

C.O.P. Condominium Association  
Balance Sheet  
Period Through: 1/31/2021

**Assets**

Operating		
102 - CIT Bank-Operating	\$11,731.95	
Operating Total	<u>\$11,731.95</u>	
Reserve		
106 - CIT Bank-Reserve	\$75,690.39	
116 - CIT-0375 1.00% 09/10/22	\$6,060.22	
Reserve Total	<u>\$81,750.61</u>	
Assets Total		<u><u>\$93,482.56</u></u>

**Liabilities and Equity**

Liabilities		
210 - Insurance Claim	\$903.04	
Liabilities Total	<u>\$903.04</u>	
Operating Equity		
301 - Homeowners Equity	\$9,867.89	
Operating Current Year Surplus/Deficit	\$961.02	
Operating Equity Total	<u>\$10,828.91</u>	
Reserve Equity		
320 - Reserve-Painting	\$57,464.59	
322 - Reserve-Sprinkler	\$7,737.00	
325 - Reserve-Major Maintenance	\$16,539.50	
360 - Reserve-Interest	\$9.52	
Reserve Equity Total	<u>\$81,750.61</u>	
Liabilities & Equity Total		<u><u>\$93,482.56</u></u>

**C.O.P. Condominium Association**  
**Budget Comparison Report**  
**1/1/2021 - 1/31/2021**

	1/1/2021 - 1/31/2021			1/1/2021 - 1/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$14,260.00	\$14,000.00	\$260.00	\$14,260.00	\$14,000.00	\$260.00	\$168,000.00
461 - Interest Operating Acct	\$2.17	\$7.50	(\$5.33)	\$2.17	\$7.50	(\$5.33)	\$90.00
<u>Total Income</u>	\$14,262.17	\$14,007.50	\$254.67	\$14,262.17	\$14,007.50	\$254.67	\$168,090.00
<b>Total Income</b>	\$14,262.17	\$14,007.50	\$254.67	\$14,262.17	\$14,007.50	\$254.67	\$168,090.00
<b>Expense</b>							
<u>Admin Expenses</u>							
503 - Accounting	\$175.00	\$175.00	\$0.00	\$175.00	\$175.00	\$0.00	\$2,100.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$10.00	\$10.00	\$120.00
505 - Office Supplies	\$39.30	\$25.00	(\$14.30)	\$39.30	\$25.00	(\$14.30)	\$300.00
506 - Statements/Postage/Fees	\$45.75	\$50.00	\$4.25	\$45.75	\$50.00	\$4.25	\$600.00
581 - Insurance	\$1,242.91	\$1,310.00	\$67.09	\$1,242.91	\$1,310.00	\$67.09	\$15,720.00
596 - Income Tax/Tax Prep	\$0.00	\$30.00	\$30.00	\$0.00	\$30.00	\$30.00	\$360.00
599 - Miscellaneous Expenses	\$115.00	\$30.00	(\$85.00)	\$115.00	\$30.00	(\$85.00)	\$360.00
<u>Total Admin Expenses</u>	\$1,617.96	\$1,630.00	\$12.04	\$1,617.96	\$1,630.00	\$12.04	\$19,560.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$3,509.23	\$4,153.00	\$643.77	\$3,509.23	\$4,153.00	\$643.77	\$49,836.00
513 - Sewer	\$1,818.56	\$1,904.00	\$85.44	\$1,818.56	\$1,904.00	\$85.44	\$22,848.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00
515 - Trash Removal	\$737.50	\$738.00	\$0.50	\$737.50	\$738.00	\$0.50	\$8,856.00
<u>Total Electric/Water/Other Utilities</u>	\$6,065.29	\$6,820.00	\$754.71	\$6,065.29	\$6,820.00	\$754.71	\$81,840.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$2,098.00	\$2,098.00	\$0.00	\$25,176.00
532 - Extra Yard Maintenance	\$1,150.00	\$40.00	(\$1,110.00)	\$1,150.00	\$40.00	(\$1,110.00)	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$600.00	\$600.00	\$0.00	\$600.00	\$600.00	\$7,200.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$400.00	\$400.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$280.00	\$280.00	\$0.00	\$280.00	\$280.00	\$3,360.00
536 - Tree Maintenance	\$0.00	\$240.00	\$240.00	\$0.00	\$240.00	\$240.00	\$2,880.00
537 - Shrub & Tree Replacement	\$507.40	\$118.00	(\$389.40)	\$507.40	\$118.00	(\$389.40)	\$1,416.00
538 - Pest Control	\$262.50	\$280.00	\$17.50	\$262.50	\$280.00	\$17.50	\$3,360.00
539 - Weed Control-Grass	\$0.00	\$234.00	\$234.00	\$0.00	\$234.00	\$234.00	\$2,808.00
<u>Total Landscaping</u>	\$4,417.90	\$4,290.00	(\$127.90)	\$4,417.90	\$4,290.00	(\$127.90)	\$51,480.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$60.00	\$60.00	\$0.00	\$60.00	\$60.00	\$720.00
<u>Total Maintenance/Repair</u>	\$0.00	\$60.00	\$60.00	\$0.00	\$60.00	\$60.00	\$720.00
<u>Reserve Allocations</u>							
720 - Painting	\$695.00	\$695.00	\$0.00	\$695.00	\$695.00	\$0.00	\$8,340.00
722 - Sprinkler	\$185.00	\$185.00	\$0.00	\$185.00	\$185.00	\$0.00	\$2,220.00
725 - Major Maintenance	\$320.00	\$320.00	\$0.00	\$320.00	\$320.00	\$0.00	\$3,840.00
<u>Total Reserve Allocations</u>	\$1,200.00	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	\$0.00	\$14,400.00
<b>Total Expense</b>	\$13,301.15	\$14,000.00	\$698.85	\$13,301.15	\$14,000.00	\$698.85	\$168,000.00

**C.O.P. Condominium Association  
 Budget Comparison Report  
 1/1/2021 - 1/31/2021**

	1/1/2021 - 1/31/2021			1/1/2021 - 1/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	\$961.02	\$7.50	\$953.52	\$961.02	\$7.50	\$953.52	\$90.00
Net Income	\$961.02	\$7.50	\$953.52	\$961.02	\$7.50	\$953.52	\$90.00

**C.O.P. Condominium Association**  
**Income Statement - Prior Year Comparison - Other**  
**1/1/2021 - 1/31/2021**

	1/1/2021 - 1/31/2021			Year To Date			Annual Budget	Remaining
	2021 Actual	2020 Actual	Variance	YTD 2021	YTD 2020	Variance		
<b>Income</b>								
<u>Income</u>								
401 - Homeowners Assessments	\$14,260.00	\$14,495.00	(\$235.00)	\$14,260.00	\$14,495.00	(\$235.00)	\$168,000.00	\$153,740.00
461 - Interest Operating Acct	\$2.17	\$6.40	(\$4.23)	\$2.17	\$6.40	(\$4.23)	\$90.00	\$87.83
<u>Total Income</u>	\$14,262.17	\$14,501.40	(\$239.23)	\$14,262.17	\$14,501.40	(\$239.23)	\$168,090.00	\$153,827.83
<b>Total Income</b>	\$14,262.17	\$14,501.40	(\$239.23)	\$14,262.17	\$14,501.40	(\$239.23)	\$168,090.00	\$153,827.83
<b>Expense</b>								
<u>Admin Expenses</u>								
503 - Accounting	\$175.00	\$170.00	(\$5.00)	\$175.00	\$170.00	(\$5.00)	\$2,100.00	\$1,925.00
504 - Legal/Collection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00	\$120.00
505 - Office Supplies	\$39.30	\$0.00	(\$39.30)	\$39.30	\$0.00	(\$39.30)	\$300.00	\$260.70
506 - Statements/Postage/Fees	\$45.75	\$81.25	\$35.50	\$45.75	\$81.25	\$35.50	\$600.00	\$554.25
581 - Insurance	\$1,242.91	\$2,463.50	\$1,220.59	\$1,242.91	\$2,463.50	\$1,220.59	\$15,720.00	\$14,477.09
596 - Income Tax/Tax Prep	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$360.00	\$360.00
599 - Miscellaneous Expenses	\$115.00	\$200.00	\$85.00	\$115.00	\$200.00	\$85.00	\$360.00	\$245.00
<u>Total Admin Expenses</u>	\$1,617.96	\$2,914.75	\$1,296.79	\$1,617.96	\$2,914.75	\$1,296.79	\$19,560.00	\$17,942.04
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$3,509.23	\$1,251.32	(\$2,257.91)	\$3,509.23	\$1,251.32	(\$2,257.91)	\$49,836.00	\$46,326.77
513 - Sewer	\$1,818.56	\$1,804.32	(\$14.24)	\$1,818.56	\$1,804.32	(\$14.24)	\$22,848.00	\$21,029.44
514 - Electricity	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00
515 - Trash Removal	\$737.50	\$725.00	(\$12.50)	\$737.50	\$725.00	(\$12.50)	\$8,856.00	\$8,118.50
<u>Total Electric/Water/Other Utilities</u>	\$6,065.29	\$3,780.64	(\$2,284.65)	\$6,065.29	\$3,780.64	(\$2,284.65)	\$81,840.00	\$75,774.71
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$2,098.00	\$2,098.00	\$0.00	\$25,176.00	\$23,078.00
532 - Extra Yard Maintenance	\$1,150.00	\$0.00	(\$1,150.00)	\$1,150.00	\$0.00	(\$1,150.00)	\$480.00	(\$670.00)
533 - Grass Seed/Fertilizer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,200.00	\$7,200.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$400.00	\$400.00	\$0.00	\$4,800.00	\$4,400.00
535 - Sprinkler Repairs	\$0.00	\$391.31	\$391.31	\$0.00	\$391.31	\$391.31	\$3,360.00	\$3,360.00
536 - Tree Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,880.00	\$2,880.00
537 - Shrub & Tree Replacement	\$507.40	\$0.00	(\$507.40)	\$507.40	\$0.00	(\$507.40)	\$1,416.00	\$908.60
538 - Pest Control	\$262.50	\$525.00	\$262.50	\$262.50	\$525.00	\$262.50	\$3,360.00	\$3,097.50
539 - Weed Control-Grass	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,808.00	\$2,808.00
<u>Total Landscaping</u>	\$4,417.90	\$3,414.31	(\$1,003.59)	\$4,417.90	\$3,414.31	(\$1,003.59)	\$51,480.00	\$47,062.10
<u>Maintenance/Repair</u>								
544 - Repairs & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$720.00	\$720.00
<u>Total Maintenance/Repair</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$720.00	\$720.00
<u>Reserve Allocations</u>								
720 - Painting	\$695.00	\$670.00	(\$25.00)	\$695.00	\$670.00	(\$25.00)	\$8,340.00	\$7,645.00
722 - Sprinkler	\$185.00	\$170.00	(\$15.00)	\$185.00	\$170.00	(\$15.00)	\$2,220.00	\$2,035.00
725 - Major Maintenance	\$320.00	\$300.00	(\$20.00)	\$320.00	\$300.00	(\$20.00)	\$3,840.00	\$3,520.00
<u>Total Reserve Allocations</u>	\$1,200.00	\$1,140.00	(\$60.00)	\$1,200.00	\$1,140.00	(\$60.00)	\$14,400.00	\$13,200.00
<b>Total Expense</b>	\$13,301.15	\$11,249.70	(\$2,051.45)	\$13,301.15	\$11,249.70	(\$2,051.45)	\$168,000.00	\$154,698.85

**C.O.P. Condominium Association**  
**Income Statement - Prior Year Comparison - Other**  
**1/1/2021 - 1/31/2021**

	1/1/2021 - 1/31/2021			Year To Date				
	<u>2021 Actual</u>	<u>2020 Actual</u>	<u>Variance</u>	<u>YTD 2021</u>	<u>YTD 2020</u>	<u>Variance</u>	<u>Annual Budget</u>	<u>Remaining</u>
Total Other Net Income	\$961.02	\$3,251.70	(\$2,290.68)	\$961.02	\$3,251.70	(\$2,290.68)	\$90.00	

**C.O.P. Condominium Association  
AP Distribution Report  
1/1/2021 - 1/31/2021**

<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>

