

C.O.P. Condominium Association  
Balance Sheet  
Period Through: 8/31/2020

**Assets**

Operating		
102 - CIT Bank-Operating	\$16,309.49	
Operating Total	<u>\$16,309.49</u>	
Reserve		
106 - CIT Bank-Reserve	\$70,931.78	
115 - MOB-2907 2.35% 09/07/20	\$6,008.50	
Reserve Total	<u>\$76,940.28</u>	
Assets Total		<u><u>\$93,249.77</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	\$12,676.45	
Operating Equity Total	<u>\$15,406.45</u>	
Reserve Equity		
320 - Reserve-Painting	\$54,089.59	
322 - Reserve-Sprinkler	\$6,872.00	
325 - Reserve-Major Maintenance	\$15,796.17	
360 - Reserve-Interest	\$182.52	
Reserve Equity Total	<u>\$76,940.28</u>	
Liabilities & Equity Total		<u><u>\$93,249.77</u></u>

**C.O.P. Condominium Association**  
**Budget Comparison Report**  
**8/1/2020 - 8/31/2020**

	8/1/2020 - 8/31/2020			1/1/2020 - 8/31/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$13,480.00	\$13,750.00	(\$270.00)	\$113,045.00	\$110,000.00	\$3,045.00	\$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	\$3.98	\$8.00	(\$4.02)	\$39.05	\$58.00	(\$18.95)	\$90.00
<u>Total Income</u>	\$13,483.98	\$13,758.00	(\$274.02)	\$113,129.05	\$110,058.00	\$3,071.05	\$165,090.00
<b>Total Income</b>	\$13,483.98	\$13,758.00	(\$274.02)	\$113,129.05	\$110,058.00	\$3,071.05	\$165,090.00
<b>Expense</b>							
<u>Admin Expenses</u>							
503 - Accounting	\$170.00	\$170.00	\$0.00	\$1,360.00	\$1,360.00	\$0.00	\$2,040.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$30.00	\$80.00	\$50.00	\$120.00
505 - Office Supplies	\$0.00	\$50.00	\$50.00	\$137.76	\$400.00	\$262.24	\$600.00
506 - Statements/Postage/Fees	\$44.50	\$65.00	\$20.50	\$438.50	\$520.00	\$81.50	\$780.00
581 - Insurance	\$1,234.75	\$1,229.00	(\$5.75)	\$11,106.75	\$9,832.00	(\$1,274.75)	\$14,748.00
596 - Income Tax/Tax Prep	\$0.00	\$25.00	\$25.00	\$325.00	\$200.00	(\$125.00)	\$300.00
599 - Miscellaneous Expenses	\$0.00	\$40.00	\$40.00	\$200.00	\$320.00	\$120.00	\$480.00
<u>Total Admin Expenses</u>	\$1,449.25	\$1,589.00	\$139.75	\$13,598.01	\$12,712.00	(\$886.01)	\$19,068.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$6,379.88	\$4,100.00	(\$2,279.88)	\$28,841.89	\$32,800.00	\$3,958.11	\$49,200.00
513 - Sewer	\$1,818.56	\$1,880.00	\$61.44	\$14,476.20	\$15,040.00	\$563.80	\$22,560.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$264.00	\$200.00	(\$64.00)	\$300.00
515 - Trash Removal	\$725.00	\$725.00	\$0.00	\$5,800.00	\$5,800.00	\$0.00	\$8,700.00
<u>Total Electric/Water/Other Utilities</u>	\$8,923.44	\$6,730.00	(\$2,193.44)	\$49,382.09	\$53,840.00	\$4,457.91	\$80,760.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,200.00	\$102.00	\$16,784.00	\$17,600.00	\$816.00	\$26,400.00
532 - Extra Yard Maintenance	\$0.00	\$75.00	\$75.00	\$0.00	\$600.00	\$600.00	\$900.00
533 - Grass Seed/Fertilizer	\$0.00	\$821.00	\$821.00	\$3,210.84	\$6,568.00	\$3,357.16	\$9,852.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$3,200.00	\$3,200.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$220.00	\$220.00	\$1,411.66	\$1,760.00	\$348.34	\$2,640.00
536 - Tree Maintenance	\$0.00	\$200.00	\$200.00	\$1,496.00	\$1,600.00	\$104.00	\$2,400.00
537 - Shrub & Tree Replacement	\$0.00	\$115.00	\$115.00	\$0.00	\$920.00	\$920.00	\$1,380.00
538 - Pest Control	\$0.00	\$265.00	\$265.00	\$2,250.00	\$2,120.00	(\$130.00)	\$3,180.00
<u>Total Landscaping</u>	\$2,498.00	\$4,296.00	\$1,798.00	\$28,352.50	\$34,368.00	\$6,015.50	\$51,552.00
<u>Reserve Allocations</u>							
720 - Painting	\$670.00	\$670.00	\$0.00	\$5,360.00	\$5,360.00	\$0.00	\$8,040.00
722 - Sprinkler	\$170.00	\$170.00	\$0.00	\$1,360.00	\$1,360.00	\$0.00	\$2,040.00
725 - Major Maintenance	\$300.00	\$300.00	\$0.00	\$2,400.00	\$2,400.00	\$0.00	\$3,600.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,140.00	\$0.00	\$9,120.00	\$9,120.00	\$0.00	\$13,680.00
<b>Total Expense</b>	\$14,010.69	\$13,755.00	(\$255.69)	\$100,452.60	\$110,040.00	\$9,587.40	\$165,060.00
Operating Net Income	(\$526.71)	\$3.00	(\$529.71)	\$12,676.45	\$18.00	\$12,658.45	\$30.00

**C.O.P. Condominium Association  
 Budget Comparison Report  
 8/1/2020 - 8/31/2020**

8/1/2020 - 8/31/2020	1/1/2020 - 8/31/2020
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	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
Net Income	(\$526.71)	\$3.00	(\$529.71)	\$12,676.45	\$18.00	\$12,658.45	\$30.00

C.O.P. Condominium Association  
 Income Statement - Prior Year Comparison - Other  
 8/1/2020 - 8/31/2020

	8/1/2020 - 8/31/2020			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	\$13,480.00	\$12,410.00	\$1,070.00	\$113,045.00	\$108,690.00	\$4,355.00	\$165,000.00	\$51,955.00
410 - Late Charges	\$0.00	\$0.00	\$0.00	\$15.00	\$15.00	\$0.00	\$0.00	(\$15.00)
420 - Transfer Fees	\$0.00	\$0.00	\$0.00	\$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	\$3.98	\$7.52	(\$3.54)	\$39.05	\$54.54	(\$15.49)	\$90.00	\$50.95
462 - Interest Reserve Acct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total Income</u>	\$13,483.98	\$12,417.52	\$1,066.46	\$113,129.05	\$109,059.54	\$4,069.51	\$165,090.00	\$51,960.95
<b>Total Income</b>	\$13,483.98	\$12,417.52	\$1,066.46	\$113,129.05	\$109,059.54	\$4,069.51	\$165,090.00	\$51,960.95
<b>Expense</b>								
<u>Admin Expenses</u>								
503 - Accounting	\$170.00	\$165.00	(\$5.00)	\$1,360.00	\$1,320.00	(\$40.00)	\$2,040.00	\$680.00
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	\$44.50	\$0.00	(\$44.50)	\$438.50	\$0.00	(\$438.50)	\$780.00	\$341.50
581 - Insurance	\$1,234.75	\$1,297.25	\$62.50	\$11,106.75	\$10,378.00	(\$728.75)	\$14,748.00	\$3,641.25
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>	\$1,449.25	\$1,462.25	\$13.00	\$13,598.01	\$12,416.33	(\$1,181.68)	\$19,068.00	\$5,469.99
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$6,379.88	\$5,749.79	(\$630.09)	\$28,841.89	\$27,357.44	(\$1,484.45)	\$49,200.00	\$20,358.11
513 - Sewer	\$1,818.56	\$1,804.32	(\$14.24)	\$14,476.20	\$14,567.72	\$91.52	\$22,560.00	\$8,083.80
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)	\$5,800.00	\$5,700.00	(\$100.00)	\$8,700.00	\$2,900.00
<u>Total Electric/Water/Other Utilities</u>	\$8,923.44	\$8,266.61	(\$656.83)	\$49,382.09	\$47,889.16	(\$1,492.93)	\$80,760.00	\$31,377.91
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$16,784.00	\$16,784.00	\$0.00	\$26,400.00	\$9,616.00

C.O.P. Condominium Association  
Income Statement - Prior Year Comparison - Other  
8/1/2020 - 8/31/2020

	8/1/2020 - 8/31/2020			Year To Date			Annual Budget	Remaining
	2020 Actual	2019 Actual	Variance	YTD 2020	YTD 2019	Variance		
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	\$592.74	\$592.74	\$3,210.84	\$2,050.70	(\$1,160.14)	\$9,852.00	\$6,641.16
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$3,200.00	\$3,200.00	\$0.00	\$4,800.00	\$1,600.00
535 - Sprinkler Repairs	\$0.00	\$380.40	\$380.40	\$1,411.66	\$977.68	(\$433.98)	\$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	\$0.00	\$525.00	\$525.00	\$2,250.00	\$2,295.00	\$45.00	\$3,180.00	\$930.00
<u>Total Landscaping</u>	\$2,498.00	\$3,996.14	\$1,498.14	\$28,352.50	\$27,315.38	(\$1,037.12)	\$51,552.00	\$23,199.50
<u>Reserve Allocations</u>								
720 - Painting	\$670.00	\$667.00	(\$3.00)	\$5,360.00	\$5,336.00	(\$24.00)	\$8,040.00	\$2,680.00
722 - Sprinkler	\$170.00	\$333.33	\$163.33	\$1,360.00	\$2,666.68	\$1,306.68	\$2,040.00	\$680.00
725 - Major Maintenance	\$300.00	\$275.00	(\$25.00)	\$2,400.00	\$2,200.00	(\$200.00)	\$3,600.00	\$1,200.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,275.33	\$135.33	\$9,120.00	\$10,202.68	\$1,082.68	\$13,680.00	\$4,560.00
<b>Total Expense</b>	\$14,010.69	\$15,000.33	\$989.64	\$100,452.60	\$97,823.55	(\$2,629.05)	\$165,060.00	\$64,607.40
Total Other Net Income	(\$526.71)	(\$2,582.81)	\$2,056.10	\$12,676.45	\$11,235.99	\$1,440.46	\$30.00	

C.O.P. Condominium Association  
A/R Aging - Detailed  
Period Through: 8/31/2020

<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: 8/31/2020**

<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	\$550.00
86	138000862	Paul A. or Sandra K. Dyksterhouse	12510 W Prospect 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	\$2,750.00
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
300	138003002	Darrell C. or Patricia J. Phillips	12615 W Castle Rock Drive	\$275.00
303	138003031	Lingor LLC	12627 W Castle Rock Drive	\$275.00
<b>Totals:</b>				<b>\$5,775.00</b>