

C.O.P. Condominium Association
Balance Sheet
Period Through: 5/31/2020

Assets

Operating		
102 - Mutual of Omaha-Operating	\$20,039.29	
Operating Total	<u>\$20,039.29</u>	
Reserve		
106 - Mutual of Omaha-Reserve	\$67,476.92	
115 - MOB-2907 2.35% 09/07/20	\$5,973.47	
Reserve Total	<u>\$73,450.39</u>	
Assets Total		<u><u>\$93,489.68</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	\$16,406.25	
Operating Equity Total	<u>\$19,136.25</u>	
Reserve Equity		
320 - Reserve-Painting	\$52,079.59	
322 - Reserve-Sprinkler	\$6,362.00	
325 - Reserve-Major Maintenance	\$14,896.17	
360 - Reserve-Interest	\$112.63	
Reserve Equity Total	<u>\$73,450.39</u>	
Liabilities & Equity Total		<u><u>\$93,489.68</u></u>

C.O.P. Condominium Association
Budget Comparison Report
5/1/2020 - 5/31/2020

	5/1/2020 - 5/31/2020			1/1/2020 - 5/31/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$18,150.00	\$13,750.00	\$4,400.00	\$72,575.00	\$68,750.00	\$3,825.00	\$165,000.00
461 - Interest Operating Acct	\$3.54	\$7.00	(\$3.46)	\$26.78	\$35.00	(\$8.22)	\$90.00
<u>Total Income</u>	\$18,153.54	\$13,757.00	\$4,396.54	\$72,601.78	\$68,785.00	\$3,816.78	\$165,090.00
Total Income	\$18,153.54	\$13,757.00	\$4,396.54	\$72,601.78	\$68,785.00	\$3,816.78	\$165,090.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$170.00	\$170.00	\$0.00	\$850.00	\$850.00	\$0.00	\$2,040.00
504 - Legal/Collection	\$10.00	\$10.00	\$0.00	\$10.00	\$50.00	\$40.00	\$120.00
505 - Office Supplies	\$42.20	\$50.00	\$7.80	\$137.76	\$250.00	\$112.24	\$600.00
506 - Statements/Postage/Fees	\$53.50	\$65.00	\$11.50	\$307.00	\$325.00	\$18.00	\$780.00
581 - Insurance	\$1,234.75	\$1,229.00	(\$5.75)	\$7,402.50	\$6,145.00	(\$1,257.50)	\$14,748.00
596 - Income Tax/Tax Prep	\$0.00	\$25.00	\$25.00	\$275.00	\$125.00	(\$150.00)	\$300.00
599 - Miscellaneous Expenses	\$0.00	\$40.00	\$40.00	\$200.00	\$200.00	\$0.00	\$480.00
<u>Total Admin Expenses</u>	\$1,510.45	\$1,589.00	\$78.55	\$9,182.26	\$7,945.00	(\$1,237.26)	\$19,068.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$2,620.23	\$4,100.00	\$1,479.77	\$10,061.31	\$20,500.00	\$10,438.69	\$49,200.00
513 - Sewer	\$1,808.10	\$1,880.00	\$71.90	\$9,029.16	\$9,400.00	\$370.84	\$22,560.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$264.00	\$125.00	(\$139.00)	\$300.00
515 - Trash Removal	\$725.00	\$725.00	\$0.00	\$3,625.00	\$3,625.00	\$0.00	\$8,700.00
<u>Total Electric/Water/Other Utilities</u>	\$5,153.33	\$6,730.00	\$1,576.67	\$22,979.47	\$33,650.00	\$10,670.53	\$80,760.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,200.00	\$102.00	\$10,490.00	\$11,000.00	\$510.00	\$26,400.00
532 - Extra Yard Maintenance	\$0.00	\$75.00	\$75.00	\$0.00	\$375.00	\$375.00	\$900.00
533 - Grass Seed/Fertilizer	\$470.64	\$821.00	\$350.36	\$1,898.64	\$4,105.00	\$2,206.36	\$9,852.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$427.35	\$220.00	(\$207.35)	\$986.66	\$1,100.00	\$113.34	\$2,640.00
536 - Tree Maintenance	\$1,496.00	\$200.00	(\$1,296.00)	\$1,496.00	\$1,000.00	(\$496.00)	\$2,400.00
537 - Shrub & Tree Replacement	\$0.00	\$115.00	\$115.00	\$0.00	\$575.00	\$575.00	\$1,380.00
538 - Pest Control	\$262.50	\$265.00	\$2.50	\$1,462.50	\$1,325.00	(\$137.50)	\$3,180.00
<u>Total Landscaping</u>	\$5,154.49	\$4,296.00	(\$858.49)	\$18,333.80	\$21,480.00	\$3,146.20	\$51,552.00
<u>Reserve Allocations</u>							
720 - Painting	\$670.00	\$670.00	\$0.00	\$3,350.00	\$3,350.00	\$0.00	\$8,040.00
722 - Sprinkler	\$170.00	\$170.00	\$0.00	\$850.00	\$850.00	\$0.00	\$2,040.00
725 - Major Maintenance	\$300.00	\$300.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$3,600.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,140.00	\$0.00	\$5,700.00	\$5,700.00	\$0.00	\$13,680.00
Total Expense	\$12,958.27	\$13,755.00	\$796.73	\$56,195.53	\$68,775.00	\$12,579.47	\$165,060.00
Operating Net Income	\$5,195.27	\$2.00	\$5,193.27	\$16,406.25	\$10.00	\$16,396.25	\$30.00
Net Income	\$5,195.27	\$2.00	\$5,193.27	\$16,406.25	\$10.00	\$16,396.25	\$30.00

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
5/1/2020 - 5/31/2020

	5/1/2020 - 5/31/2020			Year To Date			Annual Budget	Remaining
	2020 Actual	2019 Actual	Variance	YTD 2020	YTD 2019	Variance		
Income								
<u>Income</u>								
401 - Homeowners Assessments	\$18,150.00	\$13,760.00	\$4,390.00	\$72,575.00	\$68,230.00	\$4,345.00	\$165,000.00	\$92,425.00
410 - Late Charges	\$0.00	\$15.00	(\$15.00)	\$0.00	\$15.00	(\$15.00)	\$0.00	\$0.00
420 - Transfer Fees	\$0.00	\$50.00	(\$50.00)	\$0.00	\$200.00	(\$200.00)	\$0.00	\$0.00
461 - Interest Operating Acct	\$3.54	\$7.77	(\$4.23)	\$26.78	\$33.06	(\$6.28)	\$90.00	\$63.22
462 - Interest Reserve Acct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total Income</u>	\$18,153.54	\$13,832.77	\$4,320.77	\$72,601.78	\$68,478.06	\$4,123.72	\$165,090.00	\$92,488.22
Total Income	\$18,153.54	\$13,832.77	\$4,320.77	\$72,601.78	\$68,478.06	\$4,123.72	\$165,090.00	\$92,488.22
Expense								
<u>Admin Expenses</u>								
503 - Accounting	\$170.00	\$165.00	(\$5.00)	\$850.00	\$825.00	(\$25.00)	\$2,040.00	\$1,190.00
504 - Legal/Collection	\$10.00	\$0.00	(\$10.00)	\$10.00	\$6.00	(\$4.00)	\$120.00	\$110.00
505 - Office Supplies	\$42.20	\$0.00	(\$42.20)	\$137.76	\$171.11	\$33.35	\$600.00	\$462.24
506 - Statements/Postage/Fees	\$53.50	\$0.00	(\$53.50)	\$307.00	\$0.00	(\$307.00)	\$780.00	\$473.00
581 - Insurance	\$1,234.75	\$1,401.65	\$166.90	\$7,402.50	\$6,486.25	(\$916.25)	\$14,748.00	\$7,345.50
596 - Income Tax/Tax Prep	\$0.00	\$50.00	\$50.00	\$275.00	\$325.00	\$50.00	\$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>	\$1,510.45	\$1,616.65	\$106.20	\$9,182.26	\$7,968.33	(\$1,213.93)	\$19,068.00	\$9,885.74
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$2,620.23	\$1,982.85	(\$637.38)	\$10,061.31	\$12,332.29	\$2,270.98	\$49,200.00	\$39,138.69
513 - Sewer	\$1,808.10	\$1,824.08	\$15.98	\$9,029.16	\$9,132.08	\$102.92	\$22,560.00	\$13,530.84
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)	\$3,625.00	\$3,562.50	(\$62.50)	\$8,700.00	\$5,075.00
<u>Total Electric/Water/Other Utilities</u>	\$5,153.33	\$4,519.43	(\$633.90)	\$22,979.47	\$25,290.87	\$2,311.40	\$80,760.00	\$57,780.53
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$10,490.00	\$10,490.00	\$0.00	\$26,400.00	\$15,910.00
532 - Extra Yard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$525.00	\$525.00	\$900.00	\$900.00
533 - Grass Seed/Fertilizer	\$470.64	\$0.00	(\$470.64)	\$1,898.64	\$875.00	(\$1,023.64)	\$9,852.00	\$7,953.36
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$4,800.00	\$2,800.00
535 - Sprinkler Repairs	\$427.35	\$344.98	(\$82.37)	\$986.66	\$597.28	(\$389.38)	\$2,640.00	\$1,653.34
536 - Tree Maintenance	\$1,496.00	\$1,483.00	(\$13.00)	\$1,496.00	\$1,483.00	(\$13.00)	\$2,400.00	\$904.00
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	\$525.00	\$262.50	\$1,462.50	\$1,312.50	(\$150.00)	\$3,180.00	\$1,717.50
<u>Total Landscaping</u>	\$5,154.49	\$4,850.98	(\$303.51)	\$18,333.80	\$17,282.78	(\$1,051.02)	\$51,552.00	\$33,218.20
<u>Reserve Allocations</u>								
720 - Painting	\$670.00	\$667.00	(\$3.00)	\$3,350.00	\$3,335.00	(\$15.00)	\$8,040.00	\$4,690.00
722 - Sprinkler	\$170.00	\$333.33	\$163.33	\$850.00	\$1,666.69	\$816.69	\$2,040.00	\$1,190.00
725 - Major Maintenance	\$300.00	\$275.00	(\$25.00)	\$1,500.00	\$1,375.00	(\$125.00)	\$3,600.00	\$2,100.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,275.33	\$135.33	\$5,700.00	\$6,376.69	\$676.69	\$13,680.00	\$7,980.00
Total Expense	\$12,958.27	\$12,262.39	(\$695.88)	\$56,195.53	\$56,918.67	\$723.14	\$165,060.00	\$108,864.47
Total Other Net Income	\$5,195.27	\$1,570.38	\$3,624.89	\$16,406.25	\$11,559.39	\$4,846.86	\$30.00	

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
5/1/2020 - 5/31/2020

5/1/2020 - 5/31/2020

Year To Date

<u>2020 Actual</u>	<u>2019 Actual</u>	<u>Variance</u>	<u>YTD 2020</u>	<u>YTD 2019</u>	<u>Variance</u>	<u>Annual Budget</u>	<u>Remaining</u>
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C.O.P. Condominium Association
 A/R Aging - Detailed
 Period Through: 5/31/2020

Name	Total Due Current	30 days	60 days	90 days	Unit
Mark A. Nelson	\$45.00				66
5/29/2020 - Returned Item - No Account/Unable to Locate Account (ref #: 0008110125 ,desc: Payment Received-LB, date: 5/26/2020)	\$30.00				
4/30/2020 - Late Fee		\$15.00			
Totals:	\$45.00	\$30.00	\$15.00	\$0.00	\$0.00

**C.O.P. Condominium Association
Prepaid Report
Period Through: 5/31/2020**

Lot	Account Number	Homeowner	Address	Balance
68	138000682	Chester or Deborah M. Penta	12710 W Omega Drive	\$275.00
76	138000762	Sharon M. Monasterio	12610 W Prospect Drive	\$550.00
86	138000862	Paul A. or Sandra K. Dyksterhouse	12510 W Prospect Drive	\$275.00
289	138002892	Thomas Grahek, Jr.	12503 W Castle Rock Drive	\$275.00
293	138002931	Ronald L. Steel	12519 W Castle Rock Drive	\$275.00
294	138002940	James or Mary Comstock	12523 W Castle Rock Drive	\$275.00
295	138002950	Abelardo K. Alday	12527 W Castle Rock Drive	\$275.00
296	138002961	Dottie J. McGarvey Reedy or Judy M. Churchill	12531 W Castle Rock Drive	\$3,575.00
297	138002972	Barbara Hine	12603 W Castle Rock Drive	\$275.00
298	138002981	Dale A. or Julia J. Stroh	12607 W Castle Rock Drive	\$275.00
299	138002991	Pamela S. Blanton	12611 W Castle Rock Drive	\$230.00
Totals:				\$6,555.00