

C.O.P. Condominium Association  
Balance Sheet  
Period Through: 10/31/2020

**Assets**

Operating		
102 - CIT Bank-Operating	\$15,770.86	
Operating Total	<u>\$15,770.86</u>	
Reserve		
106 - CIT Bank-Reserve	\$72,182.50	
116 - CIT-0375 1.00% 09/10/22	\$6,045.13	
Reserve Total	<u>\$78,227.63</u>	
Assets Total		<u><u>\$93,998.49</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	\$12,137.82	
Operating Equity Total	<u>\$14,867.82</u>	
Reserve Equity		
320 - Reserve-Painting	\$55,429.59	
322 - Reserve-Sprinkler	\$7,212.00	
325 - Reserve-Major Maintenance	\$15,346.17	
360 - Reserve-Interest	\$239.87	
Reserve Equity Total	<u>\$78,227.63</u>	
Liabilities & Equity Total		<u><u>\$93,998.49</u></u>

**C.O.P. Condominium Association**  
**Budget Comparison Report**  
**10/1/2020 - 10/31/2020**

	10/1/2020 - 10/31/2020			1/1/2020 - 10/31/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$12,925.00	\$13,750.00	(\$825.00)	\$138,895.00	\$137,500.00	\$1,395.00	\$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	\$2.77	\$8.00	(\$5.23)	\$45.16	\$74.00	(\$28.84)	\$90.00
<u>Total Income</u>	\$12,927.77	\$13,758.00	(\$830.23)	\$138,985.16	\$137,574.00	\$1,411.16	\$165,090.00
<b>Total Income</b>	\$12,927.77	\$13,758.00	(\$830.23)	\$138,985.16	\$137,574.00	\$1,411.16	\$165,090.00
<b>Expense</b>							
<u>Admin Expenses</u>							
503 - Accounting	\$170.00	\$170.00	\$0.00	\$1,700.00	\$1,700.00	\$0.00	\$2,040.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$30.00	\$100.00	\$70.00	\$120.00
505 - Office Supplies	\$65.42	\$50.00	(\$15.42)	\$203.18	\$500.00	\$296.82	\$600.00
506 - Statements/Postage/Fees	\$42.00	\$65.00	\$23.00	\$525.00	\$650.00	\$125.00	\$780.00
581 - Insurance	\$1,234.75	\$1,229.00	(\$5.75)	\$13,576.25	\$12,290.00	(\$1,286.25)	\$14,748.00
596 - Income Tax/Tax Prep	\$0.00	\$25.00	\$25.00	\$325.00	\$250.00	(\$75.00)	\$300.00
599 - Miscellaneous Expenses	\$0.00	\$40.00	\$40.00	\$200.00	\$400.00	\$200.00	\$480.00
<u>Total Admin Expenses</u>	\$1,512.17	\$1,589.00	\$76.83	\$16,559.43	\$15,890.00	(\$669.43)	\$19,068.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$4,022.95	\$4,100.00	\$77.05	\$37,717.13	\$41,000.00	\$3,282.87	\$49,200.00
513 - Sewer	\$1,818.56	\$1,880.00	\$61.44	\$18,113.32	\$18,800.00	\$686.68	\$22,560.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$264.00	\$250.00	(\$14.00)	\$300.00
515 - Trash Removal	\$725.00	\$725.00	\$0.00	\$7,250.00	\$7,250.00	\$0.00	\$8,700.00
<u>Total Electric/Water/Other Utilities</u>	\$6,566.51	\$6,730.00	\$163.49	\$63,344.45	\$67,300.00	\$3,955.55	\$80,760.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,200.00	\$102.00	\$20,980.00	\$22,000.00	\$1,020.00	\$26,400.00
532 - Extra Yard Maintenance	\$0.00	\$75.00	\$75.00	\$0.00	\$750.00	\$750.00	\$900.00
533 - Grass Seed/Fertilizer	\$0.00	\$821.00	\$821.00	\$3,210.84	\$8,210.00	\$4,999.16	\$9,852.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$4,000.00	\$4,000.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$1,407.46	\$220.00	(\$1,187.46)	\$2,819.12	\$2,200.00	(\$619.12)	\$2,640.00
536 - Tree Maintenance	\$0.00	\$200.00	\$200.00	\$1,496.00	\$2,000.00	\$504.00	\$2,400.00
537 - Shrub & Tree Replacement	\$0.00	\$115.00	\$115.00	\$0.00	\$1,150.00	\$1,150.00	\$1,380.00
538 - Pest Control	\$525.00	\$265.00	(\$260.00)	\$3,037.50	\$2,650.00	(\$387.50)	\$3,180.00
<u>Total Landscaping</u>	\$4,430.46	\$4,296.00	(\$134.46)	\$35,543.46	\$42,960.00	\$7,416.54	\$51,552.00
<u>Reserve Allocations</u>							
720 - Painting	\$670.00	\$670.00	\$0.00	\$6,700.00	\$6,700.00	\$0.00	\$8,040.00
722 - Sprinkler	\$170.00	\$170.00	\$0.00	\$1,700.00	\$1,700.00	\$0.00	\$2,040.00
725 - Major Maintenance	\$300.00	\$300.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$3,600.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,140.00	\$0.00	\$11,400.00	\$11,400.00	\$0.00	\$13,680.00
<b>Total Expense</b>	\$13,649.14	\$13,755.00	\$105.86	\$126,847.34	\$137,550.00	\$10,702.66	\$165,060.00
Operating Net Income	(\$721.37)	\$3.00	(\$724.37)	\$12,137.82	\$24.00	\$12,113.82	\$30.00

**C.O.P. Condominium Association  
 Budget Comparison Report  
 10/1/2020 - 10/31/2020**

10/1/2020 - 10/31/2020	1/1/2020 - 10/31/2020
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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	(\$721.37)	\$3.00	(\$724.37)	\$12,137.82	\$24.00	\$12,113.82	\$30.00

**C.O.P. Condominium Association**  
**Income Statement - Prior Year Comparison - Other**  
**10/1/2020 - 10/31/2020**

	10/1/2020 - 10/31/2020			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	\$12,925.00	\$13,490.00	(\$565.00)	\$138,895.00	\$135,940.00	\$2,955.00	\$165,000.00	\$26,105.00
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	\$2.77	\$6.38	(\$3.61)	\$45.16	\$67.48	(\$22.32)	\$90.00	\$44.84
462 - Interest Reserve Acct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total Income</u>	\$12,927.77	\$13,496.38	(\$568.61)	\$138,985.16	\$136,322.48	\$2,662.68	\$165,090.00	\$26,104.84
<b>Total Income</b>	\$12,927.77	\$13,496.38	(\$568.61)	\$138,985.16	\$136,322.48	\$2,662.68	\$165,090.00	\$26,104.84
<b>Expense</b>								
<u>Admin Expenses</u>								
503 - Accounting	\$170.00	\$165.00	(\$5.00)	\$1,700.00	\$1,650.00	(\$50.00)	\$2,040.00	\$340.00
504 - Legal/Collection	\$0.00	\$0.00	\$0.00	\$30.00	\$15.00	(\$15.00)	\$120.00	\$90.00
505 - Office Supplies	\$65.42	\$0.00	(\$65.42)	\$203.18	\$223.36	\$20.18	\$600.00	\$396.82
506 - Statements/Postage/Fees	\$42.00	\$0.00	(\$42.00)	\$525.00	\$0.00	(\$525.00)	\$780.00	\$255.00
581 - Insurance	\$1,234.75	\$1,297.25	\$62.50	\$13,576.25	\$12,972.50	(\$603.75)	\$14,748.00	\$1,171.75
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>	\$1,512.17	\$1,462.25	(\$49.92)	\$16,559.43	\$15,340.83	(\$1,218.60)	\$19,068.00	\$2,508.57
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$4,022.95	\$3,938.60	(\$84.35)	\$37,717.13	\$37,837.44	\$120.31	\$49,200.00	\$11,482.87
513 - Sewer	\$1,818.56	\$1,804.32	(\$14.24)	\$18,113.32	\$18,176.36	\$63.04	\$22,560.00	\$4,446.68
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)	\$7,250.00	\$7,125.00	(\$125.00)	\$8,700.00	\$1,450.00
<u>Total Electric/Water/Other Utilities</u>	\$6,566.51	\$6,455.42	(\$111.09)	\$63,344.45	\$63,402.80	\$58.35	\$80,760.00	\$17,415.55
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$20,980.00	\$20,980.00	\$0.00	\$26,400.00	\$5,420.00
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	\$4,000.00	\$4,000.00	\$0.00	\$4,800.00	\$800.00
535 - Sprinkler Repairs	\$1,407.46	\$0.00	(\$1,407.46)	\$2,819.12	\$977.68	(\$1,841.44)	\$2,640.00	(\$179.12)
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	\$262.50	(\$262.50)	\$3,037.50	\$2,557.50	(\$480.00)	\$3,180.00	\$142.50
<u>Total Landscaping</u>	\$4,430.46	\$2,760.50	(\$1,669.96)	\$35,543.46	\$32,573.88	(\$2,969.58)	\$51,552.00	\$16,008.54
<u>Reserve Allocations</u>								
720 - Painting	\$670.00	\$667.00	(\$3.00)	\$6,700.00	\$6,670.00	(\$30.00)	\$8,040.00	\$1,340.00
722 - Sprinkler	\$170.00	\$333.33	\$163.33	\$1,700.00	\$3,333.34	\$1,633.34	\$2,040.00	\$340.00
725 - Major Maintenance	\$300.00	\$275.00	(\$25.00)	\$3,000.00	\$2,750.00	(\$250.00)	\$3,600.00	\$600.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,275.33	\$135.33	\$11,400.00	\$12,753.34	\$1,353.34	\$13,680.00	\$2,280.00
<b>Total Expense</b>	\$13,649.14	\$11,953.50	(\$1,695.64)	\$126,847.34	\$124,070.85	(\$2,776.49)	\$165,060.00	\$38,212.66

**C.O.P. Condominium Association**  
**Income Statement - Prior Year Comparison - Other**  
**10/1/2020 - 10/31/2020**

	10/1/2020 - 10/31/2020			Year To Date			Annual Budget	Remaining
	2020 Actual	2019 Actual	Variance	YTD 2020	YTD 2019	Variance		
Total Other Net Income	(\$721.37)	\$1,542.88	(\$2,264.25)	\$12,137.82	\$12,251.63	(\$113.81)	\$30.00	