

C.O.P. Condominium Association
Balance Sheet
Period Through: 10/31/2021

Assets

Operating		
102 - CIT Bank-Operating	\$12,448.67	
Operating Total	<u>\$12,448.67</u>	
Reserve		
106 - CIT Bank-Reserve	\$93,725.59	
116 - CIT-0375 1.00% 09/10/22	\$6,105.88	
Reserve Total	<u>\$99,831.47</u>	
Assets Total		<u><u>\$112,280.14</u></u>

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$2,730.00	
Operating Current Year Surplus/Deficit	\$8,815.63	
Operating Equity Total	<u>\$11,545.63</u>	
Reserve Equity		
320 - Reserve-Painting	\$67,288.54	
322 - Reserve-Sprinkler	\$9,402.00	
325 - Reserve-Major Maintenance	\$23,891.48	
360 - Reserve-Interest	\$152.49	
Reserve Equity Total	<u>\$100,734.51</u>	
Liabilities & Equity Total		<u><u>\$112,280.14</u></u>

C.O.P. Condominium Association
Budget Comparison Report
10/1/2021 - 10/31/2021

	10/1/2021 - 10/31/2021			1/1/2021 - 10/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$13,120.00	\$14,000.00	(\$880.00)	\$140,057.74	\$140,000.00	\$57.74	\$168,000.00
410 - Late Charges	\$60.00	\$0.00	\$60.00	\$75.00	\$0.00	\$75.00	\$0.00
430 - Legal/Collection Charged to Owners	\$60.00	\$0.00	\$60.00	\$60.00	\$0.00	\$60.00	\$0.00
461 - Interest Operating Acct	\$2.63	\$7.50	(\$4.87)	\$23.91	\$75.00	(\$51.09)	\$90.00
<u>Total Income</u>	\$13,242.63	\$14,007.50	(\$764.87)	\$140,216.65	\$140,075.00	\$141.65	\$168,090.00
Total Income	\$13,242.63	\$14,007.50	(\$764.87)	\$140,216.65	\$140,075.00	\$141.65	\$168,090.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$175.00	\$175.00	\$0.00	\$1,750.00	\$1,750.00	\$0.00	\$2,100.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$60.00	\$100.00	\$40.00	\$120.00
505 - Office Supplies	\$9.66	\$25.00	\$15.34	\$219.13	\$250.00	\$30.87	\$300.00
506 - Statements/Postage/Fees	\$47.75	\$50.00	\$2.25	\$469.00	\$500.00	\$31.00	\$600.00
581 - Insurance	\$1,242.91	\$1,310.00	\$67.09	\$12,429.10	\$13,100.00	\$670.90	\$15,720.00
596 - Income Tax/Tax Prep	\$0.00	\$30.00	\$30.00	\$355.00	\$300.00	(\$55.00)	\$360.00
599 - Miscellaneous Expenses	\$0.00	\$30.00	\$30.00	\$170.14	\$300.00	\$129.86	\$360.00
<u>Total Admin Expenses</u>	\$1,475.32	\$1,630.00	\$154.68	\$15,452.37	\$16,300.00	\$847.63	\$19,560.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$3,789.01	\$4,153.00	\$363.99	\$36,695.80	\$41,530.00	\$4,834.20	\$49,836.00
513 - Sewer	\$1,879.34	\$1,904.00	\$24.66	\$18,432.30	\$19,040.00	\$607.70	\$22,848.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$250.00	(\$25.00)	\$300.00
515 - Trash Removal	\$737.50	\$738.00	\$0.50	\$7,375.00	\$7,380.00	\$5.00	\$8,856.00
<u>Total Electric/Water/Other Utilities</u>	\$6,405.85	\$6,820.00	\$414.15	\$62,778.10	\$68,200.00	\$5,421.90	\$81,840.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$20,980.00	\$20,980.00	\$0.00	\$25,176.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$1,150.00	\$400.00	(\$750.00)	\$480.00
533 - Grass Seed/Fertilizer	\$5,543.40	\$600.00	(\$4,943.40)	\$6,594.15	\$6,000.00	(\$594.15)	\$7,200.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$4,000.00	\$4,000.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$280.00	\$280.00	\$1,078.00	\$2,800.00	\$1,722.00	\$3,360.00
536 - Tree Maintenance	\$0.00	\$240.00	\$240.00	\$2,686.00	\$2,400.00	(\$286.00)	\$2,880.00
537 - Shrub & Tree Replacement	\$0.00	\$118.00	\$118.00	\$507.40	\$1,180.00	\$672.60	\$1,416.00
538 - Pest Control	\$525.00	\$280.00	(\$245.00)	\$3,025.00	\$2,800.00	(\$225.00)	\$3,360.00
539 - Weed Control-Grass	\$0.00	\$234.00	\$234.00	\$1,150.00	\$2,340.00	\$1,190.00	\$2,808.00
<u>Total Landscaping</u>	\$8,566.40	\$4,290.00	(\$4,276.40)	\$41,170.55	\$42,900.00	\$1,729.45	\$51,480.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$60.00	\$60.00	\$0.00	\$600.00	\$600.00	\$720.00
<u>Total Maintenance/Repair</u>	\$0.00	\$60.00	\$60.00	\$0.00	\$600.00	\$600.00	\$720.00
<u>Reserve Allocations</u>							
720 - Painting	\$695.00	\$695.00	\$0.00	\$6,950.00	\$6,950.00	\$0.00	\$8,340.00
722 - Sprinkler	\$185.00	\$185.00	\$0.00	\$1,850.00	\$1,850.00	\$0.00	\$2,220.00
725 - Major Maintenance	\$320.00	\$320.00	\$0.00	\$3,200.00	\$3,200.00	\$0.00	\$3,840.00
<u>Total Reserve Allocations</u>	\$1,200.00	\$1,200.00	\$0.00	\$12,000.00	\$12,000.00	\$0.00	\$14,400.00

**C.O.P. Condominium Association
 Budget Comparison Report
 10/1/2021 - 10/31/2021**

	10/1/2021 - 10/31/2021			1/1/2021 - 10/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Expense	\$17,647.57	\$14,000.00	(\$3,647.57)	\$131,401.02	\$140,000.00	\$8,598.98	\$168,000.00
Operating Net Income	(\$4,404.94)	\$7.50	(\$4,412.44)	\$8,815.63	\$75.00	\$8,740.63	\$90.00
Net Income	(\$4,404.94)	\$7.50	(\$4,412.44)	\$8,815.63	\$75.00	\$8,740.63	\$90.00

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
10/1/2021 - 10/31/2021

	10/1/2021 - 10/31/2021			Year To Date			Annual Budget	Remaining
	2021 Actual	2020 Actual	Variance	YTD 2021	YTD 2020	Variance		
Income								
<u>Income</u>								
401 - Homeowners Assessments	\$13,120.00	\$12,925.00	\$195.00	\$140,057.74	\$138,895.00	\$1,162.74	\$168,000.00	\$27,942.26
410 - Late Charges	\$60.00	\$0.00	\$60.00	\$75.00	\$15.00	\$60.00	\$0.00	(\$75.00)
430 - Legal/Collection Charged to Owners	\$60.00	\$0.00	\$60.00	\$60.00	\$30.00	\$30.00	\$0.00	(\$60.00)
461 - Interest Operating Acct	\$2.63	\$2.77	(\$0.14)	\$23.91	\$45.16	(\$21.25)	\$90.00	\$66.09
462 - Interest Reserve Acct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total Income</u>	\$13,242.63	\$12,927.77	\$314.86	\$140,216.65	\$138,985.16	\$1,231.49	\$168,090.00	\$27,873.35
Total Income	\$13,242.63	\$12,927.77	\$314.86	\$140,216.65	\$138,985.16	\$1,231.49	\$168,090.00	\$27,873.35
Expense								
<u>Admin Expenses</u>								
503 - Accounting	\$175.00	\$170.00	(\$5.00)	\$1,750.00	\$1,700.00	(\$50.00)	\$2,100.00	\$350.00
504 - Legal/Collection	\$0.00	\$0.00	\$0.00	\$60.00	\$30.00	(\$30.00)	\$120.00	\$60.00
505 - Office Supplies	\$9.66	\$65.42	\$55.76	\$219.13	\$203.18	(\$15.95)	\$300.00	\$80.87
506 - Statements/Postage/Fees	\$47.75	\$42.00	(\$5.75)	\$469.00	\$525.00	\$56.00	\$600.00	\$131.00
581 - Insurance	\$1,242.91	\$1,234.75	(\$8.16)	\$12,429.10	\$13,576.25	\$1,147.15	\$15,720.00	\$3,290.90
596 - Income Tax/Tax Prep	\$0.00	\$0.00	\$0.00	\$355.00	\$325.00	(\$30.00)	\$360.00	\$5.00
599 - Miscellaneous Expenses	\$0.00	\$0.00	\$0.00	\$170.14	\$200.00	\$29.86	\$360.00	\$189.86
<u>Total Admin Expenses</u>	\$1,475.32	\$1,512.17	\$36.85	\$15,452.37	\$16,559.43	\$1,107.06	\$19,560.00	\$4,107.63
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$3,789.01	\$4,022.95	\$233.94	\$36,695.80	\$37,717.13	\$1,021.33	\$49,836.00	\$13,140.20
513 - Sewer	\$1,879.34	\$1,818.56	(\$60.78)	\$18,432.30	\$18,113.32	(\$318.98)	\$22,848.00	\$4,415.70
514 - Electricity	\$0.00	\$0.00	\$0.00	\$275.00	\$264.00	(\$11.00)	\$300.00	\$25.00
515 - Trash Removal	\$737.50	\$725.00	(\$12.50)	\$7,375.00	\$7,250.00	(\$125.00)	\$8,856.00	\$1,481.00
<u>Total Electric/Water/Other Utilities</u>	\$6,405.85	\$6,566.51	\$160.66	\$62,778.10	\$63,344.45	\$566.35	\$81,840.00	\$19,061.90
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$20,980.00	\$20,980.00	\$0.00	\$25,176.00	\$4,196.00
532 - Extra Yard Maintenance	\$0.00	\$0.00	\$0.00	\$1,150.00	\$0.00	(\$1,150.00)	\$480.00	(\$670.00)
533 - Grass Seed/Fertilizer	\$5,543.40	\$0.00	(\$5,543.40)	\$6,594.15	\$3,210.84	(\$3,383.31)	\$7,200.00	\$605.85
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$4,000.00	\$4,000.00	\$0.00	\$4,800.00	\$800.00
535 - Sprinkler Repairs	\$0.00	\$1,407.46	\$1,407.46	\$1,078.00	\$2,819.12	\$1,741.12	\$3,360.00	\$2,282.00
536 - Tree Maintenance	\$0.00	\$0.00	\$0.00	\$2,686.00	\$1,496.00	(\$1,190.00)	\$2,880.00	\$194.00
537 - Shrub & Tree Replacement	\$0.00	\$0.00	\$0.00	\$507.40	\$0.00	(\$507.40)	\$1,416.00	\$908.60
538 - Pest Control	\$525.00	\$525.00	\$0.00	\$3,025.00	\$3,037.50	\$12.50	\$3,360.00	\$335.00
539 - Weed Control-Grass	\$0.00	\$0.00	\$0.00	\$1,150.00	\$0.00	(\$1,150.00)	\$2,808.00	\$1,658.00
<u>Total Landscaping</u>	\$8,566.40	\$4,430.46	(\$4,135.94)	\$41,170.55	\$35,543.46	(\$5,627.09)	\$51,480.00	\$10,309.45
<u>Maintenance/Repair</u>								
544 - Repairs & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$720.00	\$720.00
<u>Total Maintenance/Repair</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$720.00	\$720.00
<u>Reserve Allocations</u>								
720 - Painting	\$695.00	\$670.00	(\$25.00)	\$6,950.00	\$6,700.00	(\$250.00)	\$8,340.00	\$1,390.00
722 - Sprinkler	\$185.00	\$170.00	(\$15.00)	\$1,850.00	\$1,700.00	(\$150.00)	\$2,220.00	\$370.00

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
10/1/2021 - 10/31/2021

	10/1/2021 - 10/31/2021			Year To Date			Annual Budget	Remaining
	2021 Actual	2020 Actual	Variance	YTD 2021	YTD 2020	Variance		
725 - Major Maintenance	\$320.00	\$300.00	(\$20.00)	\$3,200.00	\$3,000.00	(\$200.00)	\$3,840.00	\$640.00
<u>Total Reserve Allocations</u>	\$1,200.00	\$1,140.00	(\$60.00)	\$12,000.00	\$11,400.00	(\$600.00)	\$14,400.00	\$2,400.00
Total Expense	\$17,647.57	\$13,649.14	(\$3,998.43)	\$131,401.02	\$126,847.34	(\$4,553.68)	\$168,000.00	\$36,598.98
Total Other Net Income	(\$4,404.94)	(\$721.37)	(\$3,683.57)	\$8,815.63	\$12,137.82	(\$3,322.19)	\$90.00	

**C.O.P. Condominium Association
Reserve Statement
10/1/2021 - 10/31/2021**

Account	10/1/2021 - 10/31/2021		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$695.00	\$0.00	\$56,769.59	\$10,518.95	\$0.00	\$67,288.54
325 Reserve-Major Maintenance	\$1,223.04	\$0.00	\$15,946.17	\$7,945.31	\$0.00	\$23,891.48
Total:	\$1,918.04	\$0.00	\$72,715.76	\$18,464.26	\$0.00	\$91,180.02

**C.O.P. Condominium Association
AP Distribution Report
10/1/2021 - 10/31/2021**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	10/8/2021	10/8/2021	CIT Bank - Transfer Funds		COPC-202110-0002	0	\$1,200.00
Total 106 - CIT Bank-Reserve:							\$1,200.00
503 - Accounting	10/22/2021	10/22/2021	Colby Mgt - Accounting		COPC-202110-0006	0	\$175.00
Total 503 - Accounting:							\$175.00
505 - Office Supplies	10/22/2021	10/22/2021	Colby Mgt - Misc Chgs	Data Storage/Financial Packet Mailing	COPC-202110-0005	0	\$9.66
Total 505 - Office Supplies:							\$9.66
506 - Statements/Postage/Fees	10/22/2021	10/22/2021	Colby Mgt - Statements	Monthly Statements	COPC-202110-0003	0	\$47.75
Total 506 - Statements/Postage/Fees:							\$47.75
512 - Water	10/29/2021	10/29/2021	Epcor Water		COPC-202109-0008	0	\$3,789.01
Total 512 - Water:							\$3,789.01
513 - Sewer	10/29/2021	10/29/2021	Epcor Water		COPC-202109-0008	0	\$1,879.34
Total 513 - Sewer:							\$1,879.34
515 - Trash Removal	10/8/2021	10/8/2021	Parks & Sons Of Sun City		COPC-202110-0001	0	\$737.50
Total 515 - Trash Removal:							\$737.50
531 - Yard Maint (Gardener)	10/29/2021	10/29/2021	Lawanda Samarripas		COPC-202110-0007	0	\$2,098.00
Total 531 - Yard Maint (Gardener):							\$2,098.00
533 - Grass Seed/Fertilizer	10/22/2021	10/22/2021	Lawanda Samarripas	2200 lbs Perennial Rye Seed & 25 Tons Mortar Sand	10192021	0	\$5,543.40
Total 533 - Grass Seed/Fertilizer:							\$5,543.40
534 - Irrigation Contract	10/29/2021	10/29/2021	Lawanda Samarripas		COPC-202110-0007	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
538 - Pest Control	10/8/2021	10/8/2021	Arrow Exterminators	9/17/21 Service	43464183	0	\$262.50
	10/29/2021	10/29/2021	Arrow Exterminators	10/15/21 Service	43808393	0	\$262.50
Total 538 - Pest Control:							\$525.00
581 - Insurance	10/22/2021	10/22/2021	Farmers Insurance Exchange		COPC-202110-0004	0	\$1,242.91
Total 581 - Insurance:							\$1,242.91
Grand Total:							\$17,647.57