

C.O.P. Condominium Association
Balance Sheet
Period Through: 5/31/2021

Assets

Operating		
102 - CIT Bank-Operating	\$15,060.75	
Operating Total	<u>\$15,060.75</u>	
Reserve		
106 - CIT Bank-Reserve	\$87,668.53	
116 - CIT-0375 1.00% 09/10/22	\$6,075.18	
Reserve Total	<u>\$93,743.71</u>	
Assets Total		<u><u>\$108,804.46</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	\$11,427.71	
Operating Equity Total	<u>\$14,157.71</u>	
Reserve Equity		
320 - Reserve-Painting	\$63,813.54	
322 - Reserve-Sprinkler	\$8,477.00	
325 - Reserve-Major Maintenance	\$21,388.44	
360 - Reserve-Interest	\$64.73	
Reserve Equity Total	<u>\$93,743.71</u>	
Liabilities & Equity Total		<u><u>\$108,804.46</u></u>

C.O.P. Condominium Association
Budget Comparison Report
5/1/2021 - 5/31/2021

	5/1/2021 - 5/31/2021			1/1/2021 - 5/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$14,005.00	\$14,000.00	\$5.00	\$72,855.00	\$70,000.00	\$2,855.00	\$168,000.00
410 - Late Charges	\$15.00	\$0.00	\$15.00	\$15.00	\$0.00	\$15.00	\$0.00
461 - Interest Operating Acct	\$2.52	\$7.50	(\$4.98)	\$11.63	\$37.50	(\$25.87)	\$90.00
<u>Total Income</u>	\$14,022.52	\$14,007.50	\$15.02	\$72,881.63	\$70,037.50	\$2,844.13	\$168,090.00
Total Income	\$14,022.52	\$14,007.50	\$15.02	\$72,881.63	\$70,037.50	\$2,844.13	\$168,090.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$175.00	\$175.00	\$0.00	\$875.00	\$875.00	\$0.00	\$2,100.00
504 - Legal/Collection	\$30.00	\$10.00	(\$20.00)	\$30.00	\$50.00	\$20.00	\$120.00
505 - Office Supplies	\$9.50	\$25.00	\$15.50	\$171.51	\$125.00	(\$46.51)	\$300.00
506 - Statements/Postage/Fees	\$46.75	\$50.00	\$3.25	\$234.50	\$250.00	\$15.50	\$600.00
581 - Insurance	\$1,242.91	\$1,310.00	\$67.09	\$6,214.55	\$6,550.00	\$335.45	\$15,720.00
596 - Income Tax/Tax Prep	\$0.00	\$30.00	\$30.00	\$300.00	\$150.00	(\$150.00)	\$360.00
599 - Miscellaneous Expenses	\$0.00	\$30.00	\$30.00	\$170.14	\$150.00	(\$20.14)	\$360.00
<u>Total Admin Expenses</u>	\$1,504.16	\$1,630.00	\$125.84	\$7,995.70	\$8,150.00	\$154.30	\$19,560.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$3,326.13	\$4,153.00	\$826.87	\$15,888.11	\$20,765.00	\$4,876.89	\$49,836.00
513 - Sewer	\$1,830.74	\$1,904.00	\$73.26	\$9,117.46	\$9,520.00	\$402.54	\$22,848.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$125.00	(\$150.00)	\$300.00
515 - Trash Removal	\$737.50	\$738.00	\$0.50	\$3,687.50	\$3,690.00	\$2.50	\$8,856.00
<u>Total Electric/Water/Other Utilities</u>	\$5,894.37	\$6,820.00	\$925.63	\$28,968.07	\$34,100.00	\$5,131.93	\$81,840.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$10,490.00	\$10,490.00	\$0.00	\$25,176.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$1,150.00	\$200.00	(\$950.00)	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$600.00	\$600.00	\$471.75	\$3,000.00	\$2,528.25	\$7,200.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$280.00	\$280.00	\$0.00	\$1,400.00	\$1,400.00	\$3,360.00
536 - Tree Maintenance	\$0.00	\$240.00	\$240.00	\$1,496.00	\$1,200.00	(\$296.00)	\$2,880.00
537 - Shrub & Tree Replacement	\$0.00	\$118.00	\$118.00	\$507.40	\$590.00	\$82.60	\$1,416.00
538 - Pest Control	\$175.00	\$280.00	\$105.00	\$1,225.00	\$1,400.00	\$175.00	\$3,360.00
539 - Weed Control-Grass	\$0.00	\$234.00	\$234.00	\$1,150.00	\$1,170.00	\$20.00	\$2,808.00
<u>Total Landscaping</u>	\$2,673.00	\$4,290.00	\$1,617.00	\$18,490.15	\$21,450.00	\$2,959.85	\$51,480.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$60.00	\$60.00	\$0.00	\$300.00	\$300.00	\$720.00
<u>Total Maintenance/Repair</u>	\$0.00	\$60.00	\$60.00	\$0.00	\$300.00	\$300.00	\$720.00
<u>Reserve Allocations</u>							
720 - Painting	\$695.00	\$695.00	\$0.00	\$3,475.00	\$3,475.00	\$0.00	\$8,340.00
722 - Sprinkler	\$185.00	\$185.00	\$0.00	\$925.00	\$925.00	\$0.00	\$2,220.00
725 - Major Maintenance	\$320.00	\$320.00	\$0.00	\$1,600.00	\$1,600.00	\$0.00	\$3,840.00
<u>Total Reserve Allocations</u>	\$1,200.00	\$1,200.00	\$0.00	\$6,000.00	\$6,000.00	\$0.00	\$14,400.00

**C.O.P. Condominium Association
 Budget Comparison Report
 5/1/2021 - 5/31/2021**

	5/1/2021 - 5/31/2021			1/1/2021 - 5/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Expense	\$11,271.53	\$14,000.00	\$2,728.47	\$61,453.92	\$70,000.00	\$8,546.08	\$168,000.00
Operating Net Income	\$2,750.99	\$7.50	\$2,743.49	\$11,427.71	\$37.50	\$11,390.21	\$90.00
Net Income	\$2,750.99	\$7.50	\$2,743.49	\$11,427.71	\$37.50	\$11,390.21	\$90.00

**C.O.P. Condominium Association
AP Distribution Report
5/1/2021 - 5/31/2021**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	5/14/2021	5/14/2021	CIT Bank - Transfer Funds		COPC-202105-0002	0	\$1,200.00
Total 106 - CIT Bank-Reserve:							\$1,200.00
503 - Accounting	5/21/2021	5/21/2021	Colby Mgt - Accounting		COPC-202105-0003	0	\$175.00
Total 503 - Accounting:							\$175.00
504 - Legal/Collection	5/14/2021	5/14/2021	Colby Mgt - Collection Chgs	Returned Payment Lot # 67	COPC-44326	0	\$20.00
Total 504 - Legal/Collection:							\$20.00
505 - Office Supplies	5/28/2021	5/28/2021	Colby Mgt - Misc Chgs	Data Storage/Financial Packet Mailing	COPC-202105-0006	0	\$9.50
Total 505 - Office Supplies:							\$9.50
506 - Statements/Postage/Fees	5/21/2021	5/21/2021	Colby Mgt - Statements	Monthly Statements	COPC-202105-0004	0	\$46.75
Total 506 - Statements/Postage/Fees:							\$46.75
512 - Water	5/28/2021	5/28/2021	Epcor Water		COPC-202104-0008	0	\$3,326.13
Total 512 - Water:							\$3,326.13
513 - Sewer	5/28/2021	5/28/2021	Epcor Water		COPC-202104-0008	0	\$1,830.74
Total 513 - Sewer:							\$1,830.74
515 - Trash Removal	5/7/2021	5/7/2021	Parks & Sons Of Sun City		COPC-202105-0001	0	\$737.50
Total 515 - Trash Removal:							\$737.50
531 - Yard Maint (Gardener)	5/28/2021	5/28/2021	Lawanda Samarripas		COPC-202105-0005	0	\$2,098.00
Total 531 - Yard Maint (Gardener):							\$2,098.00
534 - Irrigation Contract	5/28/2021	5/28/2021	Lawanda Samarripas		COPC-202105-0005	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
538 - Pest Control	5/14/2021	5/14/2021	A.S.A.P. Bee Removal LLC		5122021	0	\$175.00
Total 538 - Pest Control:							\$175.00
581 - Insurance	5/28/2021	5/28/2021	Farmers Insurance Exchange		COPC-202105-0007	0	\$1,242.91
Total 581 - Insurance:							\$1,242.91
Grand Total:							\$11,261.53

**C.O.P. Condominium Association
Reserve Statement
5/1/2021 - 5/31/2021**

Account	5/1/2021 - 5/31/2021		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$695.00	\$0.00	\$56,769.59	\$7,043.95	\$0.00	\$63,813.54
322 Reserve-Sprinkler	\$185.00	\$0.00	\$7,552.00	\$925.00	\$0.00	\$8,477.00
325 Reserve-Major Maintenance	\$320.00	\$0.00	\$15,946.17	\$5,442.27	\$0.00	\$21,388.44
360 Reserve-Interest	\$11.07	\$0.00	\$273.33	\$64.73	\$273.33	\$64.73
Total:	\$1,211.07	\$0.00	\$80,541.09	\$13,475.95	\$273.33	\$93,743.71