

C.O.P. Condominium Association
Balance Sheet
Period Through: 9/30/2020

Assets

Operating		
102 - CIT Bank-Operating	\$16,492.23	
Operating Total	<u>\$16,492.23</u>	
Reserve		
106 - CIT Bank-Reserve	\$72,083.23	
116 - CIT-0375 1.00% 09/10/22	\$6,045.13	
Reserve Total	<u>\$78,128.36</u>	
Assets Total		<u><u>\$94,620.59</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	\$12,859.19	
Operating Equity Total	<u>\$15,589.19</u>	
Reserve Equity		
320 - Reserve-Painting	\$54,759.59	
322 - Reserve-Sprinkler	\$7,042.00	
325 - Reserve-Major Maintenance	\$16,096.17	
360 - Reserve-Interest	\$230.60	
Reserve Equity Total	<u>\$78,128.36</u>	
Liabilities & Equity Total		<u><u>\$94,620.59</u></u>

C.O.P. Condominium Association
Budget Comparison Report
9/1/2020 - 9/30/2020

	9/1/2020 - 9/30/2020			1/1/2020 - 9/30/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$12,925.00	\$13,750.00	(\$825.00)	\$125,970.00	\$123,750.00	\$2,220.00	\$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	\$3.34	\$8.00	(\$4.66)	\$42.39	\$66.00	(\$23.61)	\$90.00
<u>Total Income</u>	\$12,928.34	\$13,758.00	(\$829.66)	\$126,057.39	\$123,816.00	\$2,241.39	\$165,090.00
Total Income	\$12,928.34	\$13,758.00	(\$829.66)	\$126,057.39	\$123,816.00	\$2,241.39	\$165,090.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$170.00	\$170.00	\$0.00	\$1,530.00	\$1,530.00	\$0.00	\$2,040.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$30.00	\$90.00	\$60.00	\$120.00
505 - Office Supplies	\$0.00	\$50.00	\$50.00	\$137.76	\$450.00	\$312.24	\$600.00
506 - Statements/Postage/Fees	\$44.50	\$65.00	\$20.50	\$483.00	\$585.00	\$102.00	\$780.00
581 - Insurance	\$1,234.75	\$1,229.00	(\$5.75)	\$12,341.50	\$11,061.00	(\$1,280.50)	\$14,748.00
596 - Income Tax/Tax Prep	\$0.00	\$25.00	\$25.00	\$325.00	\$225.00	(\$100.00)	\$300.00
599 - Miscellaneous Expenses	\$0.00	\$40.00	\$40.00	\$200.00	\$360.00	\$160.00	\$480.00
<u>Total Admin Expenses</u>	\$1,449.25	\$1,589.00	\$139.75	\$15,047.26	\$14,301.00	(\$746.26)	\$19,068.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$4,852.29	\$4,100.00	(\$752.29)	\$33,694.18	\$36,900.00	\$3,205.82	\$49,200.00
513 - Sewer	\$1,818.56	\$1,880.00	\$61.44	\$16,294.76	\$16,920.00	\$625.24	\$22,560.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$264.00	\$225.00	(\$39.00)	\$300.00
515 - Trash Removal	\$725.00	\$725.00	\$0.00	\$6,525.00	\$6,525.00	\$0.00	\$8,700.00
<u>Total Electric/Water/Other Utilities</u>	\$7,395.85	\$6,730.00	(\$665.85)	\$56,777.94	\$60,570.00	\$3,792.06	\$80,760.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,200.00	\$102.00	\$18,882.00	\$19,800.00	\$918.00	\$26,400.00
532 - Extra Yard Maintenance	\$0.00	\$75.00	\$75.00	\$0.00	\$675.00	\$675.00	\$900.00
533 - Grass Seed/Fertilizer	\$0.00	\$821.00	\$821.00	\$3,210.84	\$7,389.00	\$4,178.16	\$9,852.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$3,600.00	\$3,600.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$220.00	\$220.00	\$1,411.66	\$1,980.00	\$568.34	\$2,640.00
536 - Tree Maintenance	\$0.00	\$200.00	\$200.00	\$1,496.00	\$1,800.00	\$304.00	\$2,400.00
537 - Shrub & Tree Replacement	\$0.00	\$115.00	\$115.00	\$0.00	\$1,035.00	\$1,035.00	\$1,380.00
538 - Pest Control	\$262.50	\$265.00	\$2.50	\$2,512.50	\$2,385.00	(\$127.50)	\$3,180.00
<u>Total Landscaping</u>	\$2,760.50	\$4,296.00	\$1,535.50	\$31,113.00	\$38,664.00	\$7,551.00	\$51,552.00
<u>Reserve Allocations</u>							
720 - Painting	\$670.00	\$670.00	\$0.00	\$6,030.00	\$6,030.00	\$0.00	\$8,040.00
722 - Sprinkler	\$170.00	\$170.00	\$0.00	\$1,530.00	\$1,530.00	\$0.00	\$2,040.00
725 - Major Maintenance	\$300.00	\$300.00	\$0.00	\$2,700.00	\$2,700.00	\$0.00	\$3,600.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,140.00	\$0.00	\$10,260.00	\$10,260.00	\$0.00	\$13,680.00
Total Expense	\$12,745.60	\$13,755.00	\$1,009.40	\$113,198.20	\$123,795.00	\$10,596.80	\$165,060.00
Operating Net Income	\$182.74	\$3.00	\$179.74	\$12,859.19	\$21.00	\$12,838.19	\$30.00

**C.O.P. Condominium Association
 Budget Comparison Report
 9/1/2020 - 9/30/2020**

9/1/2020 - 9/30/2020	1/1/2020 - 9/30/2020
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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	\$182.74	\$3.00	\$179.74	\$12,859.19	\$21.00	\$12,838.19	\$30.00

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
9/1/2020 - 9/30/2020

	9/1/2020 - 9/30/2020			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	\$13,760.00	(\$835.00)	\$125,970.00	\$122,450.00	\$3,520.00	\$165,000.00	\$39,030.00
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	\$3.34	\$6.56	(\$3.22)	\$42.39	\$61.10	(\$18.71)	\$90.00	\$47.61
462 - Interest Reserve Acct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total Income</u>	\$12,928.34	\$13,766.56	(\$838.22)	\$126,057.39	\$122,826.10	\$3,231.29	\$165,090.00	\$39,032.61
Total Income	\$12,928.34	\$13,766.56	(\$838.22)	\$126,057.39	\$122,826.10	\$3,231.29	\$165,090.00	\$39,032.61
Expense								
<u>Admin Expenses</u>								
503 - Accounting	\$170.00	\$165.00	(\$5.00)	\$1,530.00	\$1,485.00	(\$45.00)	\$2,040.00	\$510.00
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)	\$483.00	\$0.00	(\$483.00)	\$780.00	\$297.00
581 - Insurance	\$1,234.75	\$1,297.25	\$62.50	\$12,341.50	\$11,675.25	(\$666.25)	\$14,748.00	\$2,406.50
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	\$15,047.26	\$13,878.58	(\$1,168.68)	\$19,068.00	\$4,020.74
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$4,852.29	\$6,541.40	\$1,689.11	\$33,694.18	\$33,898.84	\$204.66	\$49,200.00	\$15,505.82
513 - Sewer	\$1,818.56	\$1,804.32	(\$14.24)	\$16,294.76	\$16,372.04	\$77.28	\$22,560.00	\$6,265.24
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)	\$6,525.00	\$6,412.50	(\$112.50)	\$8,700.00	\$2,175.00
<u>Total Electric/Water/Other Utilities</u>	\$7,395.85	\$9,058.22	\$1,662.37	\$56,777.94	\$56,947.38	\$169.44	\$80,760.00	\$23,982.06
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$18,882.00	\$18,882.00	\$0.00	\$26,400.00	\$7,518.00
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	\$2,050.70	(\$1,160.14)	\$9,852.00	\$6,641.16
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$3,600.00	\$3,600.00	\$0.00	\$4,800.00	\$1,200.00
535 - Sprinkler Repairs	\$0.00	\$0.00	\$0.00	\$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	\$262.50	\$0.00	(\$262.50)	\$2,512.50	\$2,295.00	(\$217.50)	\$3,180.00	\$667.50
<u>Total Landscaping</u>	\$2,760.50	\$2,498.00	(\$262.50)	\$31,113.00	\$29,813.38	(\$1,299.62)	\$51,552.00	\$20,439.00
<u>Reserve Allocations</u>								
720 - Painting	\$670.00	\$667.00	(\$3.00)	\$6,030.00	\$6,003.00	(\$27.00)	\$8,040.00	\$2,010.00
722 - Sprinkler	\$170.00	\$333.33	\$163.33	\$1,530.00	\$3,000.01	\$1,470.01	\$2,040.00	\$510.00
725 - Major Maintenance	\$300.00	\$275.00	(\$25.00)	\$2,700.00	\$2,475.00	(\$225.00)	\$3,600.00	\$900.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,275.33	\$135.33	\$10,260.00	\$11,478.01	\$1,218.01	\$13,680.00	\$3,420.00
Total Expense	\$12,745.60	\$14,293.80	\$1,548.20	\$113,198.20	\$112,117.35	(\$1,080.85)	\$165,060.00	\$51,861.80

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
9/1/2020 - 9/30/2020

	9/1/2020 - 9/30/2020			Year To Date			Annual Budget	Remaining
	2020 Actual	2019 Actual	Variance	YTD 2020	YTD 2019	Variance		
Total Other Net Income	\$182.74	(\$527.24)	\$709.98	\$12,859.19	\$10,708.75	\$2,150.44	\$30.00	

C.O.P. Condominium Association
A/R Aging - Detailed
Period Through: 9/30/2020

Name	Total Due	Current	30 days	60 days	90 days Unit
Donald Rife	\$290.00				73
9/30/2020 - Late Fee		\$15.00			
9/1/2020 - September 2020 - Assessment		\$275.00			
Totals:	\$290.00	\$290.00	\$0.00	\$0.00	\$0.00

**C.O.P. Condominium Association
Prepaid Report
Period Through: 9/30/2020**

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	\$2,475.00
298	138002981	Dale A. or Julia J. Stroh	12607 W Castle Rock Drive	\$275.00
303	* 138003031	Lingor LLC	12627 W Castle Rock Drive	\$275.00
303	138003032	Patricia J. Sannerud	12627 W Castle Rock Drive	\$275.00
Totals:				\$5,225.00