

C.O.P. Condominium Association
Balance Sheet
Period Through: 8/31/2021

Assets

Operating		
102 - CIT Bank-Operating	\$15,655.29	
Operating Total	<u>\$15,655.29</u>	
Reserve		
106 - CIT Bank-Reserve	\$91,302.37	
116 - CIT-0375 1.00% 09/10/22	\$6,090.51	
Reserve Total	<u>\$97,392.88</u>	
Assets Total		<u><u>\$113,048.17</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	\$12,022.25	
Operating Equity Total	<u>\$14,752.25</u>	
Reserve Equity		
320 - Reserve-Painting	\$65,898.54	
322 - Reserve-Sprinkler	\$9,032.00	
325 - Reserve-Major Maintenance	\$22,348.44	
360 - Reserve-Interest	\$113.90	
Reserve Equity Total	<u>\$97,392.88</u>	
Liabilities & Equity Total		<u><u>\$113,048.17</u></u>

C.O.P. Condominium Association
Budget Comparison Report
8/1/2021 - 8/31/2021

	8/1/2021 - 8/31/2021			1/1/2021 - 8/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$15,440.00	\$14,000.00	\$1,440.00	\$114,335.00	\$112,000.00	\$2,335.00	\$168,000.00
410 - Late Charges	\$0.00	\$0.00	\$0.00	\$15.00	\$0.00	\$15.00	\$0.00
461 - Interest Operating Acct	\$2.44	\$7.50	(\$5.06)	\$18.86	\$60.00	(\$41.14)	\$90.00
<u>Total Income</u>	\$15,442.44	\$14,007.50	\$1,434.94	\$114,368.86	\$112,060.00	\$2,308.86	\$168,090.00
Total Income	\$15,442.44	\$14,007.50	\$1,434.94	\$114,368.86	\$112,060.00	\$2,308.86	\$168,090.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$175.00	\$175.00	\$0.00	\$1,400.00	\$1,400.00	\$0.00	\$2,100.00
504 - Legal/Collection	\$20.00	\$10.00	(\$10.00)	\$60.00	\$80.00	\$20.00	\$120.00
505 - Office Supplies	\$9.70	\$25.00	\$15.30	\$199.81	\$200.00	\$0.19	\$300.00
506 - Statements/Postage/Fees	\$47.00	\$50.00	\$3.00	\$373.50	\$400.00	\$26.50	\$600.00
581 - Insurance	\$1,242.91	\$1,310.00	\$67.09	\$9,943.28	\$10,480.00	\$536.72	\$15,720.00
596 - Income Tax/Tax Prep	\$0.00	\$30.00	\$30.00	\$355.00	\$240.00	(\$115.00)	\$360.00
599 - Miscellaneous Expenses	\$0.00	\$30.00	\$30.00	\$170.14	\$240.00	\$69.86	\$360.00
<u>Total Admin Expenses</u>	\$1,494.61	\$1,630.00	\$135.39	\$12,501.73	\$13,040.00	\$538.27	\$19,560.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$3,077.04	\$4,153.00	\$1,075.96	\$29,552.61	\$33,224.00	\$3,671.39	\$49,836.00
513 - Sewer	\$1,879.34	\$1,904.00	\$24.66	\$14,673.62	\$15,232.00	\$558.38	\$22,848.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$200.00	(\$75.00)	\$300.00
515 - Trash Removal	\$737.50	\$738.00	\$0.50	\$5,900.00	\$5,904.00	\$4.00	\$8,856.00
<u>Total Electric/Water/Other Utilities</u>	\$5,693.88	\$6,820.00	\$1,126.12	\$50,401.23	\$54,560.00	\$4,158.77	\$81,840.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$16,784.00	\$16,784.00	\$0.00	\$25,176.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$1,150.00	\$320.00	(\$830.00)	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$600.00	\$600.00	\$1,050.75	\$4,800.00	\$3,749.25	\$7,200.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$3,200.00	\$3,200.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$1,078.00	\$280.00	(\$798.00)	\$1,078.00	\$2,240.00	\$1,162.00	\$3,360.00
536 - Tree Maintenance	\$0.00	\$240.00	\$240.00	\$2,686.00	\$1,920.00	(\$766.00)	\$2,880.00
537 - Shrub & Tree Replacement	\$0.00	\$118.00	\$118.00	\$507.40	\$944.00	\$436.60	\$1,416.00
538 - Pest Control	\$262.50	\$280.00	\$17.50	\$2,237.50	\$2,240.00	\$2.50	\$3,360.00
539 - Weed Control-Grass	\$0.00	\$234.00	\$234.00	\$1,150.00	\$1,872.00	\$722.00	\$2,808.00
<u>Total Landscaping</u>	\$3,838.50	\$4,290.00	\$451.50	\$29,843.65	\$34,320.00	\$4,476.35	\$51,480.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$60.00	\$60.00	\$0.00	\$480.00	\$480.00	\$720.00
<u>Total Maintenance/Repair</u>	\$0.00	\$60.00	\$60.00	\$0.00	\$480.00	\$480.00	\$720.00
<u>Reserve Allocations</u>							
720 - Painting	\$695.00	\$695.00	\$0.00	\$5,560.00	\$5,560.00	\$0.00	\$8,340.00
722 - Sprinkler	\$185.00	\$185.00	\$0.00	\$1,480.00	\$1,480.00	\$0.00	\$2,220.00
725 - Major Maintenance	\$320.00	\$320.00	\$0.00	\$2,560.00	\$2,560.00	\$0.00	\$3,840.00
<u>Total Reserve Allocations</u>	\$1,200.00	\$1,200.00	\$0.00	\$9,600.00	\$9,600.00	\$0.00	\$14,400.00

**C.O.P. Condominium Association
Budget Comparison Report
8/1/2021 - 8/31/2021**

	8/1/2021 - 8/31/2021			1/1/2021 - 8/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Expense	\$12,226.99	\$14,000.00	\$1,773.01	\$102,346.61	\$112,000.00	\$9,653.39	\$168,000.00
Operating Net Income	\$3,215.45	\$7.50	\$3,207.95	\$12,022.25	\$60.00	\$11,962.25	\$90.00
Net Income	\$3,215.45	\$7.50	\$3,207.95	\$12,022.25	\$60.00	\$11,962.25	\$90.00

C.O.P. Condominium Association
AP Distribution Report
8/1/2021 - 8/31/2021

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	8/13/2021	8/13/2021	CIT Bank - Transfer Funds		COPC-202108-0002	0	\$1,200.00
Total 106 - CIT Bank-Reserve:							\$1,200.00
503 - Accounting	8/27/2021	8/27/2021	Colby Mgt - Accounting		COPC-202108-0006	0	\$175.00
Total 503 - Accounting:							\$175.00
504 - Legal/Collection	8/6/2021	8/6/2021	Colby Mgt - Collection Chgs	Returned Payment Lot # 67	COPA-44411	0	\$20.00
Total 504 - Legal/Collection:							\$20.00
505 - Office Supplies	8/20/2021	8/20/2021	Colby Mgt - Misc Chgs	Data Storage/Financial Packet Mailing	COPC-202108-0004	0	\$9.70
Total 505 - Office Supplies:							\$9.70
506 - Statements/Postage/Fees	8/20/2021	8/20/2021	Colby Mgt - Statements	Monthly Statements	COPC-202108-0003	0	\$47.00
Total 506 - Statements/Postage/Fees:							\$47.00
512 - Water	8/27/2021	8/27/2021	Epcor Water		COPC-202107-0008	0	\$3,077.04
Total 512 - Water:							\$3,077.04
513 - Sewer	8/27/2021	8/27/2021	Epcor Water		COPC-202107-0008	0	\$1,879.34
Total 513 - Sewer:							\$1,879.34
515 - Trash Removal	8/6/2021	8/6/2021	Parks & Sons Of Sun City		COPC-202108-0001	0	\$737.50
Total 515 - Trash Removal:							\$737.50
531 - Yard Maint (Gardener)	8/27/2021	8/27/2021	Lawanda Samarripas		COPC-202108-0005	0	\$2,098.00
Total 531 - Yard Maint (Gardener):							\$2,098.00
534 - Irrigation Contract	8/27/2021	8/27/2021	Lawanda Samarripas		COPC-202108-0005	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
535 - Sprinkler Repairs	8/27/2021	8/27/2021	Lawanda Samarripas	Various Repairs @ 12610 Prospect, 12627 & 12631 Castle Rock	8152021	0	\$1,078.00
Total 535 - Sprinkler Repairs:							\$1,078.00
538 - Pest Control	8/13/2021	8/13/2021	Arrow Exterminators	7/16/21 Service	42761807	0	\$262.50
Total 538 - Pest Control:							\$262.50
581 - Insurance	8/27/2021	8/27/2021	Farmers Insurance Exchange		COPC-202108-0007	0	\$1,242.91
Total 581 - Insurance:							\$1,242.91
Grand Total:							\$12,226.99

**C.O.P. Condominium Association
Reserve Statement
8/1/2021 - 8/31/2021**

Account	8/1/2021 - 8/31/2021		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$695.00	\$0.00	\$56,769.59	\$9,128.95	\$0.00	\$65,898.54
322 Reserve-Sprinkler	\$185.00	\$0.00	\$7,552.00	\$1,480.00	\$0.00	\$9,032.00
325 Reserve-Major Maintenance	\$320.00	\$0.00	\$15,946.17	\$6,402.27	\$0.00	\$22,348.44
360 Reserve-Interest	\$11.55	\$0.00	\$273.33	\$124.78	\$284.21	\$113.90
Total:	\$1,211.55	\$0.00	\$80,541.09	\$17,136.00	\$284.21	\$97,392.88