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

<u>Assets</u>

Operating		
102 - CIT Bank-Operating	\$15,060.75	
Operating Total	\$15,060.75	
Reserve		
106 - CIT Bank-Reserve	\$87,668.53	
116 - CIT-0375 1.00% 09/10/22	\$6,075.18	
Reserve Total	\$93,743.71	
Assets Total	=	\$108,804.46
Liabilities and E	quity	
Liabilities		
210 - Insurance Claim	\$903.04	
Liabilities Total	\$903.04	
Operating Equity		
301 - Homeowners Equity	\$2,730.00	
Operating Current Year Surplus/Deficit	\$11,427.71	
Operating Equity Total	\$14,157.71	
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	\$93,743.71	
Liabilities & Equity Total	_	\$108,804.46

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

	5/1/2	021 - 5/31/202	21	1/1/2021 - 5/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
Income							
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
Total Income	\$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							
Admin Expenses							
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
Total Admin Expenses	\$1,504.16	\$1,630.00	\$125.84	\$7,995.70	\$8,150.00	\$154.30	\$19,560.00
Electric/Water/Other Utilities							
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
Total Electric/Water/Other Utilities	\$5,894.37	\$6,820.00	\$925.63	\$28,968.07	\$34,100.00	\$5,131.93	\$81,840.00
Landaranina							
Landscaping	#2.000.00	¢2 000 00	#0.00	¢40,400,00	¢40,400,00	¢0.00	#05 470 00
531 - Yard Maint (Gardener) 532 - Extra Yard Maintenance	\$2,098.00	\$2,098.00	\$0.00	\$10,490.00	\$10,490.00	\$0.00	\$25,176.00
	\$0.00	\$40.00	\$40.00	\$1,150.00	\$200.00	(\$950.00) \$2,528.25	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$600.00	\$600.00	\$471.75	\$3,000.00		\$7,200.00
534 - Irrigation Contract	\$400.00 \$0.00	\$400.00 \$280.00	\$0.00 \$280.00	\$2,000.00 \$0.00	\$2,000.00	\$0.00 \$1,400.00	\$4,800.00
535 - Sprinkler Repairs 536 - Tree Maintenance	\$0.00	\$240.00	\$240.00	\$1,496.00	\$1,400.00 \$1,200.00	(\$296.00)	\$3,360.00 \$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	\$115.00	\$1,225.00	\$1,400.00	\$175.00	\$3,360.00
539 - Weed Control-Grass	\$0.00	\$234.00	\$234.00	\$1,150.00	\$1,400.00	\$20.00	\$2,808.00
Total Landscaping	\$2,673.00	\$4,290.00	\$1,617.00	\$18,490.15	\$21,450.00	\$2,959.85	\$51,480.00
M : 1							
Maintenance/Repair	#0.00	# 00.00	# 00.00	#0.00	# 200 00	#200 00	# 700.00
544 - Repairs & Maintenance	\$0.00	\$60.00	\$60.00	\$0.00	\$300.00	\$300.00	\$720.00
Total Maintenance/Repair	\$0.00	\$60.00	\$60.00	\$0.00	\$300.00	\$300.00	\$720.00
Reserve Allocations				.			
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
Total Reserve Allocations	\$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

	5/1/2	5/1/2021 - 5/31/2021			1/1/2021 - 5/31/2021		
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
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

Total 505 - Office Supplies: \$9.50	Account Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
Size					0000 000405 0000		A4 000 00
Signatur Signatur	5/14/2021	5/14/2021	CIT Bank - Transfer Funds	Total			
Siz1/2021 Siz1/2021 Siz1/2021 Colley Mgt - Accounting Siz1/2021 Si				Total	100 - OII Dalik-Keselve.	ψ1,200.00	,
Solid Collection Solid Collection Solid Collection Class Returned Payment Lot #67 COPC-44326 0 \$20.00		E (0.4 (0.00.4	0 11 14 1 1		0000 000405 0000	•	0.475.00
Solution Solution	5/21/2021	5/21/2021	Colby Mgt - Accounting				
Solution					Total 303 - Accounting.	ψ175.00	,
Total 504 - Legal/Collection: \$20.00			0 M 0 0	D	0000 44000	•	400.00
Solid Supplies Size Si	5/14/2021	5/14/2021	Colby Mgt - Collection Chgs				_ ,
Statements				100	ai 504 - Legai/Conection.	φ 2 0.00	,
Total 505 - Office Supplies: \$9.50	505 - Office Supplies			5 . 0			
Total 505 - Office Supplies: \$9.50	5/28/2021	5/28/2021	Colby Mgt - Misc Chgs		COPC-202105-0006	0	\$9.50
Solid - Statements/Postage/Fees S/21/2021 S/21/2021 Colby Mgt - Statements Monthly Statements COPC-202105-0004 0 \$46.75				<u> </u>	tal 505 - Office Supplies:	\$9.50)
Siz 1/2021 Siz 1/2021 Colby Mgt - Statements Monthly Statements COPC-202105-0004 0 \$46.75						,	
Total 506 - Statements/Postage/Fees: \$46.75		•	Colby Mat Statements	Monthly Statements	COBC 202105 0004	0	¢46.75
512 - Water 5/28/2021 5/28/2021 Epcor Water COPC-202104-0008 0 \$3,326.13 513 - Sewer 5/28/2021 5/28/2021 Epcor Water COPC-202104-0008 0 \$1,830.74 513 - Sewer 5/28/2021 5/28/2021 Epcor Water COPC-202104-0008 0 \$1,830.74 515 - Trash Removal 5/7/2021 5/7/2021 Parks & Sons Of Sun City COPC-202105-0001 0 \$737.50 531 - Yard Maint (Gardener) 5/28/2021 5/28/2021 Lawanda Samarripas COPC-202105-0005 0 \$2,098.00 534 - Irrigation Contract 5/28/2021 Lawanda Samarripas COPC-202105-0005 0 \$400.00 538 - Pest Control 5/14/2021 5/28/2021 A.S.A.P. Bee Removal LLC 5122021 0 \$175.00 581 - Insurance 	3/21/2021	3/2 1/2021	Colby lvigi - Statements				
Size					g	,	
Total 512 - Water: \$3,326.13		E/20/2021	Engar Water		COBC 202104 0009	0	¢2 226 12
513 - Sewer 5/28/2021 Epcor Water COPC-202104-0008 0 \$1,830.74 515 - Trash Removal 5/7/2021 5/7/2021 Parks & Sons Of Sun City COPC-202105-0001 0 \$737.50 531 - Yard Maint (Gardener) 5/28/2021 5/28/2021 Lawanda Samarripas COPC-202105-0005 0 \$2,098.00 534 - Irrigation Contract 5/28/2021 S/28/2021 Lawanda Samarripas COPC-202105-0005 0 \$400.00 538 - Pest Control 5/14/2021 5/28/2021 A.S.A.P. Bee Removal LLC 5122021 0 \$175.00 581 - Insurance 5/28/2021 Farmers Insurance Exchange COPC-202105-0007 0 \$1,242.91	3/20/2021	3/20/2021	Epcor water				
5/28/2021 5/28/2021 Epcor Water COPC-202104-0008 0 \$1,830.74 515 - Trash Removal 5/7/2021 5/7/2021 Parks & Sons Of Sun City COPC-202105-0001 0 \$737.50 531 - Yard Maint (Gardener) 5/28/2021 Lawanda Samarripas COPC-202105-0005 0 \$2,098.00 534 - Irrigation Contract 5/28/2021 Lawanda Samarripas COPC-202105-0005 0 \$400.00 538 - Pest Control 5/14/2021 5/28/2021 Lawanda Samarripas COPC-202105-0005 0 \$400.00 538 - Pest Control 5/14/2021 5/14/2021 A.S.A.P. Bee Removal LLC 5122021 0 \$175.00 581 - Insurance 5/28/2021 Farmers Insurance Exchange COPC-202105-0007 0 \$1,242.91						**,*=***	
Total 513 - Sewer: \$1,830.74		E/20/2021	Engar Water		COBC 202104 0009	0	¢1 020 74
515 - Trash Removal 5/7/2021 577/2021 Parks & Sons Of Sun City COPC-202105-0001 0 \$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 \$400.00 538 - 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 5/28/2021 Earmers Insurance Exchange COPC-202105-0007 0 \$1,242.91	3/20/2021	3/20/2021	Epcor water				
5/7/2021 5/7/2021 Parks & Sons Of Sun City COPC-202105-0001 0 \$737.50 531 - Yard Maint (Gardener) 5/28/2021 5/28/2021 Lawanda Samarripas COPC-202105-0005 0 \$2,098.00 534 - Irrigation Contract 5/28/2021 5/28/2021 Lawanda Samarripas COPC-202105-0005 0 \$400.00 538 - Pest Control 5/28/2021 5/14/2021 A.S.A.P. Bee Removal LLC 5122021 0 \$175.00 581 - Insurance Farmers Insurance COPC-202105-0007 0 \$1,242.91 5/28/2021 5/28/2021 Farmers Insurance COPC-202105-0007 0 \$1,242.91						* -,	
Total 515 - Trash Removal: \$737.50			Danks & Cana Of Com City		CODC 202405 0004	0	#707.50
531 - Yard Maint (Gardener) 5/28/2021 5/28/2021 Lawanda Samarripas COPC-202105-0005 0 \$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 A.S.A.P. Bee Removal LLC 5122021 0 \$175.00 581 - Insurance 5/28/2021 5/28/2021 Farmers Insurance COPC-202105-0007 0 \$1,242.91	5///2021	3///2021	Parks & Soris Or Suri City	To			- '
Signature Sign						V. C	•
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 A.S.A.P. Bee Removal LLC 5122021 0 \$175.00 Total 538 - Pest Control: 581 - Insurance 5/28/2021 Farmers Insurance COPC-202105-0007 0 \$1,242.91			Lauranda Camarrinas		CODC 202105 0005	0	#2 000 00
534 - Irrigation Contract 5/28/2021 5/28/2021 Lawanda Samarripas COPC-202105-0005 0 \$400.00 538 - Pest Control 5/14/2021 5/14/2021 A.S.A.P. Bee Removal LLC 5122021 0 \$175.00 581 - Insurance 5/28/2021 5/28/2021 Farmers Insurance Exchange COPC-202105-0007 0 \$1,242.91	5/26/2021	3/20/2021	Lawanda Samampas	Total 531			
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 A.S.A.P. Bee Removal LLC 5122021 0 \$175.00 581 - Insurance 5/28/2021 5/28/2021 Farmers Insurance Exchange COPC-202105-0007 0 \$1,242.91						4 =,000.00	•
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 Farmers Insurance Exchange COPC-202105-0007 0 \$1,242.91			Lauranda Camarrinas		CODC 202105 0005	0	¢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 Farmers Insurance Exchange COPC-202105-0007 0 \$1,242.91	5/20/2021	3/20/2021	Lawanda Samampas	Total			_ '
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 Farmers Insurance Exchange COPC-202105-0007 0 \$1,242.91				iotai	gation contidut	ψσσ.	
Total 538 - Pest Control: \$175.00 581 - Insurance 5/28/2021 Farmers Insurance Exchange COPC-202105-0007 0 \$1,242.91		E/14/10004	A C A D Doo Domestall C		E100004	0	¢475.00
581 - Insurance 5/28/2021	5/14/2021	5/14/2021	A.S.A.P. Bee Removal LLC				
5/28/2021 5/28/2021 Farmers Insurance COPC-202105-0007 0 \$1,242.91						ψ1.70.00	
5/28/2021 5/28/2021 Exchange COPC-202105-0007 0 \$1,242.91	581 - Insurance		Formere Inquirers				
·	5/28/2021	5/28/2021			COPC-202105-0007	0	\$1,242.91
					Total 581 - Insurance:	\$1,242.91	Ī

Grand Total: \$11,261.53

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

		5/1/2021 - 5	/31/2021		YTI		
Account	,	Allocation	Disbursement	Begin Bal	Allocation	Disbursement	Balance
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