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

### <u>Assets</u>

Operating 102 - CIT Bank-Operating Operating Total  Reserve 106 - CIT Bank-Reserve 116 - CIT-0375 1.00% 09/10/22 Reserve Total	\$15,655.29 \$15,655.29 \$91,302.37 \$6,090.51 \$97,392.88	
Assets Total	_	\$113,048.17
<u>Liabilities and E</u>	quity	
Liabilities 210 - Insurance Claim Liabilities Total	\$903.04 \$903.04	
Operating Equity 301 - Homeowners Equity Operating Current Year Surplus/Deficit Operating Equity Total	\$2,730.00 \$12,022.25 \$14,752.25	
Reserve Equity 320 - Reserve-Painting 322 - Reserve-Sprinkler 325 - Reserve-Major Maintenance 360 - Reserve-Interest Reserve Equity Total	\$65,898.54 \$9,032.00 \$22,348.44 \$113.90 \$97,392.88	
Liabilities & Equity Total		\$113,048.17

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

	8/1/2	021 - 8/31/202	21	1/1/2021 - 8/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
Income							
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
Total Income	\$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							
Admin Expenses							
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
Total Admin Expenses	\$1,494.61	\$1,630.00	\$135.39	\$12,501.73	\$13,040.00	\$538.27	\$19,560.00
Electric/Water/Other Utilities							
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
Total Electric/Water/Other Utilities	\$5,693.88	\$6,820.00	\$1,126.12	\$50,401.23	\$54,560.00	\$4,158.77	\$81,840.00
Landscaping							
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
Total Landscaping	\$3,838.50	\$4,290.00	\$451.50	\$29,843.65	\$34,320.00	\$4,476.35	\$51,480.00
Maintenance/Repair							
544 - Repairs & Maintenance	\$0.00	\$60.00	\$60.00	\$0.00	\$480.00	\$480.00	\$720.00
Total Maintenance/Repair	\$0.00	\$60.00	\$60.00	\$0.00	\$480.00	\$480.00	\$720.00
Reserve Allocations							
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
Total Reserve Allocations	\$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

	8/1/2	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

106 - CIT Bank-Reserve	Account Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
Total 10s - CIT Bank-Reserve   \$1,200.00							
State   Stat	8/13/2021	8/13/202				0	\$1,200.00
R   27/2021   R   27/2021   Colby Mgt - Accounting   S   75,000			Tulius	Total 106		\$1,200.0	0
R   27/2021   R   27/2021   Colby Mgt - Accounting   S   75,000	E02 Accounting						
Total 503 - Accounting:   \$175.00	· ·	0/27/202	1 Colby Mat Accounting	a a	COPC-202108-	0	¢175.00
Solid   Cope	0/21/2021	0/2//202	- Colby Mgt - Accountil	<u> </u>			
Refured Payment Lot # 67   COPA-44411   0   \$20.00				101	iai 503 - Accounting:	\$175.0	U
Note	504 - Legal/Collecti	ion					
Total 504 - Legal/Collection: \$20.00	8/6/2021	8/6/2021		Returned Payment Lot # 67	COPA-44411	0	\$20.00
8/20/2021   8/20/2021   Colby Mgt - Misc Chgs   Data Storage/Financial Packet Mailling   COPC-202108   0004   0008   00			Oligo	Total 50	4 - Legal/Collection:	\$20.0	Ō
8/20/2021   8/20/2021   Colby Mgt - Misc Chgs   Data Storage/Financial Packet Mailling   COPC-202108   0004   0008   00	FOE Office Supplie	20					
Total 505 - Office Supplies: \$9.70			1 Calby Mat Mica Cha	o Data Starage/Financial Decket Mailing	COPC-202108-	0	¢0.70
506 - Statements/Postage/Fees 8/20/2021 8/20/2021 Colby Mgt - Statements Monthly Statements    Total 506 - Statements/Postage/Fees   \$47.00	0/20/2021	0/20/202	T Colby Mgt - Misc Chg				
8/20/2021   8/20/2021   Colby Mgt - Statements Monthly Statements   COPC-202108- 0003   0   0   0   0   0   0   0   0				l otal 5	05 - Office Supplies:	\$9.7	0
Studio   Studio   Statements	506 - Statements/P	ostage/Fe	es				
Total 506 - Statements/Postage/Fees: \$47.00	8/20/2021	8/20/202	1 Colby Mgt - Statemer	ts Monthly Statements		0	\$47.00
8/27/2021   8/27/2021   Epcor Water   COPC-202107- 0008				Total 506 - Staten		\$47.0	0
8/27/2021   8/27/2021   Epcor Water   COPC-202107- 0008	F10 Water						
Sewer   Sewe		0/27/202	1 Engar Water		COPC-202107-	0	¢2 077 04
Start   Star	0/2//2021	0/2//202	Epcor water				
8/27/2021 Epcor Water         COPC-202107- 0008         0         \$1,879.34           Total \$13 - Sewe: \$1,879.34           515 - Trash Removaria (Ab/2021)         Parks & Sons Of Sun (City)         COPC-202108- 0000         0         \$737.50           Total \$15 - Trash Removal: \$2,77.002         Removal: \$2,77.002         COPC-202108- 0005         0         \$2,098.00           \$31 - Yard Maint (Gardener): \$2,77.2021         8/27/2021 Lawanda Samarripas         Total \$31 - Yard Maint (Gardener): \$2,098.00           \$427/2021         8/27/2021 Lawanda Samarripas         COPC-202108- 0005         0         \$2,098.00           \$427/2021         8/27/2021 Lawanda Samarripas         Total \$31 - Yard Maint (Gardener): \$2,098.00           \$8/27/2021         8/27/2021 Lawanda Samarripas         Various Repairs @ 12610 Prospect, 12627 & 8152021         \$400.00         \$400.00           \$535 - Sprinkler Repairs: 8/27/2021         8/27/2021 Lawanda Samarripas         Various Repairs @ 12610 Prospect, 12627 & 8152021         \$1,078.00         \$1,078.00           \$538 - Pest Control 8/13/2021         8/13/2021 Arrow Exterminators         7/16/21 Service         42761807         0         \$262.50           \$61 - Insurance         8/27/2021 8/27/2021         Farmers Insurance         COPC-202108- 0					Total 512 - Water:	\$3,077.0	4
State   Stat	513 - Sewer						
Total 513 - Sewer: \$1,879.34	8/27/2021	8/27/202	1 Epcor Water			0	\$1,879.34
Section   Sect						\$1,879.3	4
Section   Sect	545 Treels Demon						
Total 515 - Trash Removal: \$737.50			Parks & Sons Of Sun		COPC-202108-	0	ф <b>7</b> 07 го
Sala - Yard Maint (Gardener)   8/27/2021   8/27/2021 Lawanda Samarripas   COPC-202108- 0005   0 \$2,098.00	8/6/2021	8/6/2021	City				_ `
8/27/2021 8/27/2021 Lawanda Samarripas   COPC-202108- 0005   0 \$2,098.00				Total 5	615 - Trash Removal:	\$737.5	0
Total 531 - Yard Maint (Gardener): \$2,098.00	531 - Yard Maint (C	ardener)					
Total 531 - Yard Maint (Gardener): \$2,098.00	8/27/2021	8/27/202	1 Lawanda Samarripas			0	\$2,098.00
534 - Irrigation Contract 8/27/2021 8/27/2021 Lawanda Samarripas  Total 534 - Irrigation Contract: \$400.00  Total 534 - Irrigation Contract: \$400.00  535 - Sprinkler Repairs 8/27/2021 8/27/2021 Lawanda Samarripas  Various Repairs @ 12610 Prospect, 12627 & 8152021 0 \$1,078.00  Total 535 - Sprinkler Repairs: \$1,078.00  538 - Pest Control 8/13/2021 8/13/2021 Arrow Exterminators  Total 538 - Pest Control: \$262.50  Total 538 - Pest Control: \$262.50  581 - Insurance 8/27/2021 8/27/2021 8/27/2021 Farmers Insurance Exchange			· ·	Total 531 - Ya		\$2,098.0	0
Standard	504 le-i	<b>.</b>			, ,	•	
Total 534 - Irrigation Contract: \$400.00  535 - Sprinkler Repairs  8/27/2021 8/27/2021 Lawanda Samarripas	_				COPC-202108-		****
535 - Sprinkler Repairs 8/27/2021 8/27/2021Lawanda Samarripas	8/27/2021	8/27/202	1 Lawanda Samarripas				\$400.00
8/27/2021 8/27/2021 Lawanda Samarripas       Various Repairs @ 12610 Prospect, 12627 & 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         581 - Insurance 8/27/2021 8/27/2021 Farmers Insurance Exchange       COPC-202108- 0007       0       \$1,242.91				Total 534	- Irrigation Contract:	\$400.0	0
8/27/2021 8/27/2021 Lawanda Samarripas       Various Repairs @ 12610 Prospect, 12627 & 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         581 - Insurance 8/27/2021 8/27/2021 Farmers Insurance Exchange       COPC-202108- 0007       0       \$1,242.91	535 - Sprinkler Rep	airs					
Total 535 - Sprinkler Repairs: \$1,078.00			1 Lawanda Samarripas		8152021	0	\$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			<u>'</u>			\$1.078.0	<u> </u>
8/13/2021     8/13/2021 Arrow Exterminators     7/16/21 Service     42761807     0     \$262.50       Total 538 - Pest Control:       581 - Insurance     8/27/2021     Farmers Insurance     COPC-202108- Exchange     0     \$1,242.91				. 3141 333	-popanoi	Ţ.,J. 0.0	-
Total 538 - Pest Control: \$262.50  581 - Insurance 8/27/2021 8/27/2021 Farmers Insurance Exchange  COPC-202108- 0007 0 \$1,242.91		8/13/202	1 Arrow Exterminators	7/16/21 Service	42761807	Ω	\$262.50
581 - Insurance  8/27/2021 8/27/2021 Farmers Insurance COPC-202108- 0007 0 \$1,242.91	0/13/2021	0/10/202	I ATTOW LAGITIMIA(OIS				
8/27/2021 8/27/2021 Farmers Insurance COPC-202108- Exchange 0007 \$1,242.91	504 last						
		0/07/007	Farmers Insurance		COPC-202108-	•	04.040.01
	8/27/2021	8/27/202				0	\$1,242.91 _

Grand Total: \$12,226.99

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

		8/1/2021 - 8/	/31/2021		YTI	)	
Account	,	Allocation	Disbursement	Begin Bal	Allocation	Disbursement	Balance
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