

C.O.P. Condominium Association  
Balance Sheet  
Period Through: 1/31/2022

**Assets**

Operating		
102 - CIT Bank-Operating	\$12,052.74	
Operating Total	<u>\$12,052.74</u>	
Reserve		
106 - CIT Bank-Reserve	\$98,282.98	
116 - CIT-0375 1.00% 09/10/22	\$6,121.12	
Reserve Total	<u>\$104,404.10</u>	
Assets Total		<u><u>\$116,456.84</u></u>

**Liabilities and Equity**

Operating Equity		
301 - Homeowners Equity	\$11,586.28	
Operating Current Year Surplus/Deficit	\$466.46	
Operating Equity Total	<u>\$12,052.74</u>	
Reserve Equity		
320 - Reserve-Painting	\$69,388.54	
322 - Reserve-Sprinkler	\$9,960.00	
325 - Reserve-Major Maintenance	\$25,043.15	
360 - Reserve-Interest	\$12.41	
Reserve Equity Total	<u>\$104,404.10</u>	
Liabilities & Equity Total		<u><u>\$116,456.84</u></u>

**C.O.P. Condominium Association**  
**Budget Comparison Report**  
**1/1/2022 - 1/31/2022**

	1/1/2022 - 1/31/2022			1/1/2022 - 1/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$12,532.26	\$14,250.00	(\$1,717.74)	\$12,532.26	\$14,250.00	(\$1,717.74)	\$171,000.00
461 - Interest Operating Acct	\$2.13	\$4.00	(\$1.87)	\$2.13	\$4.00	(\$1.87)	\$48.00
<u>Total Income</u>	\$12,534.39	\$14,254.00	(\$1,719.61)	\$12,534.39	\$14,254.00	(\$1,719.61)	\$171,048.00
<b>Total Income</b>	\$12,534.39	\$14,254.00	(\$1,719.61)	\$12,534.39	\$14,254.00	(\$1,719.61)	\$171,048.00
<b>Expense</b>							
<u>Admin Expenses</u>							
503 - Accounting	\$180.00	\$180.00	\$0.00	\$180.00	\$180.00	\$0.00	\$2,160.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$10.00	\$10.00	\$120.00
505 - Office Supplies	\$65.12	\$25.00	(\$40.12)	\$65.12	\$25.00	(\$40.12)	\$300.00
506 - Statements/Postage/Fees	\$47.50	\$47.00	(\$0.50)	\$47.50	\$47.00	(\$0.50)	\$564.00
581 - Insurance	\$1,743.66	\$1,225.00	(\$518.66)	\$1,743.66	\$1,225.00	(\$518.66)	\$14,700.00
596 - Income Tax/Tax Prep	\$0.00	\$30.00	\$30.00	\$0.00	\$30.00	\$30.00	\$360.00
599 - Miscellaneous Expenses	\$140.92	\$30.00	(\$110.92)	\$140.92	\$30.00	(\$110.92)	\$360.00
<u>Total Admin Expenses</u>	\$2,177.20	\$1,547.00	(\$630.20)	\$2,177.20	\$1,547.00	(\$630.20)	\$18,564.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$2,070.89	\$4,365.00	\$2,294.11	\$2,070.89	\$4,365.00	\$2,294.11	\$52,380.00
513 - Sewer	\$1,891.34	\$2,000.00	\$108.66	\$1,891.34	\$2,000.00	\$108.66	\$24,000.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00
515 - Trash Removal	\$750.00	\$750.00	\$0.00	\$750.00	\$750.00	\$0.00	\$9,000.00
<u>Total Electric/Water/Other Utilities</u>	\$4,712.23	\$7,140.00	\$2,427.77	\$4,712.23	\$7,140.00	\$2,427.77	\$85,680.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$2,098.00	\$2,098.00	\$0.00	\$25,176.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$0.00	\$40.00	\$40.00	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$605.00	\$605.00	\$0.00	\$605.00	\$605.00	\$7,260.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$400.00	\$400.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$280.00	\$280.00	\$0.00	\$280.00	\$280.00	\$3,360.00
536 - Tree Maintenance	\$0.00	\$255.00	\$255.00	\$0.00	\$255.00	\$255.00	\$3,060.00
537 - Shrub & Tree Replacement	\$0.00	\$115.00	\$115.00	\$0.00	\$115.00	\$115.00	\$1,380.00
538 - Pest Control	\$262.50	\$297.00	\$34.50	\$262.50	\$297.00	\$34.50	\$3,564.00
539 - Weed Control-Grass	\$1,200.00	\$150.00	(\$1,050.00)	\$1,200.00	\$150.00	(\$1,050.00)	\$1,800.00
<u>Total Landscaping</u>	\$3,960.50	\$4,240.00	\$279.50	\$3,960.50	\$4,240.00	\$279.50	\$50,880.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$105.00	\$105.00	\$0.00	\$105.00	\$105.00	\$1,260.00
<u>Total Maintenance/Repair</u>	\$0.00	\$105.00	\$105.00	\$0.00	\$105.00	\$105.00	\$1,260.00
<u>Reserve Allocations</u>							
720 - Painting	\$710.00	\$710.00	\$0.00	\$710.00	\$710.00	\$0.00	\$8,520.00
722 - Sprinkler	\$188.00	\$188.00	\$0.00	\$188.00	\$188.00	\$0.00	\$2,256.00
725 - Major Maintenance	\$320.00	\$320.00	\$0.00	\$320.00	\$320.00	\$0.00	\$3,840.00
<u>Total Reserve Allocations</u>	\$1,218.00	\$1,218.00	\$0.00	\$1,218.00	\$1,218.00	\$0.00	\$14,616.00
<b>Total Expense</b>	\$12,067.93	\$14,250.00	\$2,182.07	\$12,067.93	\$14,250.00	\$2,182.07	\$171,000.00

**C.O.P. Condominium Association  
 Budget Comparison Report  
 1/1/2022 - 1/31/2022**

	1/1/2022 - 1/31/2022			1/1/2022 - 1/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	\$466.46	\$4.00	\$462.46	\$466.46	\$4.00	\$462.46	\$48.00
Net Income	\$466.46	\$4.00	\$462.46	\$466.46	\$4.00	\$462.46	\$48.00

**C.O.P. Condominium Association**  
**AP Distribution Report**  
**1/1/2022 - 1/31/2022**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	1/21/2022	1/21/2022	CIT Bank - Transfer Funds		COPC-202201-0004	0	\$1,218.00
<b>Total 106 - CIT Bank-Reserve:</b>							<b>\$1,218.00</b>
503 - Accounting	1/21/2022	1/21/2022	Colby Mgt - Accounting		COPC-202201-0005	0	\$175.00
	1/28/2022	1/28/2022	Colby Mgt - Accounting	2022 Increase	COPC-202201-0007	0	\$5.00
<b>Total 503 - Accounting:</b>							<b>\$180.00</b>
505 - Office Supplies	1/21/2022	1/21/2022	Kevin or Tina Blair	Ink Cartridge, Binder, Dividers Etc	1172022	0	\$55.66
	1/28/2022	1/28/2022	Colby Mgt - Misc Chgs	Data Storage/Financial Packet Mailing	COPC-202201-0009	0	\$9.46
<b>Total 505 - Office Supplies:</b>							<b>\$65.12</b>
506 - Statements/Postage/Fees	1/28/2022	1/28/2022	Colby Mgt - Statements	Monthly Statements	COPC-202201-0006	0	\$47.50
<b>Total 506 - Statements/Postage/Fees:</b>							<b>\$47.50</b>
512 - Water	1/28/2022	1/28/2022	Epcor Water		COPC-202112-0008	0	\$2,070.89
<b>Total 512 - Water:</b>							<b>\$2,070.89</b>
513 - Sewer	1/28/2022	1/28/2022	Epcor Water		COPC-202112-0008	0	\$1,891.34
<b>Total 513 - Sewer:</b>							<b>\$1,891.34</b>
515 - Trash Removal	1/7/2022	1/7/2022	Parks & Sons Of Sun City		COPC-202201-0001	0	\$750.00
<b>Total 515 - Trash Removal:</b>							<b>\$750.00</b>
531 - Yard Maint (Gardener)	1/28/2022	1/28/2022	Lawanda Samarripas		COPC-202201-0008	0	\$2,098.00
<b>Total 531 - Yard Maint (Gardener):</b>							<b>\$2,098.00</b>
534 - Irrigation Contract	1/28/2022	1/28/2022	Lawanda Samarripas		COPC-202201-0008	0	\$400.00
<b>Total 534 - Irrigation Contract:</b>							<b>\$400.00</b>
538 - Pest Control	1/7/2022	1/7/2022	Arrow Exterminators	12/17/21 Service	44460771	0	\$262.50
<b>Total 538 - Pest Control:</b>							<b>\$262.50</b>
539 - Weed Control-Grass	1/14/2022	1/14/2022	Nelson Weed & Pest Control, Inc	Treatment of Broadleaf Weeds All Grass Areas	54436	0	\$1,200.00
<b>Total 539 - Weed Control-Grass:</b>							<b>\$1,200.00</b>
581 - Insurance	1/21/2022	1/21/2022	Farmers Insurance Exchange		COPC-202201-0003	0	\$1,743.66
<b>Total 581 - Insurance:</b>							<b>\$1,743.66</b>
599 - Miscellaneous Expenses	1/7/2022	1/7/2022	Brian Weir	Website	30	0	\$125.00
	1/21/2022	1/21/2022	Kenneth D. or Sharon E. Davis	Cake for 1/18/22 Meeting	1192022	0	\$15.92
<b>Total 599 - Miscellaneous Expenses:</b>							<b>\$140.92</b>

**C.O.P. Condominium Association  
AP Distribution Report  
1/1/2022 - 1/31/2022**

<b>Account</b>	<b>Posting Date</b>	<b>Check Date</b>	<b>Payee</b>	<b>Description</b>	<b>Invoice #</b>	<b>Check #</b>	<b>Amount</b>
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**Grand Total: \$12,067.93**

**C.O.P. Condominium Association  
Reserve Statement  
1/1/2022 - 1/31/2022**

<b>Account</b>	<b>1/1/2022 - 1/31/2022</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	\$710.00	\$0.00	\$68,678.54	\$710.00	\$0.00	\$69,388.54
322 Reserve-Sprinkler	\$188.00	\$0.00	\$9,772.00	\$188.00	\$0.00	\$9,960.00
325 Reserve-Major Maintenance	\$511.67	\$0.00	\$24,531.48	\$511.67	\$0.00	\$25,043.15
360 Reserve-Interest	\$12.41	\$191.67	\$191.67	\$12.41	\$191.67	\$12.41
Total:	\$1,422.08	\$191.67	\$103,173.69	\$1,422.08	\$191.67	\$104,404.10