

C.O.P. Condominium Association
Balance Sheet
Period Through: 9/30/2021

Assets

Operating		
102 - CIT Bank-Operating	\$16,853.61	
Operating Total	<u>\$16,853.61</u>	
Reserve		
106 - CIT Bank-Reserve	\$92,513.71	
116 - CIT-0375 1.00% 09/10/22	\$6,105.88	
Reserve Total	<u>\$98,619.59</u>	
Assets Total		<u><u>\$115,473.20</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	\$13,220.57	
Operating Equity Total	<u>\$15,950.57</u>	
Reserve Equity		
320 - Reserve-Painting	\$66,593.54	
322 - Reserve-Sprinkler	\$9,217.00	
325 - Reserve-Major Maintenance	\$22,668.44	
360 - Reserve-Interest	\$140.61	
Reserve Equity Total	<u>\$98,619.59</u>	
Liabilities & Equity Total		<u><u>\$115,473.20</u></u>

C.O.P. Condominium Association
Budget Comparison Report
9/1/2021 - 9/30/2021

	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$12,602.74	\$14,000.00	(\$1,397.26)	\$126,937.74	\$126,000.00	\$937.74	\$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)	\$21.28	\$67.50	(\$46.22)	\$90.00
<u>Total Income</u>	\$12,605.16	\$14,007.50	(\$1,402.34)	\$126,974.02	\$126,067.50	\$906.52	\$168,090.00
Total Income	\$12,605.16	\$14,007.50	(\$1,402.34)	\$126,974.02	\$126,067.50	\$906.52	\$168,090.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$175.00	\$175.00	\$0.00	\$1,575.00	\$1,575.00	\$0.00	\$2,100.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$60.00	\$90.00	\$30.00	\$120.00
505 - Office Supplies	\$9.66	\$25.00	\$15.34	\$209.47	\$225.00	\$15.53	\$300.00
506 - Statements/Postage/Fees	\$47.75	\$50.00	\$2.25	\$421.25	\$450.00	\$28.75	\$600.00
581 - Insurance	\$1,242.91	\$1,310.00	\$67.09	\$11,186.19	\$11,790.00	\$603.81	\$15,720.00
596 - Income Tax/Tax Prep	\$0.00	\$30.00	\$30.00	\$355.00	\$270.00	(\$85.00)	\$360.00
599 - Miscellaneous Expenses	\$0.00	\$30.00	\$30.00	\$170.14	\$270.00	\$99.86	\$360.00
<u>Total Admin Expenses</u>	\$1,475.32	\$1,630.00	\$154.68	\$13,977.05	\$14,670.00	\$692.95	\$19,560.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$3,354.18	\$4,153.00	\$798.82	\$32,906.79	\$37,377.00	\$4,470.21	\$49,836.00
513 - Sewer	\$1,879.34	\$1,904.00	\$24.66	\$16,552.96	\$17,136.00	\$583.04	\$22,848.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$225.00	(\$50.00)	\$300.00
515 - Trash Removal	\$737.50	\$738.00	\$0.50	\$6,637.50	\$6,642.00	\$4.50	\$8,856.00
<u>Total Electric/Water/Other Utilities</u>	\$5,971.02	\$6,820.00	\$848.98	\$56,372.25	\$61,380.00	\$5,007.75	\$81,840.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$18,882.00	\$18,882.00	\$0.00	\$25,176.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$1,150.00	\$360.00	(\$790.00)	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$600.00	\$600.00	\$1,050.75	\$5,400.00	\$4,349.25	\$7,200.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$3,600.00	\$3,600.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$280.00	\$280.00	\$1,078.00	\$2,520.00	\$1,442.00	\$3,360.00
536 - Tree Maintenance	\$0.00	\$240.00	\$240.00	\$2,686.00	\$2,160.00	(\$526.00)	\$2,880.00
537 - Shrub & Tree Replacement	\$0.00	\$118.00	\$118.00	\$507.40	\$1,062.00	\$554.60	\$1,416.00
538 - Pest Control	\$262.50	\$280.00	\$17.50	\$2,500.00	\$2,520.00	\$20.00	\$3,360.00
539 - Weed Control-Grass	\$0.00	\$234.00	\$234.00	\$1,150.00	\$2,106.00	\$956.00	\$2,808.00
<u>Total Landscaping</u>	\$2,760.50	\$4,290.00	\$1,529.50	\$32,604.15	\$38,610.00	\$6,005.85	\$51,480.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$60.00	\$60.00	\$0.00	\$540.00	\$540.00	\$720.00
<u>Total Maintenance/Repair</u>	\$0.00	\$60.00	\$60.00	\$0.00	\$540.00	\$540.00	\$720.00
<u>Reserve Allocations</u>							
720 - Painting	\$695.00	\$695.00	\$0.00	\$6,255.00	\$6,255.00	\$0.00	\$8,340.00
722 - Sprinkler	\$185.00	\$185.00	\$0.00	\$1,665.00	\$1,665.00	\$0.00	\$2,220.00
725 - Major Maintenance	\$320.00	\$320.00	\$0.00	\$2,880.00	\$2,880.00	\$0.00	\$3,840.00
<u>Total Reserve Allocations</u>	\$1,200.00	\$1,200.00	\$0.00	\$10,800.00	\$10,800.00	\$0.00	\$14,400.00

**C.O.P. Condominium Association
Budget Comparison Report
9/1/2021 - 9/30/2021**

	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Expense	\$11,406.84	\$14,000.00	\$2,593.16	\$113,753.45	\$126,000.00	\$12,246.55	\$168,000.00
Operating Net Income	\$1,198.32	\$7.50	\$1,190.82	\$13,220.57	\$67.50	\$13,153.07	\$90.00
Net Income	\$1,198.32	\$7.50	\$1,190.82	\$13,220.57	\$67.50	\$13,153.07	\$90.00

**C.O.P. Condominium Association
AP Distribution Report
9/1/2021 - 9/30/2021**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	9/10/2021	9/10/2021	CIT Bank - Transfer Funds		COPC-202109-0002	0	\$1,200.00
Total 106 - CIT Bank-Reserve:							\$1,200.00
503 - Accounting	9/24/2021	9/24/2021	Colby Mgt - Accounting		COPC-202109-0003	0	\$175.00
Total 503 - Accounting:							\$175.00
505 - Office Supplies	9/24/2021	9/24/2021	Colby Mgt - Misc Chgs	Data Storage/Financial Packet Mailing	COPC-202109-0004	0	\$9.66
Total 505 - Office Supplies:							\$9.66
506 - Statements/Postage/Fees	9/24/2021	9/24/2021	Colby Mgt - Statements	Monthly Statements	COPC-202109-0005	0	\$47.75
Total 506 - Statements/Postage/Fees:							\$47.75
512 - Water	9/24/2021	9/24/2021	Epcor Water		COPC-202108-0008	0	\$3,354.18
Total 512 - Water:							\$3,354.18
513 - Sewer	9/24/2021	9/24/2021	Epcor Water		COPC-202108-0008	0	\$1,879.34
Total 513 - Sewer:							\$1,879.34
515 - Trash Removal	9/10/2021	9/10/2021	Parks & Sons Of Sun City		COPC-202109-0001	0	\$737.50
Total 515 - Trash Removal:							\$737.50
531 - Yard Maint (Gardener)	9/24/2021	9/24/2021	Lawanda Samarripas		COPC-202109-0006	0	\$2,098.00
Total 531 - Yard Maint (Gardener):							\$2,098.00
534 - Irrigation Contract	9/24/2021	9/24/2021	Lawanda Samarripas		COPC-202109-0006	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
538 - Pest Control	9/10/2021	9/10/2021	Arrow Exterminators	8/20/21 Service	43122571	0	\$262.50
Total 538 - Pest Control:							\$262.50
581 - Insurance	9/24/2021	9/24/2021	Farmers Insurance Exchange		COPC-202109-0007	0	\$1,242.91
Total 581 - Insurance:							\$1,242.91
Grand Total:							\$11,406.84

**C.O.P. Condominium Association
Reserve Statement
9/1/2021 - 9/30/2021**

Account	9/1/2021 - 9/30/2021		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$695.00	\$0.00	\$56,769.59	\$9,823.95	\$0.00	\$66,593.54
322 Reserve-Sprinkler	\$185.00	\$0.00	\$7,552.00	\$1,665.00	\$0.00	\$9,217.00
325 Reserve-Major Maintenance	\$320.00	\$0.00	\$15,946.17	\$6,722.27	\$0.00	\$22,668.44
360 Reserve-Interest	\$26.71	\$0.00	\$273.33	\$151.49	\$284.21	\$140.61
Total:	\$1,226.71	\$0.00	\$80,541.09	\$18,362.71	\$284.21	\$98,619.59