

C.O.P. Condominium Association
Balance Sheet
Period Through: 11/30/2020

Assets

Operating		
102 - CIT Bank-Operating	\$11,617.06	
Operating Total	<u>\$11,617.06</u>	
Reserve		
106 - CIT Bank-Reserve	\$73,331.46	
116 - CIT-0375 1.00% 09/10/22	\$6,045.13	
Reserve Total	<u>\$79,376.59</u>	
Assets Total		<u><u>\$90,993.65</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	\$7,984.02	
Operating Equity Total	<u>\$10,714.02</u>	
Reserve Equity		
320 - Reserve-Painting	\$56,099.59	
322 - Reserve-Sprinkler	\$7,382.00	
325 - Reserve-Major Maintenance	\$15,646.17	
360 - Reserve-Interest	\$248.83	
Reserve Equity Total	<u>\$79,376.59</u>	
Liabilities & Equity Total		<u><u>\$90,993.65</u></u>

C.O.P. Condominium Association
Budget Comparison Report
11/1/2020 - 11/30/2020

	11/1/2020 - 11/30/2020			1/1/2020 - 11/30/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$14,850.00	\$13,750.00	\$1,100.00	\$153,745.00	\$151,250.00	\$2,495.00	\$165,000.00
410 - Late Charges	\$30.00	\$0.00	\$30.00	\$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	\$2.45	\$8.00	(\$5.55)	\$47.61	\$82.00	(\$34.39)	\$90.00
<u>Total Income</u>	\$14,882.45	\$13,758.00	\$1,124.45	\$153,867.61	\$151,332.00	\$2,535.61	\$165,090.00
Total Income	\$14,882.45	\$13,758.00	\$1,124.45	\$153,867.61	\$151,332.00	\$2,535.61	\$165,090.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$170.00	\$170.00	\$0.00	\$1,870.00	\$1,870.00	\$0.00	\$2,040.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$30.00	\$110.00	\$80.00	\$120.00
505 - Office Supplies	\$0.00	\$50.00	\$50.00	\$203.18	\$550.00	\$346.82	\$600.00
506 - Statements/Postage/Fees	\$39.00	\$65.00	\$26.00	\$564.00	\$715.00	\$151.00	\$780.00
581 - Insurance	\$1,234.75	\$1,229.00	(\$5.75)	\$14,811.00	\$13,519.00	(\$1,292.00)	\$14,748.00
596 - Income Tax/Tax Prep	\$0.00	\$25.00	\$25.00	\$325.00	\$275.00	(\$50.00)	\$300.00
599 - Miscellaneous Expenses	\$0.00	\$40.00	\$40.00	\$200.00	\$440.00	\$240.00	\$480.00
<u>Total Admin Expenses</u>	\$1,443.75	\$1,589.00	\$145.25	\$18,003.18	\$17,479.00	(\$524.18)	\$19,068.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$7,158.81	\$4,100.00	(\$3,058.81)	\$44,875.94	\$45,100.00	\$224.06	\$49,200.00
513 - Sewer	\$1,818.56	\$1,880.00	\$61.44	\$19,931.88	\$20,680.00	\$748.12	\$22,560.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$264.00	\$275.00	\$11.00	\$300.00
515 - Trash Removal	\$725.00	\$725.00	\$0.00	\$7,975.00	\$7,975.00	\$0.00	\$8,700.00
<u>Total Electric/Water/Other Utilities</u>	\$9,702.37	\$6,730.00	(\$2,972.37)	\$73,046.82	\$74,030.00	\$983.18	\$80,760.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,200.00	\$102.00	\$23,078.00	\$24,200.00	\$1,122.00	\$26,400.00
532 - Extra Yard Maintenance	\$0.00	\$75.00	\$75.00	\$0.00	\$825.00	\$825.00	\$900.00
533 - Grass Seed/Fertilizer	\$3,682.16	\$821.00	(\$2,861.16)	\$6,893.00	\$9,031.00	\$2,138.00	\$9,852.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$4,400.00	\$4,400.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$569.97	\$220.00	(\$349.97)	\$3,389.09	\$2,420.00	(\$969.09)	\$2,640.00
536 - Tree Maintenance	\$0.00	\$200.00	\$200.00	\$1,496.00	\$2,200.00	\$704.00	\$2,400.00
537 - Shrub & Tree Replacement	\$0.00	\$115.00	\$115.00	\$0.00	\$1,265.00	\$1,265.00	\$1,380.00
538 - Pest Control	\$0.00	\$265.00	\$265.00	\$3,037.50	\$2,915.00	(\$122.50)	\$3,180.00
<u>Total Landscaping</u>	\$6,750.13	\$4,296.00	(\$2,454.13)	\$42,293.59	\$47,256.00	\$4,962.41	\$51,552.00
<u>Reserve Allocations</u>							
720 - Painting	\$670.00	\$670.00	\$0.00	\$7,370.00	\$7,370.00	\$0.00	\$8,040.00
722 - Sprinkler	\$170.00	\$170.00	\$0.00	\$1,870.00	\$1,870.00	\$0.00	\$2,040.00
725 - Major Maintenance	\$300.00	\$300.00	\$0.00	\$3,300.00	\$3,300.00	\$0.00	\$3,600.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,140.00	\$0.00	\$12,540.00	\$12,540.00	\$0.00	\$13,680.00
Total Expense	\$19,036.25	\$13,755.00	(\$5,281.25)	\$145,883.59	\$151,305.00	\$5,421.41	\$165,060.00
Operating Net Income	(\$4,153.80)	\$3.00	(\$4,156.80)	\$7,984.02	\$27.00	\$7,957.02	\$30.00

**C.O.P. Condominium Association
Reserve Statement
11/1/2020 - 11/30/2020**

Account	11/1/2020 - 11/30/2020		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$670.00	\$0.00	\$45,274.59	\$10,825.00	\$0.00	\$56,099.59
322 Reserve-Sprinkler	\$170.00	\$0.00	\$2,057.00	\$5,325.00	\$0.00	\$7,382.00
325 Reserve-Major Maintenance	\$300.00	\$0.00	\$15,749.65	\$7,086.41	\$7,189.89	\$15,646.17
360 Reserve-Interest	\$8.96	\$0.00	\$331.36	\$248.83	\$331.36	\$248.83
Total:	\$1,148.96	\$0.00	\$63,412.60	\$23,485.24	\$7,521.25	\$79,376.59

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
11/1/2020 - 11/30/2020

	11/1/2020 - 11/30/2020			Year To Date				
	2020 Actual	2019 Actual	Variance	YTD 2020	YTD 2019	Variance	Annual Budget	Remaining
Income								
<u>Income</u>								
401 - Homeowners Assessments	\$14,850.00	\$12,420.00	\$2,430.00	\$153,745.00	\$148,360.00	\$5,385.00	\$165,000.00	\$11,255.00
410 - Late Charges	\$30.00	\$0.00	\$30.00	\$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	\$2.45	\$5.49	(\$3.04)	\$47.61	\$72.97	(\$25.36)	\$90.00	\$42.39
462 - Interest Reserve Acct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total Income</u>	\$14,882.45	\$12,425.49	\$2,456.96	\$153,867.61	\$148,747.97	\$5,119.64	\$165,090.00	\$11,222.39
Total Income	\$14,882.45	\$12,425.49	\$2,456.96	\$153,867.61	\$148,747.97	\$5,119.64	\$165,090.00	\$11,222.39
Expense								
<u>Admin Expenses</u>								
503 - Accounting	\$170.00	\$165.00	(\$5.00)	\$1,870.00	\$1,815.00	(\$55.00)	\$2,040.00	\$170.00
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	\$203.18	\$223.36	\$20.18	\$600.00	\$396.82
506 - Statements/Postage/Fees	\$39.00	\$0.00	(\$39.00)	\$564.00	\$0.00	(\$564.00)	\$780.00	\$216.00
581 - Insurance	\$1,234.75	\$1,297.25	\$62.50	\$14,811.00	\$14,269.75	(\$541.25)	\$14,748.00	(\$63.00)
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>	\$1,443.75	\$1,462.25	\$18.50	\$18,003.18	\$16,803.08	(\$1,200.10)	\$19,068.00	\$1,064.82
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$7,158.81	\$6,224.07	(\$934.74)	\$44,875.94	\$44,061.51	(\$814.43)	\$49,200.00	\$4,324.06
513 - Sewer	\$1,818.56	\$1,804.32	(\$14.24)	\$19,931.88	\$19,980.68	\$48.80	\$22,560.00	\$2,628.12
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)	\$7,975.00	\$7,837.50	(\$137.50)	\$8,700.00	\$725.00
<u>Total Electric/Water/Other Utilities</u>	\$9,702.37	\$8,740.89	(\$961.48)	\$73,046.82	\$72,143.69	(\$903.13)	\$80,760.00	\$7,713.18
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$23,078.00	\$23,078.00	\$0.00	\$26,400.00	\$3,322.00
532 - Extra Yard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$525.00	\$525.00	\$900.00	\$900.00
533 - Grass Seed/Fertilizer	\$3,682.16	\$3,523.74	(\$158.42)	\$6,893.00	\$5,574.44	(\$1,318.56)	\$9,852.00	\$2,959.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$4,400.00	\$4,400.00	\$0.00	\$4,800.00	\$400.00
535 - Sprinkler Repairs	\$569.97	\$828.26	\$258.29	\$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	\$0.00	\$525.00	\$525.00	\$3,037.50	\$3,082.50	\$45.00	\$3,180.00	\$142.50
<u>Total Landscaping</u>	\$6,750.13	\$7,375.00	\$624.87	\$42,293.59	\$39,948.88	(\$2,344.71)	\$51,552.00	\$9,258.41
<u>Reserve Allocations</u>								
720 - Painting	\$670.00	\$667.00	(\$3.00)	\$7,370.00	\$7,337.00	(\$33.00)	\$8,040.00	\$670.00
722 - Sprinkler	\$170.00	\$333.33	\$163.33	\$1,870.00	\$3,666.67	\$1,796.67	\$2,040.00	\$170.00
725 - Major Maintenance	\$300.00	\$275.00	(\$25.00)	\$3,300.00	\$3,025.00	(\$275.00)	\$3,600.00	\$300.00
<u>Total Reserve Allocations</u>	\$1,140.00	\$1,275.33	\$135.33	\$12,540.00	\$14,028.67	\$1,488.67	\$13,680.00	\$1,140.00
Total Expense	\$19,036.25	\$18,853.47	(\$182.78)	\$145,883.59	\$142,924.32	(\$2,959.27)	\$165,060.00	\$19,176.41

**C.O.P. Condominium Association
AP Distribution Report
11/1/2020 - 11/30/2020**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	11/13/2020	11/13/2020	Mutual of Omaha Bank - Transfer Funds		COPC-202011-0002	0	\$1,140.00
Total 106 - CIT Bank-Reserve:							\$1,140.00
503 - Accounting	11/20/2020	11/20/2020	Colby Mgt - Accounting		COPC-202011-0003	0	\$170.00
Total 503 - Accounting:							\$170.00
506 - Statements/Postage/Fees	11/20/2020	11/20/2020	Colby Mgt - Statements	Monthly Statements	COPC-202011-0004	0	\$39.00
Total 506 - Statements/Postage/Fees:							\$39.00
512 - Water	11/25/2020	11/25/2020	Epcor Water		COPC-202010-0007	0	\$7,158.81
Total 512 - Water:							\$7,158.81
513 - Sewer	11/25/2020	11/25/2020	Epcor Water		COPC-202010-0007	0	\$1,818.56
Total 513 - Sewer:							\$1,818.56
515 - Trash Removal	11/6/2020	11/6/2020	Parks & Sons Of Sun City		COPC-202011-0001	0	\$725.00
Total 515 - Trash Removal:							\$725.00
531 - Yard Maint (Gardener)	11/25/2020	11/25/2020	Lawanda Samarripas		COPC-202011-0005	0	\$2,098.00
Total 531 - Yard Maint (Gardener):							\$2,098.00
533 - Grass Seed/Fertilizer	11/13/2020	11/13/2020	Lawanda Samarripas	Perennial Rye Grass Seed	1142020	0	\$3,018.00
	11/13/2020	11/13/2020	Lawanda Samarripas	Starter Fertilizer	1142020	0	\$589.16
	11/13/2020	11/13/2020	Lawanda Samarripas	Compost	1142020	0	\$75.00
Total 533 - Grass Seed/Fertilizer:							\$3,682.16
534 - Irrigation Contract	11/25/2020	11/25/2020	Lawanda Samarripas		COPC-202011-0005	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
535 - Sprinkler Repairs	11/13/2020	11/13/2020	Lawanda Samarripas	Various Repairs @ Different Locations	11042020	0	\$569.97
Total 535 - Sprinkler Repairs:							\$569.97
581 - Insurance	11/25/2020	11/25/2020	Farmers Insurance Exchange		COPC-202011-0006	0	\$1,234.75
Total 581 - Insurance:							\$1,234.75

Grand Total: \$19,036.25