

C.O.P. Condominium Association
Balance Sheet
Period Through: 2/28/2022

Assets

Operating		
102 - CIT Bank-Operating	\$13,914.67	
Operating Total	<u>\$13,914.67</u>	
Reserve		
106 - CIT Bank-Reserve	\$79,510.22	
116 - CIT-0375 1.00% 09/10/22	\$6,121.12	
Reserve Total	<u>\$85,631.34</u>	
Assets Total		<u><u>\$99,546.01</u></u>

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$11,586.28	
Operating Current Year Surplus/Deficit	\$2,328.39	
Operating Equity Total	<u>\$13,914.67</u>	
Reserve Equity		
320 - Reserve-Painting	\$50,098.54	
322 - Reserve-Sprinkler	\$10,148.00	
325 - Reserve-Major Maintenance	\$25,363.15	
360 - Reserve-Interest	\$21.65	
Reserve Equity Total	<u>\$85,631.34</u>	
Liabilities & Equity Total		<u><u>\$99,546.01</u></u>

C.O.P. Condominium Association
Budget Comparison Report
2/1/2022 - 2/28/2022

	2/1/2022 - 2/28/2022			1/1/2022 - 2/28/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$13,660.00	\$14,250.00	(\$590.00)	\$26,192.26	\$28,500.00	(\$2,307.74)	\$171,000.00
461 - Interest Operating Acct	\$2.01	\$4.00	(\$1.99)	\$4.14	\$8.00	(\$3.86)	\$48.00
<u>Total Income</u>	\$13,662.01	\$14,254.00	(\$591.99)	\$26,196.40	\$28,508.00	(\$2,311.60)	\$171,048.00
Total Income	\$13,662.01	\$14,254.00	(\$591.99)	\$26,196.40	\$28,508.00	(\$2,311.60)	\$171,048.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$180.00	\$180.00	\$0.00	\$360.00	\$360.00	\$0.00	\$2,160.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$20.00	\$20.00	\$120.00
505 - Office Supplies	\$51.76	\$25.00	(\$26.76)	\$116.88	\$50.00	(\$66.88)	\$300.00
506 - Statements/Postage/Fees	\$47.50	\$47.00	(\$0.50)	\$95.00	\$94.00	(\$1.00)	\$564.00
581 - Insurance	\$1,743.66	\$1,225.00	(\$518.66)	\$3,487.32	\$2,450.00	(\$1,037.32)	\$14,700.00
596 - Income Tax/Tax Prep	\$0.00	\$30.00	\$30.00	\$0.00	\$60.00	\$60.00	\$360.00
599 - Miscellaneous Expenses	\$41.00	\$30.00	(\$11.00)	\$181.92	\$60.00	(\$121.92)	\$360.00
<u>Total Admin Expenses</u>	\$2,063.92	\$1,547.00	(\$516.92)	\$4,241.12	\$3,094.00	(\$1,147.12)	\$18,564.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$2,841.32	\$4,365.00	\$1,523.68	\$4,912.21	\$8,730.00	\$3,817.79	\$52,380.00
513 - Sewer	\$1,891.34	\$2,000.00	\$108.66	\$3,782.68	\$4,000.00	\$217.32	\$24,000.00
514 - Electricity	\$275.00	\$25.00	(\$250.00)	\$275.00	\$50.00	(\$225.00)	\$300.00
515 - Trash Removal	\$750.00	\$750.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$9,000.00
<u>Total Electric/Water/Other Utilities</u>	\$5,757.66	\$7,140.00	\$1,382.34	\$10,469.89	\$14,280.00	\$3,810.11	\$85,680.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$4,196.00	\$4,196.00	\$0.00	\$25,176.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$0.00	\$80.00	\$80.00	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$605.00	\$605.00	\$0.00	\$1,210.00	\$1,210.00	\$7,260.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$800.00	\$800.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$280.00	\$280.00	\$0.00	\$560.00	\$560.00	\$3,360.00
536 - Tree Maintenance	\$0.00	\$255.00	\$255.00	\$0.00	\$510.00	\$510.00	\$3,060.00
537 - Shrub & Tree Replacement	\$0.00	\$115.00	\$115.00	\$0.00	\$230.00	\$230.00	\$1,380.00
538 - Pest Control	\$262.50	\$297.00	\$34.50	\$525.00	\$594.00	\$69.00	\$3,564.00
539 - Weed Control-Grass	\$0.00	\$150.00	\$150.00	\$1,200.00	\$300.00	(\$900.00)	\$1,800.00
<u>Total Landscaping</u>	\$2,760.50	\$4,240.00	\$1,479.50	\$6,721.00	\$8,480.00	\$1,759.00	\$50,880.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$105.00	\$105.00	\$0.00	\$210.00	\$210.00	\$1,260.00
<u>Total Maintenance/Repair</u>	\$0.00	\$105.00	\$105.00	\$0.00	\$210.00	\$210.00	\$1,260.00
<u>Reserve Allocations</u>							
720 - Painting	\$710.00	\$710.00	\$0.00	\$1,420.00	\$1,420.00	\$0.00	\$8,520.00
722 - Sprinkler	\$188.00	\$188.00	\$0.00	\$376.00	\$376.00	\$0.00	\$2,256.00
725 - Major Maintenance	\$320.00	\$320.00	\$0.00	\$640.00	\$640.00	\$0.00	\$3,840.00
<u>Total Reserve Allocations</u>	\$1,218.00	\$1,218.00	\$0.00	\$2,436.00	\$2,436.00	\$0.00	\$14,616.00
Total Expense	\$11,800.08	\$14,250.00	\$2,449.92	\$23,868.01	\$28,500.00	\$4,631.99	\$171,000.00

**C.O.P. Condominium Association
 Budget Comparison Report
 2/1/2022 - 2/28/2022**

	2/1/2022 - 2/28/2022			1/1/2022 - 2/28/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	\$1,861.93	\$4.00	\$1,857.93	\$2,328.39	\$8.00	\$2,320.39	\$48.00
Net Income	\$1,861.93	\$4.00	\$1,857.93	\$2,328.39	\$8.00	\$2,320.39	\$48.00

C.O.P. Condominium Association
AP Distribution Report
2/1/2022 - 2/28/2022

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve							
	2/11/2022	2/11/2022	CIT Bank - Transfer Funds		COPC-202202-0001	0	\$1,218.00
Total 106 - CIT Bank-Reserve:							\$1,218.00
320 - Reserve-Painting							
	2/4/2022	2/4/2022	Albrecht & Sons LLC	Exterior Painting 25 Buildings Deposit	19734	0	\$20,000.00
Total 320 - Reserve-Painting:							\$20,000.00
503 - Accounting							
	2/18/2022	2/18/2022	Colby Mgt - Accounting		COPC-202202-0002	0	\$180.00
Total 503 - Accounting:							\$180.00
505 - Office Supplies							
	2/25/2022	2/25/2022	Colby Mgt - Misc Chgs	Data Storage/Financial Packet Mailing	COPC-202202-0004	0	\$9.26
	2/25/2022	2/25/2022	Janet S. Nelson	Cartridge	2192022	0	\$42.50
Total 505 - Office Supplies:							\$51.76
506 - Statements/Postage/Fees							
	2/25/2022	2/25/2022	Colby Mgt - Statements	Monthly Statements	COPC-202202-0006	0	\$47.50
Total 506 - Statements/Postage/Fees:							\$47.50
512 - Water							
	2/25/2022	2/25/2022	Epcor Water		COPC-202201-0011	0	\$2,841.32
Total 512 - Water:							\$2,841.32
513 - Sewer							
	2/25/2022	2/25/2022	Epcor Water		COPC-202201-0011	0	\$1,891.34
Total 513 - Sewer:							\$1,891.34
514 - Electricity							
	2/11/2022	2/11/2022	David C. or Mary Jo Cichos		2021 Electric Refund	0	\$25.00
	2/11/2022	2/11/2022	Chester or Deborah M. Penta		2021 Electric Refund	0	\$25.00
	2/11/2022	2/11/2022	Jack Kangas		2021 Electric Refund	0	\$25.00
	2/11/2022	2/11/2022	Sharon M. Monasterio		2021 Electric Refund	0	\$25.00
	2/11/2022	2/11/2022	Kenneth J. Nawrocki		2021 Electric Refund	0	\$25.00
	2/11/2022	2/11/2022	Lee Gainey		2021 Electric Refund	0	\$25.00
	2/11/2022	2/11/2022	John or M Dale Spicer		2021 Electric Refund	0	\$25.00
	2/11/2022	2/11/2022	Mary Comstock		2021 Electric Refund	0	\$25.00
	2/11/2022	2/11/2022	Dale A. or Julia J. Stroh		2021 Electric Refund	0	\$25.00
	2/11/2022	2/11/2022	Kenneth D. or Sharon E. Davis		2021 Electric Refund	0	\$25.00
	2/11/2022	2/11/2022	Alice Kotlar		2021 Electric Refund	0	\$25.00
Total 514 - Electricity:							\$275.00
515 - Trash Removal							
	2/4/2022	2/4/2022	Parks & Sons Of Sun City		COPC-202201-0010	0	\$750.00
Total 515 - Trash Removal:							\$750.00
531 - Yard Maint (Gardener)							

C.O.P. Condominium Association
AP Distribution Report
2/1/2022 - 2/28/2022

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
	2/25/2022	2/25/2022	Lawanda Samarripas		COPC-202202-0003	0	\$2,098.00
Total 531 - Yard Maint (Gardener):							\$2,098.00
534 - Irrigation Contract							
	2/25/2022	2/25/2022	Lawanda Samarripas		COPC-202202-0003	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
538 - Pest Control							
	2/4/2022	2/4/2022	Arrow Exterminators	Pest Control Service	44762543	0	\$262.50
Total 538 - Pest Control:							\$262.50
581 - Insurance							
	2/25/2022	2/25/2022	Farmers Insurance Exchange		COPC-202202-0005	0	\$1,743.66
Total 581 - Insurance:							\$1,743.66
599 - Miscellaneous Expenses							
	2/25/2022	2/25/2022	Kenneth D. or Sharon E. Davis	OHOA Leadership Classes	2212022	0	\$25.00
	2/25/2022	2/25/2022	Kenneth D. or Sharon E. Davis	Annual Meeting Copies	2212022	0	\$16.00
Total 599 - Miscellaneous Expenses:							\$41.00
Grand Total:							\$31,800.08

**C.O.P. Condominium Association
Reserve Statement
2/1/2022 - 2/28/2022**

Account	2/1/2022 - 2/28/2022		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$710.00	\$20,000.00	\$68,678.54	\$1,420.00	\$20,000.00	\$50,098.54
322 Reserve-Sprinkler	\$188.00	\$0.00	\$9,772.00	\$376.00	\$0.00	\$10,148.00
325 Reserve-Major Maintenance	\$320.00	\$0.00	\$24,531.48	\$831.67	\$0.00	\$25,363.15
360 Reserve-Interest	\$9.24	\$0.00	\$191.67	\$21.65	\$191.67	\$21.65
Total:	\$1,227.24	\$20,000.00	\$103,173.69	\$2,649.32	\$20,191.67	\$85,631.34