

C.O.P. Condominium Association  
Balance Sheet  
Period Through: 7/31/2020

**Assets**

Operating		
102 - Mutual of Omaha-Operating	\$16,836.20	
Operating Total	<u>\$16,836.20</u>	
Reserve		
106 - Mutual of Omaha-Reserve	\$69,779.85	
115 - MOB-2907 2.35% 09/07/20	\$6,008.50	
Reserve Total	<u>\$75,788.35</u>	
Assets Total		<u><u>\$92,624.55</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	\$13,203.16	
Operating Equity Total	<u>\$15,933.16</u>	
Reserve Equity		
320 - Reserve-Painting	\$53,419.59	
322 - Reserve-Sprinkler	\$6,702.00	
325 - Reserve-Major Maintenance	\$15,496.17	
360 - Reserve-Interest	\$170.59	
Reserve Equity Total	<u>\$75,788.35</u>	
Liabilities & Equity Total		<u><u>\$92,624.55</u></u>

**C.O.P. Condominium Association**  
**Budget Comparison Report**  
**7/1/2020 - 7/31/2020**

	7/1/2020 - 7/31/2020			1/1/2020 - 7/31/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$14,065.00	\$13,750.00	\$315.00	\$99,565.00	\$96,250.00	\$3,315.00	\$165,000.00
410 - Late Charges	\$0.00	\$0.00	\$0.00	\$15.00	\$0.00	\$15.00	\$0.00
430 - Legal/Collection Charged to Owners	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	\$30.00	\$0.00
461 - Interest Operating Acct	\$4.11	\$8.00	(\$3.89)	\$35.07	\$50.00	(\$14.93)	\$90.00
<u>Total Income</u>	\$14,069.11	\$13,758.00	\$311.11	\$99,645.07	\$96,300.00	\$3,345.07	\$165,090.00
<b>Total Income</b>	\$14,069.11	\$13,758.00	\$311.11	\$99,645.07	\$96,300.00	\$3,345.07	\$165,090.00
<b>Expense</b>							
<u>Admin Expenses</u>							
503 - Accounting	\$170.00	\$170.00	\$0.00	\$1,190.00	\$1,190.00	\$0.00	\$2,040.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$30.00	\$70.00	\$40.00	\$120.00
505 - Office Supplies	\$0.00	\$50.00	\$50.00	\$137.76	\$350.00	\$212.24	\$600.00
506 - Statements/Postage/Fees	\$43.50	\$65.00	\$21.50	\$394.00	\$455.00	\$61.00	\$780.00
581 - Insurance	\$1,234.75	\$1,229.00	(\$5.75)	\$9,872.00	\$8,603.00	(\$1,269.00)	\$14,748.00
596 - Income Tax/Tax Prep	\$0.00	\$25.00	\$25.00	\$325.00	\$175.00	(\$150.00)	\$300.00
599 - Miscellaneous Expenses	\$0.00	\$40.00	\$40.00	\$200.00	\$280.00	\$80.00	\$480.00
<u>Total Admin Expenses</u>	\$1,448.25	\$1,589.00	\$140.75	\$12,148.76	\$11,123.00	(\$1,025.76)	\$19,068.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$6,552.02	\$4,100.00	(\$2,452.02)	\$22,462.01	\$28,700.00	\$6,237.99	\$49,200.00
513 - Sewer	\$1,818.56	\$1,880.00	\$61.44	\$12,657.64	\$13,160.00	\$502.36	\$22,560.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$264.00	\$175.00	(\$89.00)	\$300.00
515 - Trash Removal	\$725.00	\$725.00	\$0.00	\$5,075.00	\$5,075.00	\$0.00	\$8,700.00
<u>Total Electric/Water/Other Utilities</u>	\$9,095.58	\$6,730.00	(\$2,365.58)	\$40,458.65	\$47,110.00	\$6,651.35	\$80,760.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,200.00	\$102.00	\$14,686.00	\$15,400.00	\$714.00	\$26,400.00
532 - Extra Yard Maintenance	\$0.00	\$75.00	\$75.00	\$0.00	\$525.00	\$525.00	\$900.00
533 - Grass Seed/Fertilizer	\$0.00	\$821.00	\$821.00	\$3,210.84	\$5,747.00	\$2,536.16	\$9,852.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$2,800.00	\$2,800.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$220.00	\$220.00	\$1,411.66	\$1,540.00	\$128.34	\$2,640.00
536 - Tree Maintenance	\$0.00	\$200.00	\$200.00	\$1,496.00	\$1,400.00	(\$96.00)	\$2,400.00
537 - Shrub & Tree Replacement	\$0.00	\$115.00	\$115.00	\$0.00	\$805.00	\$805.00	\$1,380.00
538 - Pest Control	\$525.00	\$265.00	(\$260.00)	\$2,250.00	\$1,855.00	(\$395.00)	\$3,180.00
<u>Total Landscaping</u>	\$3,023.00	\$4,296.00	\$1,273.00	\$25,854.50	\$30,072.00	\$4,217.50	\$51,552.00
<u>Reserve Allocations</u>							
720 - Painting	\$670.00	\$670.00	\$0.00	\$4,690.00	\$4,690.00	\$0.00	\$8,040.00
722 - Sprinkler	\$170.00	\$170.00	\$0.00	\$1,190.00	\$1,190.00	\$0.00	\$2,040.00
725 - Major Maintenance	\$300.00	\$300.00	\$0.00	\$2,100.00	\$2,100.00	\$0.00	\$3,600.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,140.00	\$0.00	\$7,980.00	\$7,980.00	\$0.00	\$13,680.00
<b>Total Expense</b>	\$14,706.83	\$13,755.00	(\$951.83)	\$86,441.91	\$96,285.00	\$9,843.09	\$165,060.00
Operating Net Income	(\$637.72)	\$3.00	(\$640.72)	\$13,203.16	\$15.00	\$13,188.16	\$30.00

**C.O.P. Condominium Association  
 Budget Comparison Report  
 7/1/2020 - 7/31/2020**

7/1/2020 - 7/31/2020	1/1/2020 - 7/31/2020
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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	(\$637.72)	\$3.00	(\$640.72)	\$13,203.16	\$15.00	\$13,188.16	\$30.00

**C.O.P. Condominium Association**  
**Income Statement - Prior Year Comparison - Other**  
**7/1/2020 - 7/31/2020**

	7/1/2020 - 7/31/2020			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	\$14,065.00	\$14,020.00	\$45.00	\$99,565.00	\$96,280.00	\$3,285.00	\$165,000.00	\$65,435.00
410 - Late Charges	\$0.00	\$0.00	\$0.00	\$15.00	\$15.00	\$0.00	\$0.00	(\$15.00)
420 - Transfer Fees	\$0.00	\$50.00	(\$50.00)	\$0.00	\$300.00	(\$300.00)	\$0.00	\$0.00
430 - Legal/Collection Charged to Owners	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	\$30.00	\$0.00	(\$30.00)
461 - Interest Operating Acct	\$4.11	\$7.20	(\$3.09)	\$35.07	\$47.02	(\$11.95)	\$90.00	\$54.93
462 - Interest Reserve Acct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total Income</u>	\$14,069.11	\$14,077.20	(\$8.09)	\$99,645.07	\$96,642.02	\$3,003.05	\$165,090.00	\$65,444.93
<b>Total Income</b>	\$14,069.11	\$14,077.20	(\$8.09)	\$99,645.07	\$96,642.02	\$3,003.05	\$165,090.00	\$65,444.93
<b>Expense</b>								
<u>Admin Expenses</u>								
503 - Accounting	\$170.00	\$165.00	(\$5.00)	\$1,190.00	\$1,155.00	(\$35.00)	\$2,040.00	\$850.00
504 - Legal/Collection	\$0.00	\$0.00	\$0.00	\$30.00	\$15.00	(\$15.00)	\$120.00	\$90.00
505 - Office Supplies	\$0.00	\$0.00	\$0.00	\$137.76	\$223.36	\$85.60	\$600.00	\$462.24
506 - Statements/Postage/Fees	\$43.50	\$0.00	(\$43.50)	\$394.00	\$0.00	(\$394.00)	\$780.00	\$386.00
581 - Insurance	\$1,234.75	\$1,297.25	\$62.50	\$9,872.00	\$9,080.75	(\$791.25)	\$14,748.00	\$4,876.00
596 - Income Tax/Tax Prep	\$0.00	\$0.00	\$0.00	\$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>	\$1,448.25	\$1,462.25	\$14.00	\$12,148.76	\$10,954.08	(\$1,194.68)	\$19,068.00	\$6,919.24
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$6,552.02	\$6,330.96	(\$221.06)	\$22,462.01	\$21,607.65	(\$854.36)	\$49,200.00	\$26,737.99
513 - Sewer	\$1,818.56	\$1,804.32	(\$14.24)	\$12,657.64	\$12,763.40	\$105.76	\$22,560.00	\$9,902.36
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)	\$5,075.00	\$4,987.50	(\$87.50)	\$8,700.00	\$3,625.00
<u>Total Electric/Water/Other Utilities</u>	\$9,095.58	\$8,847.78	(\$247.80)	\$40,458.65	\$39,622.55	(\$836.10)	\$80,760.00	\$40,301.35
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$14,686.00	\$14,686.00	\$0.00	\$26,400.00	\$11,714.00
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	\$3,210.84	\$1,457.96	(\$1,752.88)	\$9,852.00	\$6,641.16
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$2,800.00	\$2,800.00	\$0.00	\$4,800.00	\$2,000.00
535 - Sprinkler Repairs	\$0.00	(\$1,194.00)	(\$1,194.00)	\$1,411.66	\$597.28	(\$814.38)	\$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	\$525.00	\$457.50	(\$67.50)	\$2,250.00	\$1,770.00	(\$480.00)	\$3,180.00	\$930.00
<u>Total Landscaping</u>	\$3,023.00	\$1,761.50	(\$1,261.50)	\$25,854.50	\$23,319.24	(\$2,535.26)	\$51,552.00	\$25,697.50
<u>Reserve Allocations</u>								
720 - Painting	\$670.00	\$667.00	(\$3.00)	\$4,690.00	\$4,669.00	(\$21.00)	\$8,040.00	\$3,350.00
722 - Sprinkler	\$170.00	\$333.33	\$163.33	\$1,190.00	\$2,333.35	\$1,143.35	\$2,040.00	\$850.00
725 - Major Maintenance	\$300.00	\$275.00	(\$25.00)	\$2,100.00	\$1,925.00	(\$175.00)	\$3,600.00	\$1,500.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,275.33	\$135.33	\$7,980.00	\$8,927.35	\$947.35	\$13,680.00	\$5,700.00
<b>Total Expense</b>	\$14,706.83	\$13,346.86	(\$1,359.97)	\$86,441.91	\$82,823.22	(\$3,618.69)	\$165,060.00	\$78,618.09

**C.O.P. Condominium Association**  
**Income Statement - Prior Year Comparison - Other**  
**7/1/2020 - 7/31/2020**

	7/1/2020 - 7/31/2020			Year To Date			Annual Budget	Remaining
	2020 Actual	2019 Actual	Variance	YTD 2020	YTD 2019	Variance		
Total Other Net Income	(\$637.72)	\$730.34	(\$1,368.06)	\$13,203.16	\$13,818.80	(\$615.64)	\$30.00	

C.O.P. Condominium Association  
A/R Aging - Detailed  
Period Through: 7/31/2020

<b>Name</b>	<b>Total Due</b>	<b>Current</b>	<b>30 days</b>	<b>60 days</b>	<b>90 days Unit</b>
	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**C.O.P. Condominium Association  
Prepaid Report  
Period Through: 7/31/2020**

<b>Lot</b>	<b>Account Number</b>	<b>Homeowner</b>	<b>Address</b>	<b>Balance</b>
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	\$270.00
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	\$3,025.00
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
303 *	138003030	Richard H or Sheryl Hoyt	12627 W Castle Rock Drive	\$275.00
303	138003031	Lingor LLC	12627 W Castle Rock Drive	\$275.00
<b>Totals:</b>				<b>\$6,045.00</b>