

C.O.P. Condominium Association  
Balance Sheet  
Period Through: 7/31/2021

**Assets**

Operating		
102 - CIT Bank-Operating	\$12,439.84	
Operating Total	<u>\$12,439.84</u>	
Reserve		
106 - CIT Bank-Reserve	\$90,090.82	
116 - CIT-0375 1.00% 09/10/22	\$6,090.51	
Reserve Total	<u>\$96,181.33</u>	
Assets Total		<u><u>\$108,621.17</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	\$8,806.80	
Operating Equity Total	<u>\$11,536.80</u>	
Reserve Equity		
320 - Reserve-Painting	\$65,203.54	
322 - Reserve-Sprinkler	\$8,847.00	
325 - Reserve-Major Maintenance	\$22,028.44	
360 - Reserve-Interest	\$102.35	
Reserve Equity Total	<u>\$96,181.33</u>	
Liabilities & Equity Total		<u><u>\$108,621.17</u></u>

**C.O.P. Condominium Association**  
**Budget Comparison Report**  
**7/1/2021 - 7/31/2021**

	7/1/2021 - 7/31/2021			1/1/2021 - 7/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$12,320.00	\$14,000.00	(\$1,680.00)	\$98,895.00	\$98,000.00	\$895.00	\$168,000.00
410 - Late Charges	\$0.00	\$0.00	\$0.00	\$15.00	\$0.00	\$15.00	\$0.00
461 - Interest Operating Acct	\$2.37	\$7.50	(\$5.13)	\$16.42	\$52.50	(\$36.08)	\$90.00
<u>Total Income</u>	\$12,322.37	\$14,007.50	(\$1,685.13)	\$98,926.42	\$98,052.50	\$873.92	\$168,090.00
<b>Total Income</b>	\$12,322.37	\$14,007.50	(\$1,685.13)	\$98,926.42	\$98,052.50	\$873.92	\$168,090.00
<b>Expense</b>							
<u>Admin Expenses</u>							
503 - Accounting	\$175.00	\$175.00	\$0.00	\$1,225.00	\$1,225.00	\$0.00	\$2,100.00
504 - Legal/Collection	\$10.00	\$10.00	\$0.00	\$40.00	\$70.00	\$30.00	\$120.00
505 - Office Supplies	\$9.30	\$25.00	\$15.70	\$190.11	\$175.00	(\$15.11)	\$300.00
506 - Statements/Postage/Fees	\$46.00	\$50.00	\$4.00	\$326.50	\$350.00	\$23.50	\$600.00
581 - Insurance	\$1,242.91	\$1,310.00	\$67.09	\$8,700.37	\$9,170.00	\$469.63	\$15,720.00
596 - Income Tax/Tax Prep	\$0.00	\$30.00	\$30.00	\$355.00	\$210.00	(\$145.00)	\$360.00
599 - Miscellaneous Expenses	\$0.00	\$30.00	\$30.00	\$170.14	\$210.00	\$39.86	\$360.00
<u>Total Admin Expenses</u>	\$1,483.21	\$1,630.00	\$146.79	\$11,007.12	\$11,410.00	\$402.88	\$19,560.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$4,244.76	\$4,153.00	(\$91.76)	\$26,475.57	\$29,071.00	\$2,595.43	\$49,836.00
513 - Sewer	\$1,847.48	\$1,904.00	\$56.52	\$12,794.28	\$13,328.00	\$533.72	\$22,848.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$175.00	(\$100.00)	\$300.00
515 - Trash Removal	\$737.50	\$738.00	\$0.50	\$5,162.50	\$5,166.00	\$3.50	\$8,856.00
<u>Total Electric/Water/Other Utilities</u>	\$6,829.74	\$6,820.00	(\$9.74)	\$44,707.35	\$47,740.00	\$3,032.65	\$81,840.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$14,686.00	\$14,686.00	\$0.00	\$25,176.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$1,150.00	\$280.00	(\$870.00)	\$480.00
533 - Grass Seed/Fertilizer	\$579.00	\$600.00	\$21.00	\$1,050.75	\$4,200.00	\$3,149.25	\$7,200.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$2,800.00	\$2,800.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$280.00	\$280.00	\$0.00	\$1,960.00	\$1,960.00	\$3,360.00
536 - Tree Maintenance	\$1,190.00	\$240.00	(\$950.00)	\$2,686.00	\$1,680.00	(\$1,006.00)	\$2,880.00
537 - Shrub & Tree Replacement	\$0.00	\$118.00	\$118.00	\$507.40	\$826.00	\$318.60	\$1,416.00
538 - Pest Control	\$262.50	\$280.00	\$17.50	\$1,975.00	\$1,960.00	(\$15.00)	\$3,360.00
539 - Weed Control-Grass	\$0.00	\$234.00	\$234.00	\$1,150.00	\$1,638.00	\$488.00	\$2,808.00
<u>Total Landscaping</u>	\$4,529.50	\$4,290.00	(\$239.50)	\$26,005.15	\$30,030.00	\$4,024.85	\$51,480.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$60.00	\$60.00	\$0.00	\$420.00	\$420.00	\$720.00
<u>Total Maintenance/Repair</u>	\$0.00	\$60.00	\$60.00	\$0.00	\$420.00	\$420.00	\$720.00
<u>Reserve Allocations</u>							
720 - Painting	\$695.00	\$695.00	\$0.00	\$4,865.00	\$4,865.00	\$0.00	\$8,340.00
722 - Sprinkler	\$185.00	\$185.00	\$0.00	\$1,295.00	\$1,295.00	\$0.00	\$2,220.00
725 - Major Maintenance	\$320.00	\$320.00	\$0.00	\$2,240.00	\$2,240.00	\$0.00	\$3,840.00
<u>Total Reserve Allocations</u>	\$1,200.00	\$1,200.00	\$0.00	\$8,400.00	\$8,400.00	\$0.00	\$14,400.00

**C.O.P. Condominium Association  
Budget Comparison Report  
7/1/2021 - 7/31/2021**

	7/1/2021 - 7/31/2021			1/1/2021 - 7/31/2021			<b>Annual Budget</b>
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	
<b>Total Expense</b>	\$14,042.45	\$14,000.00	(\$42.45)	\$90,119.62	\$98,000.00	\$7,880.38	\$168,000.00
Operating Net Income	(\$1,720.08)	\$7.50	(\$1,727.58)	\$8,806.80	\$52.50	\$8,754.30	\$90.00
Net Income	(\$1,720.08)	\$7.50	(\$1,727.58)	\$8,806.80	\$52.50	\$8,754.30	\$90.00

**C.O.P. Condominium Association  
AP Distribution Report  
7/1/2021 - 7/31/2021**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	7/9/2021	7/9/2021	CIT Bank - Transfer Funds		COPC-202107-0002	0	\$1,200.00
<b>Total 106 - CIT Bank-Reserve:</b>							<b>\$1,200.00</b>
503 - Accounting	7/23/2021	7/23/2021	Colby Mgt - Accounting		COPC-202107-0003	0	\$175.00
<b>Total 503 - Accounting:</b>							<b>\$175.00</b>
505 - Office Supplies	7/23/2021	7/23/2021	Colby Mgt - Misc Chgs	Data Storage/Financial Packet Mailing	COPC-202107-0005	0	\$9.30
<b>Total 505 - Office Supplies:</b>							<b>\$9.30</b>
506 - Statements/Postage/Fees	7/23/2021	7/23/2021	Colby Mgt - Statements	Monthly Statements	COPC-202107-0004	0	\$46.00
<b>Total 506 - Statements/Postage/Fees:</b>							<b>\$46.00</b>
512 - Water	7/30/2021	7/30/2021	Epcor Water		COPC-202106-0008	0	\$4,244.76
<b>Total 512 - Water:</b>							<b>\$4,244.76</b>
513 - Sewer	7/30/2021	7/30/2021	Epcor Water		COPC-202106-0008	0	\$1,847.48
<b>Total 513 - Sewer:</b>							<b>\$1,847.48</b>
515 - Trash Removal	7/9/2021	7/9/2021	Parks & Sons Of Sun City		COPC-202107-0001	0	\$737.50
<b>Total 515 - Trash Removal:</b>							<b>\$737.50</b>
531 - Yard Maint (Gardener)	7/30/2021	7/30/2021	Lawanda Samarripas		COPC-202107-0007	0	\$2,098.00
<b>Total 531 - Yard Maint (Gardener):</b>							<b>\$2,098.00</b>
533 - Grass Seed/Fertilizer	7/9/2021	7/9/2021	Lawanda Samarripas	Fertilize Lawns	6122021	0	\$579.00
<b>Total 533 - Grass Seed/Fertilizer:</b>							<b>\$579.00</b>
534 - Irrigation Contract	7/30/2021	7/30/2021	Lawanda Samarripas		COPC-202107-0007	0	\$400.00
<b>Total 534 - Irrigation Contract:</b>							<b>\$400.00</b>
536 - Tree Maintenance	7/9/2021	7/9/2021	Lawanda Samarripas	15 Ash Trees Trimmed	61221	0	\$1,060.00
	7/9/2021	7/9/2021	Lawanda Samarripas	1 Bottle Tree Trimmed	61221	0	\$50.00
	7/9/2021	7/9/2021	Lawanda Samarripas	Pine Tree Limb Removals @ 12703	61221	0	\$80.00
<b>Total 536 - Tree Maintenance:</b>							<b>\$1,190.00</b>
538 - Pest Control	7/2/2021	7/2/2021	Arrow Exterminators	6/18/21 Service	42414471	0	\$262.50
<b>Total 538 - Pest Control:</b>							<b>\$262.50</b>
581 - Insurance	7/23/2021	7/23/2021	Farmers Insurance Exchange		COPC-202107-0006	0	\$1,242.91
<b>Total 581 - Insurance:</b>							<b>\$1,242.91</b>

**Grand Total: \$14,032.45**

**C.O.P. Condominium Association  
Reserve Statement  
7/1/2021 - 7/31/2021**

<b>Account</b>	<b>7/1/2021 - 7/31/2021</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	\$8,433.95	\$0.00	\$65,203.54
322 Reserve-Sprinkler	\$185.00	\$0.00	\$7,552.00	\$1,295.00	\$0.00	\$8,847.00
325 Reserve-Major Maintenance	\$320.00	\$0.00	\$15,946.17	\$6,082.27	\$0.00	\$22,028.44
360 Reserve-Interest	\$22.29	\$10.88	\$273.33	\$113.23	\$284.21	\$102.35
Total:	\$1,222.29	\$10.88	\$80,541.09	\$15,924.45	\$284.21	\$96,181.33