

C.O.P. Condominium Association
Balance Sheet
Period Through: 6/30/2020

Assets

Operating		
102 - Mutual of Omaha-Operating	\$17,473.92	
Operating Total	<u>\$17,473.92</u>	
Reserve		
106 - Mutual of Omaha-Reserve	\$68,628.09	
115 - MOB-2907 2.35% 09/07/20	\$6,008.50	
Reserve Total	<u>\$74,636.59</u>	
Assets Total		<u><u>\$92,110.51</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	\$13,840.88	
Operating Equity Total	<u>\$16,570.88</u>	
Reserve Equity		
320 - Reserve-Painting	\$52,749.59	
322 - Reserve-Sprinkler	\$6,532.00	
325 - Reserve-Major Maintenance	\$15,196.17	
360 - Reserve-Interest	\$158.83	
Reserve Equity Total	<u>\$74,636.59</u>	
Liabilities & Equity Total		<u><u>\$92,110.51</u></u>

C.O.P. Condominium Association
Budget Comparison Report
6/1/2020 - 6/30/2020

	6/1/2020 - 6/30/2020			1/1/2020 - 6/30/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$12,925.00	\$13,750.00	(\$825.00)	\$85,500.00	\$82,500.00	\$3,000.00	\$165,000.00
410 - Late Charges	\$15.00	\$0.00	\$15.00	\$15.00	\$0.00	\$15.00	\$0.00
430 - Legal/Collection Charged to Owners	\$30.00	\$0.00	\$30.00	\$30.00	\$0.00	\$30.00	\$0.00
461 - Interest Operating Acct	\$4.18	\$7.00	(\$2.82)	\$30.96	\$42.00	(\$11.04)	\$90.00
<u>Total Income</u>	\$12,974.18	\$13,757.00	(\$782.82)	\$85,575.96	\$82,542.00	\$3,033.96	\$165,090.00
Total Income	\$12,974.18	\$13,757.00	(\$782.82)	\$85,575.96	\$82,542.00	\$3,033.96	\$165,090.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$170.00	\$170.00	\$0.00	\$1,020.00	\$1,020.00	\$0.00	\$2,040.00
504 - Legal/Collection	\$20.00	\$10.00	(\$10.00)	\$30.00	\$60.00	\$30.00	\$120.00
505 - Office Supplies	\$0.00	\$50.00	\$50.00	\$137.76	\$300.00	\$162.24	\$600.00
506 - Statements/Postage/Fees	\$43.50	\$65.00	\$21.50	\$350.50	\$390.00	\$39.50	\$780.00
581 - Insurance	\$1,234.75	\$1,229.00	(\$5.75)	\$8,637.25	\$7,374.00	(\$1,263.25)	\$14,748.00
596 - Income Tax/Tax Prep	\$50.00	\$25.00	(\$25.00)	\$325.00	\$150.00	(\$175.00)	\$300.00
599 - Miscellaneous Expenses	\$0.00	\$40.00	\$40.00	\$200.00	\$240.00	\$40.00	\$480.00
<u>Total Admin Expenses</u>	\$1,518.25	\$1,589.00	\$70.75	\$10,700.51	\$9,534.00	(\$1,166.51)	\$19,068.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$5,848.68	\$4,100.00	(\$1,748.68)	\$15,909.99	\$24,600.00	\$8,690.01	\$49,200.00
513 - Sewer	\$1,809.92	\$1,880.00	\$70.08	\$10,839.08	\$11,280.00	\$440.92	\$22,560.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$264.00	\$150.00	(\$114.00)	\$300.00
515 - Trash Removal	\$725.00	\$725.00	\$0.00	\$4,350.00	\$4,350.00	\$0.00	\$8,700.00
<u>Total Electric/Water/Other Utilities</u>	\$8,383.60	\$6,730.00	(\$1,653.60)	\$31,363.07	\$40,380.00	\$9,016.93	\$80,760.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,200.00	\$102.00	\$12,588.00	\$13,200.00	\$612.00	\$26,400.00
532 - Extra Yard Maintenance	\$0.00	\$75.00	\$75.00	\$0.00	\$450.00	\$450.00	\$900.00
533 - Grass Seed/Fertilizer	\$1,312.20	\$821.00	(\$491.20)	\$3,210.84	\$4,926.00	\$1,715.16	\$9,852.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$2,400.00	\$2,400.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$425.00	\$220.00	(\$205.00)	\$1,411.66	\$1,320.00	(\$91.66)	\$2,640.00
536 - Tree Maintenance	\$0.00	\$200.00	\$200.00	\$1,496.00	\$1,200.00	(\$296.00)	\$2,400.00
537 - Shrub & Tree Replacement	\$0.00	\$115.00	\$115.00	\$0.00	\$690.00	\$690.00	\$1,380.00
538 - Pest Control	\$262.50	\$265.00	\$2.50	\$1,725.00	\$1,590.00	(\$135.00)	\$3,180.00
<u>Total Landscaping</u>	\$4,497.70	\$4,296.00	(\$201.70)	\$22,831.50	\$25,776.00	\$2,944.50	\$51,552.00
<u>Reserve Allocations</u>							
720 - Painting	\$670.00	\$670.00	\$0.00	\$4,020.00	\$4,020.00	\$0.00	\$8,040.00
722 - Sprinkler	\$170.00	\$170.00	\$0.00	\$1,020.00	\$1,020.00	\$0.00	\$2,040.00
725 - Major Maintenance	\$300.00	\$300.00	\$0.00	\$1,800.00	\$1,800.00	\$0.00	\$3,600.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,140.00	\$0.00	\$6,840.00	\$6,840.00	\$0.00	\$13,680.00
Total Expense	\$15,539.55	\$13,755.00	(\$1,784.55)	\$71,735.08	\$82,530.00	\$10,794.92	\$165,060.00
Operating Net Income	(\$2,565.37)	\$2.00	(\$2,567.37)	\$13,840.88	\$12.00	\$13,828.88	\$30.00

**C.O.P. Condominium Association
 Budget Comparison Report
 6/1/2020 - 6/30/2020**

6/1/2020 - 6/30/2020	1/1/2020 - 6/30/2020
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	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Annual Budget</u>
Net Income	(\$2,565.37)	\$2.00	(\$2,567.37)	\$13,840.88	\$12.00	\$13,828.88	\$30.00

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
6/1/2020 - 6/30/2020

	6/1/2020 - 6/30/2020			Year To Date			Annual Budget	Remaining
	2020 Actual	2019 Actual	Variance	YTD 2020	YTD 2019	Variance		
Income								
<u>Income</u>								
401 - Homeowners Assessments	\$12,925.00	\$14,030.00	(\$1,105.00)	\$85,500.00	\$82,260.00	\$3,240.00	\$165,000.00	\$79,500.00
410 - Late Charges	\$15.00	\$0.00	\$15.00	\$15.00	\$15.00	\$0.00	\$0.00	(\$15.00)
420 - Transfer Fees	\$0.00	\$50.00	(\$50.00)	\$0.00	\$250.00	(\$250.00)	\$0.00	\$0.00
430 - Legal/Collection Charged to Owners	\$30.00	\$0.00	\$30.00	\$30.00	\$0.00	\$30.00	\$0.00	(\$30.00)
461 - Interest Operating Acct	\$4.18	\$6.76	(\$2.58)	\$30.96	\$39.82	(\$8.86)	\$90.00	\$59.04
462 - Interest Reserve Acct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total Income</u>	\$12,974.18	\$14,086.76	(\$1,112.58)	\$85,575.96	\$82,564.82	\$3,011.14	\$165,090.00	\$79,514.04
Total Income	\$12,974.18	\$14,086.76	(\$1,112.58)	\$85,575.96	\$82,564.82	\$3,011.14	\$165,090.00	\$79,514.04
Expense								
<u>Admin Expenses</u>								
503 - Accounting	\$170.00	\$165.00	(\$5.00)	\$1,020.00	\$990.00	(\$30.00)	\$2,040.00	\$1,020.00
504 - Legal/Collection	\$20.00	\$9.00	(\$11.00)	\$30.00	\$15.00	(\$15.00)	\$120.00	\$90.00
505 - Office Supplies	\$0.00	\$52.25	\$52.25	\$137.76	\$223.36	\$85.60	\$600.00	\$462.24
506 - Statements/Postage/Fees	\$43.50	\$0.00	(\$43.50)	\$350.50	\$0.00	(\$350.50)	\$780.00	\$429.50
581 - Insurance	\$1,234.75	\$1,297.25	\$62.50	\$8,637.25	\$7,783.50	(\$853.75)	\$14,748.00	\$6,110.75
596 - Income Tax/Tax Prep	\$50.00	\$0.00	(\$50.00)	\$325.00	\$325.00	\$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>	\$1,518.25	\$1,523.50	\$5.25	\$10,700.51	\$9,491.83	(\$1,208.68)	\$19,068.00	\$8,367.49
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$5,848.68	\$2,944.40	(\$2,904.28)	\$15,909.99	\$15,276.69	(\$633.30)	\$49,200.00	\$33,290.01
513 - Sewer	\$1,809.92	\$1,827.00	\$17.08	\$10,839.08	\$10,959.08	\$120.00	\$22,560.00	\$11,720.92
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)	\$4,350.00	\$4,275.00	(\$75.00)	\$8,700.00	\$4,350.00
<u>Total Electric/Water/Other Utilities</u>	\$8,383.60	\$5,483.90	(\$2,899.70)	\$31,363.07	\$30,774.77	(\$588.30)	\$80,760.00	\$49,396.93
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$12,588.00	\$12,588.00	\$0.00	\$26,400.00	\$13,812.00
532 - Extra Yard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$525.00	\$525.00	\$900.00	\$900.00
533 - Grass Seed/Fertilizer	\$1,312.20	\$582.96	(\$729.24)	\$3,210.84	\$1,457.96	(\$1,752.88)	\$9,852.00	\$6,641.16
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$2,400.00	\$2,400.00	\$0.00	\$4,800.00	\$2,400.00
535 - Sprinkler Repairs	\$425.00	\$1,194.00	\$769.00	\$1,411.66	\$1,791.28	\$379.62	\$2,640.00	\$1,228.34
536 - Tree Maintenance	\$0.00	\$0.00	\$0.00	\$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	\$0.00	(\$262.50)	\$1,725.00	\$1,312.50	(\$412.50)	\$3,180.00	\$1,455.00
<u>Total Landscaping</u>	\$4,497.70	\$4,274.96	(\$222.74)	\$22,831.50	\$21,557.74	(\$1,273.76)	\$51,552.00	\$28,720.50
<u>Reserve Allocations</u>								
720 - Painting	\$670.00	\$667.00	(\$3.00)	\$4,020.00	\$4,002.00	(\$18.00)	\$8,040.00	\$4,020.00
722 - Sprinkler	\$170.00	\$333.33	\$163.33	\$1,020.00	\$2,000.02	\$980.02	\$2,040.00	\$1,020.00
725 - Major Maintenance	\$300.00	\$275.00	(\$25.00)	\$1,800.00	\$1,650.00	(\$150.00)	\$3,600.00	\$1,800.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,275.33	\$135.33	\$6,840.00	\$7,652.02	\$812.02	\$13,680.00	\$6,840.00
Total Expense	\$15,539.55	\$12,557.69	(\$2,981.86)	\$71,735.08	\$69,476.36	(\$2,258.72)	\$165,060.00	\$93,324.92

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
6/1/2020 - 6/30/2020

	6/1/2020 - 6/30/2020			Year To Date			Annual Budget	Remaining
	2020 Actual	2019 Actual	Variance	YTD 2020	YTD 2019	Variance		
Total Other Net Income	(\$2,565.37)	\$1,529.07	(\$4,094.44)	\$13,840.88	\$13,088.46	\$752.42	\$30.00	

C.O.P. Condominium Association
A/R Aging - Detailed
Period Through: 6/30/2020

Name	Total Due	Current	30 days	60 days	90 days Unit
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**C.O.P. Condominium Association
Prepaid Report
Period Through: 6/30/2020**

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	\$275.00
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	\$3,300.00
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:				\$5,730.00