

C.O.P. Condominium Association
Balance Sheet
Period Through: 6/30/2021

Assets

Operating		
102 - CIT Bank-Operating	\$14,159.92	
Operating Total	<u>\$14,159.92</u>	
Reserve		
106 - CIT Bank-Reserve	\$88,879.41	
116 - CIT-0375 1.00% 09/10/22	\$6,090.51	
Reserve Total	<u>\$94,969.92</u>	
Assets Total		<u><u>\$109,129.84</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	\$10,526.88	
Operating Equity Total	<u>\$13,256.88</u>	
Reserve Equity		
320 - Reserve-Painting	\$64,508.54	
322 - Reserve-Sprinkler	\$8,662.00	
325 - Reserve-Major Maintenance	\$21,708.44	
360 - Reserve-Interest	\$90.94	
Reserve Equity Total	<u>\$94,969.92</u>	
Liabilities & Equity Total		<u><u>\$109,129.84</u></u>

C.O.P. Condominium Association
Budget Comparison Report
6/1/2021 - 6/30/2021

	6/1/2021 - 6/30/2021			1/1/2021 - 6/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$13,720.00	\$14,000.00	(\$280.00)	\$86,575.00	\$84,000.00	\$2,575.00	\$168,000.00
410 - Late Charges	\$0.00	\$0.00	\$0.00	\$15.00	\$0.00	\$15.00	\$0.00
461 - Interest Operating Acct	\$2.42	\$7.50	(\$5.08)	\$14.05	\$45.00	(\$30.95)	\$90.00
<u>Total Income</u>	\$13,722.42	\$14,007.50	(\$285.08)	\$86,604.05	\$84,045.00	\$2,559.05	\$168,090.00
Total Income	\$13,722.42	\$14,007.50	(\$285.08)	\$86,604.05	\$84,045.00	\$2,559.05	\$168,090.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$175.00	\$175.00	\$0.00	\$1,050.00	\$1,050.00	\$0.00	\$2,100.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$30.00	\$60.00	\$30.00	\$120.00
505 - Office Supplies	\$9.30	\$25.00	\$15.70	\$180.81	\$150.00	(\$30.81)	\$300.00
506 - Statements/Postage/Fees	\$46.00	\$50.00	\$4.00	\$280.50	\$300.00	\$19.50	\$600.00
581 - Insurance	\$1,242.91	\$1,310.00	\$67.09	\$7,457.46	\$7,860.00	\$402.54	\$15,720.00
596 - Income Tax/Tax Prep	\$55.00	\$30.00	(\$25.00)	\$355.00	\$180.00	(\$175.00)	\$360.00
599 - Miscellaneous Expenses	\$0.00	\$30.00	\$30.00	\$170.14	\$180.00	\$9.86	\$360.00
<u>Total Admin Expenses</u>	\$1,528.21	\$1,630.00	\$101.79	\$9,523.91	\$9,780.00	\$256.09	\$19,560.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$6,342.70	\$4,153.00	(\$2,189.70)	\$22,230.81	\$24,918.00	\$2,687.19	\$49,836.00
513 - Sewer	\$1,829.34	\$1,904.00	\$74.66	\$10,946.80	\$11,424.00	\$477.20	\$22,848.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$150.00	(\$125.00)	\$300.00
515 - Trash Removal	\$737.50	\$738.00	\$0.50	\$4,425.00	\$4,428.00	\$3.00	\$8,856.00
<u>Total Electric/Water/Other Utilities</u>	\$8,909.54	\$6,820.00	(\$2,089.54)	\$37,877.61	\$40,920.00	\$3,042.39	\$81,840.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$12,588.00	\$12,588.00	\$0.00	\$25,176.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$1,150.00	\$240.00	(\$910.00)	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$600.00	\$600.00	\$471.75	\$3,600.00	\$3,128.25	\$7,200.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$2,400.00	\$2,400.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$280.00	\$280.00	\$0.00	\$1,680.00	\$1,680.00	\$3,360.00
536 - Tree Maintenance	\$0.00	\$240.00	\$240.00	\$1,496.00	\$1,440.00	(\$56.00)	\$2,880.00
537 - Shrub & Tree Replacement	\$0.00	\$118.00	\$118.00	\$507.40	\$708.00	\$200.60	\$1,416.00
538 - Pest Control	\$487.50	\$280.00	(\$207.50)	\$1,712.50	\$1,680.00	(\$32.50)	\$3,360.00
539 - Weed Control-Grass	\$0.00	\$234.00	\$234.00	\$1,150.00	\$1,404.00	\$254.00	\$2,808.00
<u>Total Landscaping</u>	\$2,985.50	\$4,290.00	\$1,304.50	\$21,475.65	\$25,740.00	\$4,264.35	\$51,480.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$60.00	\$60.00	\$0.00	\$360.00	\$360.00	\$720.00
<u>Total Maintenance/Repair</u>	\$0.00	\$60.00	\$60.00	\$0.00	\$360.00	\$360.00	\$720.00
<u>Reserve Allocations</u>							
720 - Painting	\$695.00	\$695.00	\$0.00	\$4,170.00	\$4,170.00	\$0.00	\$8,340.00
722 - Sprinkler	\$185.00	\$185.00	\$0.00	\$1,110.00	\$1,110.00	\$0.00	\$2,220.00
725 - Major Maintenance	\$320.00	\$320.00	\$0.00	\$1,920.00	\$1,920.00	\$0.00	\$3,840.00
<u>Total Reserve Allocations</u>	\$1,200.00	\$1,200.00	\$0.00	\$7,200.00	\$7,200.00	\$0.00	\$14,400.00

**C.O.P. Condominium Association
 Budget Comparison Report
 6/1/2021 - 6/30/2021**

	6/1/2021 - 6/30/2021			1/1/2021 - 6/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Expense	\$14,623.25	\$14,000.00	(\$623.25)	\$76,077.17	\$84,000.00	\$7,922.83	\$168,000.00
Operating Net Income	(\$900.83)	\$7.50	(\$908.33)	\$10,526.88	\$45.00	\$10,481.88	\$90.00
Net Income	(\$900.83)	\$7.50	(\$908.33)	\$10,526.88	\$45.00	\$10,481.88	\$90.00

**C.O.P. Condominium Association
AP Distribution Report
6/1/2021 - 6/30/2021**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	6/11/2021	6/11/2021	CIT Bank - Transfer Funds		COPC-202106-0002	0	\$1,200.00
Total 106 - CIT Bank-Reserve:							\$1,200.00
503 - Accounting	6/18/2021	6/18/2021	Colby Mgt - Accounting		COPC-202106-0003	0	\$175.00
Total 503 - Accounting:							\$175.00
505 - Office Supplies	6/25/2021	6/25/2021	Colby Mgt - Misc Chgs	Data Storage/Financial Packet Mailing	COPC-202106-0005	0	\$9.30
Total 505 - Office Supplies:							\$9.30
506 - Statements/Postage/Fees	6/25/2021	6/25/2021	Colby Mgt - Statements	Monthly Statements	COPC-202106-0004	0	\$46.00
Total 506 - Statements/Postage/Fees:							\$46.00
512 - Water	6/25/2021	6/25/2021	Epcor Water		COPC-202105-0008	0	\$6,342.70
Total 512 - Water:							\$6,342.70
513 - Sewer	6/25/2021	6/25/2021	Epcor Water		COPC-202105-0008	0	\$1,829.34
Total 513 - Sewer:							\$1,829.34
515 - Trash Removal	6/4/2021	6/4/2021	Parks & Sons Of Sun City		COPC-202106-0001	0	\$737.50
Total 515 - Trash Removal:							\$737.50
531 - Yard Maint (Gardener)	6/25/2021	6/25/2021	Lawanda Samarripas		COPC-202106-0006	0	\$2,098.00
Total 531 - Yard Maint (Gardener):							\$2,098.00
534 - Irrigation Contract	6/25/2021	6/25/2021	Lawanda Samarripas		COPC-202106-0006	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
538 - Pest Control	6/11/2021	6/11/2021	Arrow Exterminators	5/21/21 Service	42082593	0	\$262.50
	6/11/2021	6/11/2021	A.S.A.P. Bee Removal LLC	Bee Hive Removal	6092021	0	\$225.00
Total 538 - Pest Control:							\$487.50
581 - Insurance	6/25/2021	6/25/2021	Farmers Insurance Exchange		COPC-202106-0007	0	\$1,242.91
Total 581 - Insurance:							\$1,242.91
596 - Income Tax/Tax Prep	6/11/2021	6/11/2021	Colby Mgt - Taxes	AZ Corp Comm Annual Report	COPC-44350	0	\$55.00
Total 596 - Income Tax/Tax Prep:							\$55.00

Grand Total: \$14,623.25

**C.O.P. Condominium Association
Reserve Statement
6/1/2021 - 6/30/2021**

Account	6/1/2021 - 6/30/2021		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$695.00	\$0.00	\$56,769.59	\$7,738.95	\$0.00	\$64,508.54
322 Reserve-Sprinkler	\$185.00	\$0.00	\$7,552.00	\$1,110.00	\$0.00	\$8,662.00
325 Reserve-Major Maintenance	\$320.00	\$0.00	\$15,946.17	\$5,762.27	\$0.00	\$21,708.44
360 Reserve-Interest	\$26.21	\$0.00	\$273.33	\$90.94	\$273.33	\$90.94
Total:	\$1,226.21	\$0.00	\$80,541.09	\$14,702.16	\$273.33	\$94,969.92