

C.O.P. Condominium Association  
Balance Sheet  
Period Through: 12/31/2020

**Assets**

Operating		
102 - CIT Bank-Operating	\$10,770.93	
Operating Total	<u>\$10,770.93</u>	
Reserve		
106 - CIT Bank-Reserve	\$74,480.87	
116 - CIT-0375 1.00% 09/10/22	\$6,060.22	
Reserve Total	<u>\$80,541.09</u>	
Assets Total		<u><u>\$91,312.02</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	\$7,137.89	
Operating Equity Total	<u>\$9,867.89</u>	
Reserve Equity		
320 - Reserve-Painting	\$56,769.59	
322 - Reserve-Sprinkler	\$7,552.00	
325 - Reserve-Major Maintenance	\$15,946.17	
360 - Reserve-Interest	\$273.33	
Reserve Equity Total	<u>\$80,541.09</u>	
Liabilities & Equity Total		<u><u>\$91,312.02</u></u>

**C.O.P. Condominium Association**  
**Budget Comparison Report**  
**12/1/2020 - 12/31/2020**

	12/1/2020 - 12/31/2020			1/1/2020 - 12/31/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$12,110.00	\$13,750.00	(\$1,640.00)	\$165,855.00	\$165,000.00	\$855.00	\$165,000.00
410 - Late Charges	\$0.00	\$0.00	\$0.00	\$45.00	\$0.00	\$45.00	\$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	\$1.89	\$8.00	(\$6.11)	\$49.50	\$90.00	(\$40.50)	\$90.00
<u>Total Income</u>	\$12,111.89	\$13,758.00	(\$1,646.11)	\$165,979.50	\$165,090.00	\$889.50	\$165,090.00
<b>Total Income</b>	\$12,111.89	\$13,758.00	(\$1,646.11)	\$165,979.50	\$165,090.00	\$889.50	\$165,090.00
<b>Expense</b>							
<u>Admin Expenses</u>							
503 - Accounting	\$170.00	\$170.00	\$0.00	\$2,040.00	\$2,040.00	\$0.00	\$2,040.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$30.00	\$120.00	\$90.00	\$120.00
505 - Office Supplies	\$266.29	\$50.00	(\$216.29)	\$469.47	\$600.00	\$130.53	\$600.00
506 - Statements/Postage/Fees	\$39.00	\$65.00	\$26.00	\$603.00	\$780.00	\$177.00	\$780.00
581 - Insurance	\$1,242.99	\$1,229.00	(\$13.99)	\$16,053.99	\$14,748.00	(\$1,305.99)	\$14,748.00
596 - Income Tax/Tax Prep	\$0.00	\$25.00	\$25.00	\$325.00	\$300.00	(\$25.00)	\$300.00
599 - Miscellaneous Expenses	\$16.15	\$40.00	\$23.85	\$216.15	\$480.00	\$263.85	\$480.00
<u>Total Admin Expenses</u>	\$1,734.43	\$1,589.00	(\$145.43)	\$19,737.61	\$19,068.00	(\$669.61)	\$19,068.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$4,397.03	\$4,100.00	(\$297.03)	\$49,272.97	\$49,200.00	(\$72.97)	\$49,200.00
513 - Sewer	\$1,818.56	\$1,880.00	\$61.44	\$21,750.44	\$22,560.00	\$809.56	\$22,560.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$264.00	\$300.00	\$36.00	\$300.00
515 - Trash Removal	\$725.00	\$725.00	\$0.00	\$8,700.00	\$8,700.00	\$0.00	\$8,700.00
<u>Total Electric/Water/Other Utilities</u>	\$6,940.59	\$6,730.00	(\$210.59)	\$79,987.41	\$80,760.00	\$772.59	\$80,760.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,218.00	\$2,200.00	(\$18.00)	\$25,296.00	\$26,400.00	\$1,104.00	\$26,400.00
532 - Extra Yard Maintenance	\$0.00	\$75.00	\$75.00	\$0.00	\$900.00	\$900.00	\$900.00
533 - Grass Seed/Fertilizer	\$0.00	\$821.00	\$821.00	\$6,893.00	\$9,852.00	\$2,959.00	\$9,852.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$4,800.00	\$4,800.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$220.00	\$220.00	\$3,389.09	\$2,640.00	(\$749.09)	\$2,640.00
536 - Tree Maintenance	\$0.00	\$200.00	\$200.00	\$1,496.00	\$2,400.00	\$904.00	\$2,400.00
537 - Shrub & Tree Replacement	\$0.00	\$115.00	\$115.00	\$0.00	\$1,380.00	\$1,380.00	\$1,380.00
538 - Pest Control	\$525.00	\$265.00	(\$260.00)	\$3,562.50	\$3,180.00	(\$382.50)	\$3,180.00
<u>Total Landscaping</u>	\$3,143.00	\$4,296.00	\$1,153.00	\$45,436.59	\$51,552.00	\$6,115.41	\$51,552.00
<u>Reserve Allocations</u>							
720 - Painting	\$670.00	\$670.00	\$0.00	\$8,040.00	\$8,040.00	\$0.00	\$8,040.00
722 - Sprinkler	\$170.00	\$170.00	\$0.00	\$2,040.00	\$2,040.00	\$0.00	\$2,040.00
725 - Major Maintenance	\$300.00	\$300.00	\$0.00	\$3,600.00	\$3,600.00	\$0.00	\$3,600.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,140.00	\$0.00	\$13,680.00	\$13,680.00	\$0.00	\$13,680.00
<b>Total Expense</b>	\$12,958.02	\$13,755.00	\$796.98	\$158,841.61	\$165,060.00	\$6,218.39	\$165,060.00
Operating Net Income	(\$846.13)	\$3.00	(\$849.13)	\$7,137.89	\$30.00	\$7,107.89	\$30.00

**C.O.P. Condominium Association  
 Budget Comparison Report  
 12/1/2020 - 12/31/2020**

12/1/2020 - 12/31/2020	1/1/2020 - 12/31/2020
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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	(\$846.13)	\$3.00	(\$849.13)	\$7,137.89	\$30.00	\$7,107.89	\$30.00

**C.O.P. Condominium Association**  
**Income Statement - Prior Year Comparison - Other**  
**12/1/2020 - 12/31/2020**

	12/1/2020 - 12/31/2020			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	\$12,110.00	\$14,310.00	(\$2,200.00)	\$165,855.00	\$162,670.00	\$3,185.00	\$165,000.00	(\$855.00)
410 - Late Charges	\$0.00	\$0.00	\$0.00	\$45.00	\$15.00	\$30.00	\$0.00	(\$45.00)
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	\$1.89	\$5.35	(\$3.46)	\$49.50	\$78.32	(\$28.82)	\$90.00	\$40.50
462 - Interest Reserve Acct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total Income</u>	\$12,111.89	\$14,315.35	(\$2,203.46)	\$165,979.50	\$163,063.32	\$2,916.18	\$165,090.00	(\$889.50)
<b>Total Income</b>	\$12,111.89	\$14,315.35	(\$2,203.46)	\$165,979.50	\$163,063.32	\$2,916.18	\$165,090.00	(\$889.50)
<b>Expense</b>								
<u>Admin Expenses</u>								
503 - Accounting	\$170.00	\$165.00	(\$5.00)	\$2,040.00	\$1,980.00	(\$60.00)	\$2,040.00	\$0.00
504 - Legal/Collection	\$0.00	\$0.00	\$0.00	\$30.00	\$15.00	(\$15.00)	\$120.00	\$90.00
505 - Office Supplies	\$266.29	\$88.25	(\$178.04)	\$469.47	\$311.61	(\$157.86)	\$600.00	\$130.53
506 - Statements/Postage/Fees	\$39.00	\$0.00	(\$39.00)	\$603.00	\$0.00	(\$603.00)	\$780.00	\$177.00
581 - Insurance	\$1,242.99	\$0.00	(\$1,242.99)	\$16,053.99	\$14,269.75	(\$1,784.24)	\$14,748.00	(\$1,305.99)
596 - Income Tax/Tax Prep	\$0.00	\$0.00	\$0.00	\$325.00	\$325.00	\$0.00	\$300.00	(\$25.00)
599 - Miscellaneous Expenses	\$16.15	\$165.00	\$148.85	\$216.15	\$319.97	\$103.82	\$480.00	\$263.85
<u>Total Admin Expenses</u>	\$1,734.43	\$418.25	(\$1,316.18)	\$19,737.61	\$17,221.33	(\$2,516.28)	\$19,068.00	(\$669.61)
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$4,397.03	\$2,916.87	(\$1,480.16)	\$49,272.97	\$46,978.38	(\$2,294.59)	\$49,200.00	(\$72.97)
513 - Sewer	\$1,818.56	\$1,804.32	(\$14.24)	\$21,750.44	\$21,785.00	\$34.56	\$22,560.00	\$809.56
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)	\$8,700.00	\$8,550.00	(\$150.00)	\$8,700.00	\$0.00
<u>Total Electric/Water/Other Utilities</u>	\$6,940.59	\$5,433.69	(\$1,506.90)	\$79,987.41	\$77,577.38	(\$2,410.03)	\$80,760.00	\$772.59
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,218.00	\$2,098.00	(\$120.00)	\$25,296.00	\$25,176.00	(\$120.00)	\$26,400.00	\$1,104.00
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	\$6,893.00	\$5,574.44	(\$1,318.56)	\$9,852.00	\$2,959.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$4,800.00	\$4,800.00	\$0.00	\$4,800.00	\$0.00
535 - Sprinkler Repairs	\$0.00	\$0.00	\$0.00	\$3,389.09	\$1,805.94	(\$1,583.15)	\$2,640.00	(\$749.09)
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	\$0.00	(\$525.00)	\$3,562.50	\$3,082.50	(\$480.00)	\$3,180.00	(\$382.50)
<u>Total Landscaping</u>	\$3,143.00	\$2,498.00	(\$645.00)	\$45,436.59	\$42,446.88	(\$2,989.71)	\$51,552.00	\$6,115.41
<u>Reserve Allocations</u>								
720 - Painting	\$670.00	\$667.00	(\$3.00)	\$8,040.00	\$8,004.00	(\$36.00)	\$8,040.00	\$0.00
722 - Sprinkler	\$170.00	\$333.33	\$163.33	\$2,040.00	\$4,000.00	\$1,960.00	\$2,040.00	\$0.00
725 - Major Maintenance	\$300.00	\$275.00	(\$25.00)	\$3,600.00	\$3,300.00	(\$300.00)	\$3,600.00	\$0.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,275.33	\$135.33	\$13,680.00	\$15,304.00	\$1,624.00	\$13,680.00	\$0.00
<b>Total Expense</b>	\$12,958.02	\$9,625.27	(\$3,332.75)	\$158,841.61	\$152,549.59	(\$6,292.02)	\$165,060.00	\$6,218.39

**C.O.P. Condominium Association**  
**Income Statement - Prior Year Comparison - Other**  
**12/1/2020 - 12/31/2020**

	12/1/2020 - 12/31/2020			Year To Date			Annual Budget	Remaining
	2020 Actual	2019 Actual	Variance	YTD 2020	YTD 2019	Variance		
Total Other Net Income	(\$846.13)	\$4,690.08	(\$5,536.21)	\$7,137.89	\$10,513.73	(\$3,375.84)	\$30.00	

**C.O.P. Condominium Association  
AP Distribution Report  
12/1/2020 - 12/31/2020**

<u>Account</u>	<u>Posting Date</u>	<u>Check Date</u>	<u>Payee</u>	<u>Description</u>	<u>Invoice #</u>	<u>Check #</u>	<u>Amount</u>
						<b>Grand Total:</b>	<u>\$0.00</u>

