

C.O.P. Condominium Association  
Balance Sheet  
Period Through: 4/30/2021

**Assets**

Operating		
102 - CIT Bank-Operating	\$12,309.76	
Operating Total	<u>\$12,309.76</u>	
Reserve		
106 - CIT Bank-Reserve	\$86,457.46	
116 - CIT-0375 1.00% 09/10/22	\$6,075.18	
Reserve Total	<u>\$92,532.64</u>	
Assets Total		<u><u>\$104,842.40</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	\$8,676.72	
Operating Equity Total	<u>\$11,406.72</u>	
Reserve Equity		
320 - Reserve-Painting	\$63,118.54	
322 - Reserve-Sprinkler	\$8,292.00	
325 - Reserve-Major Maintenance	\$21,068.44	
360 - Reserve-Interest	\$53.66	
Reserve Equity Total	<u>\$92,532.64</u>	
Liabilities & Equity Total		<u><u>\$104,842.40</u></u>

**C.O.P. Condominium Association**  
**Budget Comparison Report**  
**4/1/2021 - 4/30/2021**

	4/1/2021 - 4/30/2021			1/1/2021 - 4/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$16,285.00	\$14,000.00	\$2,285.00	\$58,850.00	\$56,000.00	\$2,850.00	\$168,000.00
461 - Interest Operating Acct	\$2.08	\$7.50	(\$5.42)	\$9.11	\$30.00	(\$20.89)	\$90.00
<u>Total Income</u>	\$16,287.08	\$14,007.50	\$2,279.58	\$58,859.11	\$56,030.00	\$2,829.11	\$168,090.00
<b>Total Income</b>	\$16,287.08	\$14,007.50	\$2,279.58	\$58,859.11	\$56,030.00	\$2,829.11	\$168,090.00
<b>Expense</b>							
<u>Admin Expenses</u>							
503 - Accounting	\$175.00	\$175.00	\$0.00	\$700.00	\$700.00	\$0.00	\$2,100.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$40.00	\$40.00	\$120.00
505 - Office Supplies	\$9.50	\$25.00	\$15.50	\$162.01	\$100.00	(\$62.01)	\$300.00
506 - Statements/Postage/Fees	\$48.50	\$50.00	\$1.50	\$187.75	\$200.00	\$12.25	\$600.00
581 - Insurance	\$1,242.91	\$1,310.00	\$67.09	\$4,971.64	\$5,240.00	\$268.36	\$15,720.00
596 - Income Tax/Tax Prep	\$0.00	\$30.00	\$30.00	\$300.00	\$120.00	(\$180.00)	\$360.00
599 - Miscellaneous Expenses	\$19.97	\$30.00	\$10.03	\$170.14	\$120.00	(\$50.14)	\$360.00
<u>Total Admin Expenses</u>	\$1,495.88	\$1,630.00	\$134.12	\$6,491.54	\$6,520.00	\$28.46	\$19,560.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$3,162.88	\$4,153.00	\$990.12	\$12,561.98	\$16,612.00	\$4,050.02	\$49,836.00
513 - Sewer	\$1,830.74	\$1,904.00	\$73.26	\$7,286.72	\$7,616.00	\$329.28	\$22,848.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$100.00	(\$175.00)	\$300.00
515 - Trash Removal	\$737.50	\$738.00	\$0.50	\$2,950.00	\$2,952.00	\$2.00	\$8,856.00
<u>Total Electric/Water/Other Utilities</u>	\$5,731.12	\$6,820.00	\$1,088.88	\$23,073.70	\$27,280.00	\$4,206.30	\$81,840.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$8,392.00	\$8,392.00	\$0.00	\$25,176.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$1,150.00	\$160.00	(\$990.00)	\$480.00
533 - Grass Seed/Fertilizer	\$471.75	\$600.00	\$128.25	\$471.75	\$2,400.00	\$1,928.25	\$7,200.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$1,600.00	\$1,600.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$280.00	\$280.00	\$0.00	\$1,120.00	\$1,120.00	\$3,360.00
536 - Tree Maintenance	\$1,496.00	\$240.00	(\$1,256.00)	\$1,496.00	\$960.00	(\$536.00)	\$2,880.00
537 - Shrub & Tree Replacement	\$0.00	\$118.00	\$118.00	\$507.40	\$472.00	(\$35.40)	\$1,416.00
538 - Pest Control	\$525.00	\$280.00	(\$245.00)	\$1,050.00	\$1,120.00	\$70.00	\$3,360.00
539 - Weed Control-Grass	\$1,150.00	\$234.00	(\$916.00)	\$1,150.00	\$936.00	(\$214.00)	\$2,808.00
<u>Total Landscaping</u>	\$6,140.75	\$4,290.00	(\$1,850.75)	\$15,817.15	\$17,160.00	\$1,342.85	\$51,480.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$60.00	\$60.00	\$0.00	\$240.00	\$240.00	\$720.00
<u>Total Maintenance/Repair</u>	\$0.00	\$60.00	\$60.00	\$0.00	\$240.00	\$240.00	\$720.00
<u>Reserve Allocations</u>							
720 - Painting	\$695.00	\$695.00	\$0.00	\$2,780.00	\$2,780.00	\$0.00	\$8,340.00
722 - Sprinkler	\$185.00	\$185.00	\$0.00	\$740.00	\$740.00	\$0.00	\$2,220.00
725 - Major Maintenance	\$320.00	\$320.00	\$0.00	\$1,280.00	\$1,280.00	\$0.00	\$3,840.00
<u>Total Reserve Allocations</u>	\$1,200.00	\$1,200.00	\$0.00	\$4,800.00	\$4,800.00	\$0.00	\$14,400.00
<b>Total Expense</b>	\$14,567.75	\$14,000.00	(\$567.75)	\$50,182.39	\$56,000.00	\$5,817.61	\$168,000.00

**C.O.P. Condominium Association  
 Budget Comparison Report  
 4/1/2021 - 4/30/2021**

	4/1/2021 - 4/30/2021			1/1/2021 - 4/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	\$1,719.33	\$7.50	\$1,711.83	\$8,676.72	\$30.00	\$8,646.72	\$90.00
Net Income	\$1,719.33	\$7.50	\$1,711.83	\$8,676.72	\$30.00	\$8,646.72	\$90.00

**C.O.P. Condominium Association**  
**AP Distribution Report**  
**4/1/2021 - 4/30/2021**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve							
	4/9/2021	4/9/2021	CIT Bank - Transfer Funds		COPC-202104-0001	0	\$1,200.00
<b>Total 106 - CIT Bank-Reserve:</b>							<b>\$1,200.00</b>
503 - Accounting							
	4/23/2021	4/23/2021	Colby Mgt - Accounting		COPC-202104-0004	0	\$175.00
<b>Total 503 - Accounting:</b>							<b>\$175.00</b>
505 - Office Supplies							
	4/23/2021	4/23/2021	Colby Mgt - Misc Chgs	Data Storage/Financial Packet Mailing	COPC-202104-0005	0	\$9.50
<b>Total 505 - Office Supplies:</b>							<b>\$9.50</b>
506 - Statements/Postage/Fees							
	4/23/2021	4/23/2021	Colby Mgt - Statements	Monthly Statements	COPC-202104-0003	0	\$48.50
<b>Total 506 - Statements/Postage/Fees:</b>							<b>\$48.50</b>
512 - Water							
	4/30/2021	4/30/2021	Epcor Water		COPC-202103-0010	0	\$3,162.88
<b>Total 512 - Water:</b>							<b>\$3,162.88</b>
513 - Sewer							
	4/30/2021	4/30/2021	Epcor Water		COPC-202103-0010	0	\$1,830.74
<b>Total 513 - Sewer:</b>							<b>\$1,830.74</b>
515 - Trash Removal							
	4/9/2021	4/9/2021	Parks & Sons Of Sun City		COPC-202104-0002	0	\$737.50
<b>Total 515 - Trash Removal:</b>							<b>\$737.50</b>
531 - Yard Maint (Gardener)							
	4/30/2021	4/30/2021	Lawanda Samarripas		COPC-202104-0007	0	\$2,098.00
<b>Total 531 - Yard Maint (Gardener):</b>							<b>\$2,098.00</b>
533 - Grass Seed/Fertilizer							
	4/30/2021	4/30/2021	Lawanda Samarripas	Pre-Emergent Herbicide for Gravel Areas	4222021	0	\$471.75
<b>Total 533 - Grass Seed/Fertilizer:</b>							<b>\$471.75</b>
534 - Irrigation Contract							
	4/30/2021	4/30/2021	Lawanda Samarripas		COPC-202104-0007	0	\$400.00
<b>Total 534 - Irrigation Contract:</b>							<b>\$400.00</b>
536 - Tree Maintenance							
	4/30/2021	4/30/2021	Lawanda Samarripas	22 Olive Trees Trimmed	4222021	0	\$1,496.00
<b>Total 536 - Tree Maintenance:</b>							<b>\$1,496.00</b>
538 - Pest Control							
	4/2/2021	4/2/2021	Arrow Exterminators	3/19/21 Service	41355625	0	\$262.50
	4/30/2021	4/30/2021	Arrow Exterminators	4/16/21 Service	41694459	0	\$262.50
<b>Total 538 - Pest Control:</b>							<b>\$525.00</b>
539 - Weed Control-Grass							
	4/23/2021	4/23/2021	Nelson Weed & Pest Control, Inc	Treatment of Broadleaf Weeds All Grass Areas	51882	0	\$1,150.00
<b>Total 539 - Weed Control-Grass:</b>							<b>\$1,150.00</b>
581 - Insurance							
	4/23/2021	4/23/2021	Farmers Insurance Exchange		COPC-202104-0006	0	\$1,242.91
<b>Total 581 - Insurance:</b>							<b>\$1,242.91</b>

**C.O.P. Condominium Association  
AP Distribution Report  
4/1/2021 - 4/30/2021**

<b>Account</b>	<b>Posting Date</b>	<b>Check Date</b>	<b>Payee</b>	<b>Description</b>	<b>Invoice #</b>	<b>Check #</b>	<b>Amount</b>
599 - Miscellaneous Expenses							
	4/23/2021	4/23/2021	Kenneth D. or Sharon E. Davis	T-Mobile International Call	4212021	0	\$19.97
<b>Total 599 - Miscellaneous Expenses:</b>							<b>\$19.97</b>
<b>Grand Total:</b>							<b>\$14,567.75</b>

**C.O.P. Condominium Association  
Reserve Statement  
4/1/2021 - 4/30/2021**

<b>Account</b>	<b>4/1/2021 - 4/30/2021</b>		<b>Begin Bal</b>	<b>YTD</b>		<b>Balance</b>
	<b>Allocation</b>	<b>Disbursement</b>		<b>Allocation</b>	<b>Disbursement</b>	
320 Reserve-Painting	\$695.00	\$0.00	\$56,769.59	\$6,348.95	\$0.00	\$63,118.54
322 Reserve-Sprinkler	\$185.00	\$0.00	\$7,552.00	\$740.00	\$0.00	\$8,292.00
325 Reserve-Major Maintenance	\$320.00	\$0.00	\$15,946.17	\$5,122.27	\$0.00	\$21,068.44
360 Reserve-Interest	\$10.54	\$0.00	\$273.33	\$53.66	\$273.33	\$53.66
Total:	\$1,210.54	\$0.00	\$80,541.09	\$12,264.88	\$273.33	\$92,532.64