

C.O.P. Condominium Association
Balance Sheet
Period Through: 5/31/2022

Assets

Operating		
102 - CIT Bank-Operating	\$15,011.45	
Operating Total	<u>\$15,011.45</u>	
Reserve		
106 - CIT Bank-Reserve	\$81,264.91	
116 - CIT-0375 1.00% 09/10/22	\$6,136.24	
Reserve Total	<u>\$87,401.15</u>	
Assets Total		<u><u>\$102,412.60</u></u>

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$11,586.28	
Operating Current Year Surplus/Deficit	\$3,425.17	
Operating Equity Total	<u>\$15,011.45</u>	
Reserve Equity		
320 - Reserve-Painting	\$52,228.54	
322 - Reserve-Sprinkler	\$10,712.00	
325 - Reserve-Major Maintenance	\$24,393.15	
360 - Reserve-Interest	\$67.46	
Reserve Equity Total	<u>\$87,401.15</u>	
Liabilities & Equity Total		<u><u>\$102,412.60</u></u>

C.O.P. Condominium Association
Budget Comparison Report
5/1/2022 - 5/31/2022

	5/1/2022 - 5/31/2022			1/1/2022 - 5/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$12,545.00	\$14,250.00	(\$1,705.00)	\$69,282.26	\$71,250.00	(\$1,967.74)	\$171,000.00
461 - Interest Operating Acct	\$2.43	\$4.00	(\$1.57)	\$11.21	\$20.00	(\$8.79)	\$48.00
<u>Total Income</u>	\$12,547.43	\$14,254.00	(\$1,706.57)	\$69,293.47	\$71,270.00	(\$1,976.53)	\$171,048.00
Total Income	\$12,547.43	\$14,254.00	(\$1,706.57)	\$69,293.47	\$71,270.00	(\$1,976.53)	\$171,048.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$180.00	\$180.00	\$0.00	\$900.00	\$900.00	\$0.00	\$2,160.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$50.00	\$50.00	\$120.00
505 - Office Supplies	\$9.26	\$25.00	\$15.74	\$145.06	\$125.00	(\$20.06)	\$300.00
506 - Statements/Postage/Fees	\$48.50	\$47.00	(\$1.50)	\$240.50	\$235.00	(\$5.50)	\$564.00
581 - Insurance	\$1,207.00	\$1,225.00	\$18.00	\$10,702.32	\$6,125.00	(\$4,577.32)	\$14,700.00
596 - Income Tax/Tax Prep	\$0.00	\$30.00	\$30.00	\$325.00	\$150.00	(\$175.00)	\$360.00
599 - Miscellaneous Expenses	\$0.00	\$30.00	\$30.00	\$261.81	\$150.00	(\$111.81)	\$360.00
<u>Total Admin Expenses</u>	\$1,444.76	\$1,547.00	\$102.24	\$12,574.69	\$7,735.00	(\$4,839.69)	\$18,564.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$4,158.55	\$4,365.00	\$206.45	\$14,745.97	\$21,825.00	\$7,079.03	\$52,380.00
513 - Sewer	\$1,892.74	\$2,000.00	\$107.26	\$9,459.51	\$10,000.00	\$540.49	\$24,000.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$125.00	(\$150.00)	\$300.00
515 - Trash Removal	\$750.00	\$750.00	\$0.00	\$3,750.00	\$3,750.00	\$0.00	\$9,000.00
<u>Total Electric/Water/Other Utilities</u>	\$6,801.29	\$7,140.00	\$338.71	\$28,230.48	\$35,700.00	\$7,469.52	\$85,680.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$10,490.00	\$10,490.00	\$0.00	\$25,176.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$0.00	\$200.00	\$200.00	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$605.00	\$605.00	\$0.00	\$3,025.00	\$3,025.00	\$7,260.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$437.50	\$280.00	(\$157.50)	\$2,130.63	\$1,400.00	(\$730.63)	\$3,360.00
536 - Tree Maintenance	\$1,645.00	\$255.00	(\$1,390.00)	\$1,645.00	\$1,275.00	(\$370.00)	\$3,060.00
537 - Shrub & Tree Replacement	\$0.00	\$115.00	\$115.00	\$0.00	\$575.00	\$575.00	\$1,380.00
538 - Pest Control	\$0.00	\$297.00	\$297.00	\$1,507.50	\$1,485.00	(\$22.50)	\$3,564.00
539 - Weed Control-Grass	\$0.00	\$150.00	\$150.00	\$1,200.00	\$750.00	(\$450.00)	\$1,800.00
<u>Total Landscaping</u>	\$4,580.50	\$4,240.00	(\$340.50)	\$18,973.13	\$21,200.00	\$2,226.87	\$50,880.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$105.00	\$105.00	\$0.00	\$525.00	\$525.00	\$1,260.00
<u>Total Maintenance/Repair</u>	\$0.00	\$105.00	\$105.00	\$0.00	\$525.00	\$525.00	\$1,260.00
<u>Reserve Allocations</u>							
720 - Painting	\$710.00	\$710.00	\$0.00	\$3,550.00	\$3,550.00	\$0.00	\$8,520.00
722 - Sprinkler	\$188.00	\$188.00	\$0.00	\$940.00	\$940.00	\$0.00	\$2,256.00
725 - Major Maintenance	\$320.00	\$320.00	\$0.00	\$1,600.00	\$1,600.00	\$0.00	\$3,840.00
<u>Total Reserve Allocations</u>	\$1,218.00	\$1,218.00	\$0.00	\$6,090.00	\$6,090.00	\$0.00	\$14,616.00
Total Expense	\$14,044.55	\$14,250.00	\$205.45	\$65,868.30	\$71,250.00	\$5,381.70	\$171,000.00

**C.O.P. Condominium Association
 Budget Comparison Report
 5/1/2022 - 5/31/2022**

	5/1/2022 - 5/31/2022			1/1/2022 - 5/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	(\$1,497.12)	\$4.00	(\$1,501.12)	\$3,425.17	\$20.00	\$3,405.17	\$48.00
Net Income	(\$1,497.12)	\$4.00	(\$1,501.12)	\$3,425.17	\$20.00	\$3,405.17	\$48.00

**C.O.P. Condominium Association
AP Distribution Report
5/1/2022 - 5/31/2022**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve							
	5/13/2022	5/13/2022	CIT Bank - Transfer Funds		COPC-202205-0002	0	\$1,218.00
Total 106 - CIT Bank-Reserve:							\$1,218.00
325 - Reserve-Major Maintenance							
	5/6/2022	5/6/2022	Landscaping Rodriguez Ruelas	Various Trees Trimmed @ Different Locations	6217	0	\$1,930.00
Total 325 - Reserve-Major Maintenance:							\$1,930.00
503 - Accounting							
	5/20/2022	5/20/2022	Colby Mgt - Accounting		COPC-202205-0003	0	\$180.00
Total 503 - Accounting:							\$180.00
505 - Office Supplies							
	5/27/2022	5/27/2022	Colby Mgt - Misc Chgs	Data Storage/Financial Packet Mailing	COPC-202205-0006	0	\$9.26
Total 505 - Office Supplies:							\$9.26
506 - Statements/Postage/Fees							
	5/27/2022	5/27/2022	Colby Mgt - Statements	Monthly Statements	COPC-202205-0005	0	\$48.50
Total 506 - Statements/Postage/Fees:							\$48.50
512 - Water							
	5/27/2022	5/27/2022	Epcor Water		COPC-202204-0007	0	\$4,158.55
Total 512 - Water:							\$4,158.55
513 - Sewer							
	5/27/2022	5/27/2022	Epcor Water		COPC-202204-0007	0	\$1,892.74
Total 513 - Sewer:							\$1,892.74
515 - Trash Removal							
	5/6/2022	5/6/2022	Parks & Sons Of Sun City		COPC-202205-0001	0	\$750.00
Total 515 - Trash Removal:							\$750.00
531 - Yard Maint (Gardener)							
	5/27/2022	5/27/2022	Lawanda Samarripas		COPC-202205-0004	0	\$2,098.00
Total 531 - Yard Maint (Gardener):							\$2,098.00
534 - Irrigation Contract							
	5/27/2022	5/27/2022	Lawanda Samarripas		COPC-202205-0004	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
535 - Sprinkler Repairs							
	5/20/2022	5/20/2022	Lawanda Samarripas	Water Main Leak Repair @ 12502	5182022	0	\$437.50
Total 535 - Sprinkler Repairs:							\$437.50
536 - Tree Maintenance							
	5/20/2022	5/20/2022	Lawanda Samarripas	22 Olive Trees Trimmed	5182022	0	\$1,645.00
Total 536 - Tree Maintenance:							\$1,645.00
581 - Insurance							
	5/6/2022	5/6/2022	Community Association Underwriters		COPC-202203-0010	0	\$1,207.00
Total 581 - Insurance:							\$1,207.00

Grand Total: \$15,974.55

**C.O.P. Condominium Association
Reserve Statement
5/1/2022 - 5/31/2022**

Account	5/1/2022 - 5/31/2022		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$710.00	\$0.00	\$68,678.54	\$3,550.00	\$20,000.00	\$52,228.54
322 Reserve-Sprinkler	\$188.00	\$0.00	\$9,772.00	\$940.00	\$0.00	\$10,712.00
325 Reserve-Major Maintenance	\$320.00	\$1,930.00	\$24,531.48	\$1,791.67	\$1,930.00	\$24,393.15
360 Reserve-Interest	\$10.47	\$0.00	\$191.67	\$67.46	\$191.67	\$67.46
Total:	\$1,228.47	\$1,930.00	\$103,173.69	\$6,349.13	\$22,121.67	\$87,401.15