

C.O.P. Condominium Association
 Balance Sheet
 Period Through: 4/30/2022

Assets

Operating		
102 - CIT Bank-Operating	\$16,508.57	
Operating Total	\$16,508.57	
Reserve		
106 - CIT Bank-Reserve	\$81,966.44	
116 - CIT-0375 1.00% 09/10/22	\$6,136.24	
Reserve Total	\$88,102.68	
Assets Total		\$104,611.25

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$11,586.28	
Operating Current Year Surplus/Deficit	\$4,922.29	
Operating Equity Total	\$16,508.57	
Reserve Equity		
320 - Reserve-Painting	\$51,518.54	
322 - Reserve-Sprinkler	\$10,524.00	
325 - Reserve-Major Maintenance	\$26,003.15	
360 - Reserve-Interest	\$56.99	
Reserve Equity Total	\$88,102.68	
Liabilities & Equity Total		\$104,611.25

C.O.P. Condominium Association
Budget Comparison Report
4/1/2022 - 4/30/2022

	4/1/2022 - 4/30/2022			1/1/2022 - 4/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$15,120.00	\$14,250.00	\$870.00	\$56,737.26	\$57,000.00	(\$262.74)	\$171,000.00
461 - Interest Operating Acct	\$2.46	\$4.00	(\$1.54)	\$8.78	\$16.00	(\$7.22)	\$48.00
<u>Total Income</u>	\$15,122.46	\$14,254.00	\$868.46	\$56,746.04	\$57,016.00	(\$269.96)	\$171,048.00
Total Income	\$15,122.46	\$14,254.00	\$868.46	\$56,746.04	\$57,016.00	(\$269.96)	\$171,048.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$180.00	\$180.00	\$0.00	\$720.00	\$720.00	\$0.00	\$2,160.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$40.00	\$40.00	\$120.00
505 - Office Supplies	\$9.66	\$25.00	\$15.34	\$135.80	\$100.00	(\$35.80)	\$300.00
506 - Statements/Postage/Fees	\$48.50	\$47.00	(\$1.50)	\$192.00	\$188.00	(\$4.00)	\$564.00
581 - Insurance	\$1,207.00	\$1,225.00	\$18.00	\$9,495.32	\$4,900.00	(\$4,595.32)	\$14,700.00
596 - Income Tax/Tax Prep	\$0.00	\$30.00	\$30.00	\$325.00	\$120.00	(\$205.00)	\$360.00
599 - Miscellaneous Expenses	\$0.00	\$30.00	\$30.00	\$261.81	\$120.00	(\$141.81)	\$360.00
<u>Total Admin Expenses</u>	\$1,445.16	\$1,547.00	\$101.84	\$11,129.93	\$6,188.00	(\$4,941.93)	\$18,564.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$3,151.73	\$4,365.00	\$1,213.27	\$10,587.42	\$17,460.00	\$6,872.58	\$52,380.00
513 - Sewer	\$1,892.74	\$2,000.00	\$107.26	\$7,566.77	\$8,000.00	\$433.23	\$24,000.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$100.00	(\$175.00)	\$300.00
515 - Trash Removal	\$750.00	\$750.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$9,000.00
<u>Total Electric/Water/Other Utilities</u>	\$5,794.47	\$7,140.00	\$1,345.53	\$21,429.19	\$28,560.00	\$7,130.81	\$85,680.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$8,392.00	\$8,392.00	\$0.00	\$25,176.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$0.00	\$160.00	\$160.00	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$605.00	\$605.00	\$0.00	\$2,420.00	\$2,420.00	\$7,260.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$1,600.00	\$1,600.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$676.00	\$280.00	(\$396.00)	\$1,693.13	\$1,120.00	(\$573.13)	\$3,360.00
536 - Tree Maintenance	\$0.00	\$255.00	\$255.00	\$0.00	\$1,020.00	\$1,020.00	\$3,060.00
537 - Shrub & Tree Replacement	\$0.00	\$115.00	\$115.00	\$0.00	\$460.00	\$460.00	\$1,380.00
538 - Pest Control	\$720.00	\$297.00	(\$423.00)	\$1,507.50	\$1,188.00	(\$319.50)	\$3,564.00
539 - Weed Control-Grass	\$0.00	\$150.00	\$150.00	\$1,200.00	\$600.00	(\$600.00)	\$1,800.00
<u>Total Landscaping</u>	\$3,894.00	\$4,240.00	\$346.00	\$14,392.63	\$16,960.00	\$2,567.37	\$50,880.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$105.00	\$105.00	\$0.00	\$420.00	\$420.00	\$1,260.00
<u>Total Maintenance/Repair</u>	\$0.00	\$105.00	\$105.00	\$0.00	\$420.00	\$420.00	\$1,260.00
<u>Reserve Allocations</u>							
720 - Painting	\$710.00	\$710.00	\$0.00	\$2,840.00	\$2,840.00	\$0.00	\$8,520.00
722 - Sprinkler	\$188.00	\$188.00	\$0.00	\$752.00	\$752.00	\$0.00	\$2,256.00
725 - Major Maintenance	\$320.00	\$320.00	\$0.00	\$1,280.00	\$1,280.00	\$0.00	\$3,840.00
<u>Total Reserve Allocations</u>	\$1,218.00	\$1,218.00	\$0.00	\$4,872.00	\$4,872.00	\$0.00	\$14,616.00
Total Expense	\$12,351.63	\$14,250.00	\$1,898.37	\$51,823.75	\$57,000.00	\$5,176.25	\$171,000.00

**C.O.P. Condominium Association
Budget Comparison Report
4/1/2022 - 4/30/2022**

	4/1/2022 - 4/30/2022			1/1/2022 - 4/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$2,770.83	\$4.00	\$2,766.83	\$4,922.29	\$16.00	\$4,906.29	\$48.00
Net Income	\$2,770.83	\$4.00	\$2,766.83	\$4,922.29	\$16.00	\$4,906.29	\$48.00

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
4/1/2022 - 4/30/2022

	4/1/2022 - 4/30/2022			Year To Date			Annual Budget	Remaining
	2022 Actual	2021 Actual	Variance	YTD 2022	YTD 2021	Variance		
Income								
<u>Income</u>								
401 - Homeowners Assessments	\$15,120.00	\$16,285.00	(\$1,165.00)	\$56,737.26	\$58,850.00	(\$2,112.74)	\$171,000.00	\$114,262.74
461 - Interest Operating Acct	\$2.46	\$2.08	\$0.38	\$8.78	\$9.11	(\$0.33)	\$48.00	\$39.22
<u>Total Income</u>	\$15,122.46	\$16,287.08	(\$1,164.62)	\$56,746.04	\$58,859.11	(\$2,113.07)	\$171,048.00	\$114,301.96
Total Income	\$15,122.46	\$16,287.08	(\$1,164.62)	\$56,746.04	\$58,859.11	(\$2,113.07)	\$171,048.00	\$114,301.96
Expense								
<u>Admin Expenses</u>								
503 - Accounting	\$180.00	\$175.00	(\$5.00)	\$720.00	\$700.00	(\$20.00)	\$2,160.00	\$1,440.00
504 - Legal/Collection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00	\$120.00
505 - Office Supplies	\$9.66	\$9.50	(\$0.16)	\$135.80	\$162.01	\$26.21	\$300.00	\$164.20
506 - Statements/Postage/Fees	\$48.50	\$48.50	\$0.00	\$192.00	\$187.75	(\$4.25)	\$564.00	\$372.00
581 - Insurance	\$1,207.00	\$1,242.91	\$35.91	\$9,495.32	\$4,971.64	(\$4,523.68)	\$14,700.00	\$5,204.68
596 - Income Tax/Tax Prep	\$0.00	\$0.00	\$0.00	\$325.00	\$300.00	(\$25.00)	\$360.00	\$35.00
599 - Miscellaneous Expenses	\$0.00	\$19.97	\$19.97	\$261.81	\$170.14	(\$91.67)	\$360.00	\$98.19
<u>Total Admin Expenses</u>	\$1,445.16	\$1,495.88	\$50.72	\$11,129.93	\$6,491.54	(\$4,638.39)	\$18,564.00	\$7,434.07
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$3,151.73	\$3,162.88	\$11.15	\$10,587.42	\$12,561.98	\$1,974.56	\$52,380.00	\$41,792.58
513 - Sewer	\$1,892.74	\$1,830.74	(\$62.00)	\$7,566.77	\$7,286.72	(\$280.05)	\$24,000.00	\$16,433.23
514 - Electricity	\$0.00	\$0.00	\$0.00	\$275.00	\$275.00	\$0.00	\$300.00	\$25.00
515 - Trash Removal	\$750.00	\$737.50	(\$12.50)	\$3,000.00	\$2,950.00	(\$50.00)	\$9,000.00	\$6,000.00
<u>Total Electric/Water/Other Utilities</u>	\$5,794.47	\$5,731.12	(\$63.35)	\$21,429.19	\$23,073.70	\$1,644.51	\$85,680.00	\$64,250.81
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$8,392.00	\$8,392.00	\$0.00	\$25,176.00	\$16,784.00
532 - Extra Yard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$1,150.00	\$1,150.00	\$480.00	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$471.75	\$471.75	\$0.00	\$471.75	\$471.75	\$7,260.00	\$7,260.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$1,600.00	\$1,600.00	\$0.00	\$4,800.00	\$3,200.00
535 - Sprinkler Repairs	\$676.00	\$0.00	(\$676.00)	\$1,693.13	\$0.00	(\$1,693.13)	\$3,360.00	\$1,666.87
536 - Tree Maintenance	\$0.00	\$1,496.00	\$1,496.00	\$0.00	\$1,496.00	\$1,496.00	\$3,060.00	\$3,060.00
537 - Shrub & Tree Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$507.40	\$507.40	\$1,380.00	\$1,380.00
538 - Pest Control	\$720.00	\$525.00	(\$195.00)	\$1,507.50	\$1,050.00	(\$457.50)	\$3,564.00	\$2,056.50
539 - Weed Control-Grass	\$0.00	\$1,150.00	\$1,150.00	\$1,200.00	\$1,150.00	(\$50.00)	\$1,800.00	\$600.00
<u>Total Landscaping</u>	\$3,894.00	\$6,140.75	\$2,246.75	\$14,392.63	\$15,817.15	\$1,424.52	\$50,880.00	\$36,487.37
<u>Maintenance/Repair</u>								
544 - Repairs & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,260.00	\$1,260.00
<u>Total Maintenance/Repair</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,260.00	\$1,260.00
<u>Reserve Allocations</u>								
720 - Painting	\$710.00	\$695.00	(\$15.00)	\$2,840.00	\$2,780.00	(\$60.00)	\$8,520.00	\$5,680.00
722 - Sprinkler	\$188.00	\$185.00	(\$3.00)	\$752.00	\$740.00	(\$12.00)	\$2,256.00	\$1,504.00
725 - Major Maintenance	\$320.00	\$320.00	\$0.00	\$1,280.00	\$1,280.00	\$0.00	\$3,840.00	\$2,560.00
<u>Total Reserve Allocations</u>	\$1,218.00	\$1,200.00	(\$18.00)	\$4,872.00	\$4,800.00	(\$72.00)	\$14,616.00	\$9,744.00
Total Expense	\$12,351.63	\$14,567.75	\$2,216.12	\$51,823.75	\$50,182.39	(\$1,641.36)	\$171,000.00	\$119,176.25

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
4/1/2022 - 4/30/2022

	4/1/2022 - 4/30/2022			Year To Date				
	<u>2022 Actual</u>	<u>2021 Actual</u>	<u>Variance</u>	<u>YTD 2022</u>	<u>YTD 2021</u>	<u>Variance</u>	<u>Annual Budget</u>	<u>Remaining</u>
Total Other Net Income	\$2,770.83	\$1,719.33	\$1,051.50	\$4,922.29	\$8,676.72	(\$3,754.43)	\$48.00	

**C.O.P. Condominium Association
Reserve Statement
4/1/2022 - 4/30/2022**

Account	4/1/2022 - 4/30/2022		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$710.00	\$0.00	\$68,678.54	\$2,840.00	\$20,000.00	\$51,518.54
322 Reserve-Sprinkler	\$188.00	\$0.00	\$9,772.00	\$752.00	\$0.00	\$10,524.00
325 Reserve-Major Maintenance	\$320.00	\$0.00	\$24,531.48	\$1,471.67	\$0.00	\$26,003.15
360 Reserve-Interest	\$10.02	\$0.00	\$191.67	\$56.99	\$191.67	\$56.99
Total:	\$1,228.02	\$0.00	\$103,173.69	\$5,120.66	\$20,191.67	\$88,102.68

**C.O.P. Condominium Association
AP Distribution Report
4/1/2022 - 4/30/2022**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	4/8/2022	4/8/2022	CIT Bank - Transfer Funds		COPC-202204-0002	0	\$1,218.00
Total 106 - CIT Bank-Reserve:							\$1,218.00
503 - Accounting	4/22/2022	4/22/2022	Colby Mgt - Accounting		COPC-202204-0003	0	\$180.00
Total 503 - Accounting:							\$180.00
505 - Office Supplies	4/22/2022	4/22/2022	Colby Mgt - Misc Chgs	Data Storage/Financial Packet Mailing	COPC-202204-0004	0	\$9.66
Total 505 - Office Supplies:							\$9.66
506 - Statements/Postage/Fees	4/22/2022	4/22/2022	Colby Mgt - Statements	Monthly Statements	COPC-202204-0005	0	\$48.50
Total 506 - Statements/Postage/Fees:							\$48.50
512 - Water	4/29/2022	4/29/2022	Epcor Water		COPC-202203-0009	0	\$3,151.73
Total 512 - Water:							\$3,151.73
513 - Sewer	4/29/2022	4/29/2022	Epcor Water		COPC-202203-0009	0	\$1,892.74
Total 513 - Sewer:							\$1,892.74
515 - Trash Removal	4/8/2022	4/8/2022	Parks & Sons Of Sun City		COPC-202204-0001	0	\$750.00
Total 515 - Trash Removal:							\$750.00
531 - Yard Maint (Gardener)	4/29/2022	4/29/2022	Lawanda Samarripas		COPC-202204-0006	0	\$2,098.00
Total 531 - Yard Maint (Gardener):							\$2,098.00
534 - Irrigation Contract	4/29/2022	4/29/2022	Lawanda Samarripas		COPC-202204-0006	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
535 - Sprinkler Repairs	4/22/2022	4/22/2022	Lawanda Samarripas	Irrigation Timer/Controller Replaced & Valve Repair	4192022	0	\$676.00
Total 535 - Sprinkler Repairs:							\$676.00
538 - Pest Control	4/1/2022	4/1/2022	Arrow Exterminators	3/18/22 Service	45643082	0	\$262.50
	4/22/2022	4/22/2022	Janet S. Nelson	ASAP Bee Removal Reimbursement	4162022	0	\$195.00
	4/29/2022	4/29/2022	Arrow Exterminators	4/15/22 Pest Control Service	46596433	0	\$262.50
Total 538 - Pest Control:							\$720.00
581 - Insurance	4/1/2022	4/1/2022	Community Association Underwriters		4COPC22	0	\$1,207.00
Total 581 - Insurance:							\$1,207.00

Grand Total: \$12,351.63

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