\$13,680.00	\$9,120.00
Total Expense	\$9,670.05	\$10,842.37	\$1,172.32	\$43,237.26	\$44,656.28	\$1,419.02	\$165,060.00	\$121,822.74
Total Other Net Income	\$4,083.31	\$3,525.26	\$558.05	\$11,210.98	\$9,989.01	\$1,221.97	\$30.00	

**C.O.P. Condominium Association
Reserve Statement
4/1/2020 - 4/30/2020**

Account	4/1/2020 - 4/30/2020		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$670.00	\$0.00	\$45,274.59	\$6,135.00	\$0.00	\$51,409.59
322 Reserve-Sprinkler	\$170.00	\$0.00	\$2,057.00	\$4,135.00	\$0.00	\$6,192.00
325 Reserve-Major Maintenance	\$300.00	\$0.00	\$15,749.65	\$4,986.41	\$6,139.89	\$14,596.17
360 Reserve-Interest	\$13.11	\$0.00	\$331.36	\$101.25	\$331.36	\$101.25
Total:	\$1,153.11	\$0.00	\$63,412.60	\$15,357.66	\$6,471.25	\$72,299.01

**C.O.P. Condominium Association
AP Distribution Report
4/1/2020 - 4/30/2020**

Account Posting	Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - Mutual of Omaha-Reserve	4/10/2020	4/10/2020	Mutual of Omaha Bank - Transfer Funds		COPC-202004-0002	0	\$1,140.00
Total 106 - Mutual of Omaha-Reserve:							\$1,140.00
503 - Accounting	4/17/2020	4/17/2020	Colby Mgt - Accounting		COPC-202004-0003	0	\$170.00
Total 503 - Accounting:							\$170.00
506 - Statements/Postage/Fees	4/24/2020	4/24/2020	Colby Mgt - Statements	Monthly Statements	COPC-202003-0008	0	\$58.50
Total 506 - Statements/Postage/Fees:							\$58.50
512 - Water	4/24/2020	4/24/2020	Epcor Water		COPC-202003-0009	0	\$1,773.20
Total 512 - Water:							\$1,773.20
513 - Sewer	4/24/2020	4/24/2020	Epcor Water		COPC-202003-0009	0	\$1,808.10
Total 513 - Sewer:							\$1,808.10
515 - Trash Removal	4/3/2020	4/3/2020	Parks & Sons Of Sun City		COPC-202004-0001	0	\$725.00
Total 515 - Trash Removal:							\$725.00
531 - Yard Maint (Gardener)	4/24/2020	4/24/2020	Lawanda Samarripas		COPC-202004-0004	0	\$2,098.00
Total 531 - Yard Maint (Gardener):							\$2,098.00
534 - Irrigation Contract	4/24/2020	4/24/2020	Lawanda Samarripas		COPC-202004-0004	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
538 - Pest Control	4/3/2020	4/3/2020	Arrow Exterminators	3/20/20 Service	37732058	0	\$262.50
Total 538 - Pest Control:							\$262.50
581 - Insurance	4/24/2020	4/24/2020	Farmers Insurance Exchange		COPC-202004-0005	0	\$1,234.75
Total 581 - Insurance:							\$1,234.75
Grand Total:							\$9,670.05