

C.O.P. Condominium Association
Balance Sheet
Period Through: 6/30/2022

Assets

Operating		
102 - CIT Bank-Operating	\$15,663.30	
Operating Total	<u>\$15,663.30</u>	
Reserve		
106 - CIT Bank-Reserve	\$81,188.00	
116 - CIT-0375 1.00% 09/10/22	\$6,151.72	
Reserve Total	<u>\$87,339.72</u>	
Assets Total		<u><u>\$103,003.02</u></u>

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$11,586.28	
Operating Current Year Surplus/Deficit	\$4,077.02	
Operating Equity Total	<u>\$15,663.30</u>	
Reserve Equity		
320 - Reserve-Painting	\$52,938.54	
322 - Reserve-Sprinkler	\$10,900.00	
325 - Reserve-Major Maintenance	\$23,408.15	
360 - Reserve-Interest	\$93.03	
Reserve Equity Total	<u>\$87,339.72</u>	
Liabilities & Equity Total		<u><u>\$103,003.02</u></u>

C.O.P. Condominium Association
Budget Comparison Report
6/1/2022 - 6/30/2022

	6/1/2022 - 6/30/2022			1/1/2022 - 6/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$13,715.00	\$14,250.00	(\$535.00)	\$82,997.26	\$85,500.00	(\$2,502.74)	\$171,000.00
461 - Interest Operating Acct	\$2.35	\$4.00	(\$1.65)	\$13.56	\$24.00	(\$10.44)	\$48.00
<u>Total Income</u>	\$13,717.35	\$14,254.00	(\$536.65)	\$83,010.82	\$85,524.00	(\$2,513.18)	\$171,048.00
Total Income	\$13,717.35	\$14,254.00	(\$536.65)	\$83,010.82	\$85,524.00	(\$2,513.18)	\$171,048.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$180.00	\$180.00	\$0.00	\$1,080.00	\$1,080.00	\$0.00	\$2,160.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$60.00	\$60.00	\$120.00
505 - Office Supplies	\$9.66	\$25.00	\$15.34	\$154.72	\$150.00	(\$4.72)	\$300.00
506 - Statements/Postage/Fees	\$48.50	\$47.00	(\$1.50)	\$289.00	\$282.00	(\$7.00)	\$564.00
581 - Insurance	(\$562.06)	\$1,225.00	\$1,787.06	\$10,140.26	\$7,350.00	(\$2,790.26)	\$14,700.00
596 - Income Tax/Tax Prep	\$0.00	\$30.00	\$30.00	\$325.00	\$180.00	(\$145.00)	\$360.00
599 - Miscellaneous Expenses	\$0.00	\$30.00	\$30.00	\$261.81	\$180.00	(\$81.81)	\$360.00
<u>Total Admin Expenses</u>	(\$323.90)	\$1,547.00	\$1,870.90	\$12,250.79	\$9,282.00	(\$2,968.79)	\$18,564.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$6,468.02	\$4,365.00	(\$2,103.02)	\$21,213.99	\$26,190.00	\$4,976.01	\$52,380.00
513 - Sewer	\$1,892.88	\$2,000.00	\$107.12	\$11,352.39	\$12,000.00	\$647.61	\$24,000.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$150.00	(\$125.00)	\$300.00
515 - Trash Removal	\$750.00	\$750.00	\$0.00	\$4,500.00	\$4,500.00	\$0.00	\$9,000.00
<u>Total Electric/Water/Other Utilities</u>	\$9,110.90	\$7,140.00	(\$1,970.90)	\$37,341.38	\$42,840.00	\$5,498.62	\$85,680.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$12,588.00	\$12,588.00	\$0.00	\$25,176.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$0.00	\$240.00	\$240.00	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$605.00	\$605.00	\$0.00	\$3,630.00	\$3,630.00	\$7,260.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$2,400.00	\$2,400.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$280.00	\$280.00	\$2,130.63	\$1,680.00	(\$450.63)	\$3,360.00
536 - Tree Maintenance	\$0.00	\$255.00	\$255.00	\$1,645.00	\$1,530.00	(\$115.00)	\$3,060.00
537 - Shrub & Tree Replacement	\$300.00	\$115.00	(\$185.00)	\$300.00	\$690.00	\$390.00	\$1,380.00
538 - Pest Control	\$262.50	\$297.00	\$34.50	\$1,770.00	\$1,782.00	\$12.00	\$3,564.00
539 - Weed Control-Grass	\$0.00	\$150.00	\$150.00	\$1,200.00	\$900.00	(\$300.00)	\$1,800.00
<u>Total Landscaping</u>	\$3,060.50	\$4,240.00	\$1,179.50	\$22,033.63	\$25,440.00	\$3,406.37	\$50,880.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$105.00	\$105.00	\$0.00	\$630.00	\$630.00	\$1,260.00
<u>Total Maintenance/Repair</u>	\$0.00	\$105.00	\$105.00	\$0.00	\$630.00	\$630.00	\$1,260.00
<u>Reserve Allocations</u>							
720 - Painting	\$710.00	\$710.00	\$0.00	\$4,260.00	\$4,260.00	\$0.00	\$8,520.00
722 - Sprinkler	\$188.00	\$188.00	\$0.00	\$1,128.00	\$1,128.00	\$0.00	\$2,256.00
725 - Major Maintenance	\$320.00	\$320.00	\$0.00	\$1,920.00	\$1,920.00	\$0.00	\$3,840.00
<u>Total Reserve Allocations</u>	\$1,218.00	\$1,218.00	\$0.00	\$7,308.00	\$7,308.00	\$0.00	\$14,616.00
Total Expense	\$13,065.50	\$14,250.00	\$1,184.50	\$78,933.80	\$85,500.00	\$6,566.20	\$171,000.00

**C.O.P. Condominium Association
 Budget Comparison Report
 6/1/2022 - 6/30/2022**

	6/1/2022 - 6/30/2022			1/1/2022 - 6/30/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	\$651.85	\$4.00	\$647.85	\$4,077.02	\$24.00	\$4,053.02	\$48.00
Net Income	\$651.85	\$4.00	\$647.85	\$4,077.02	\$24.00	\$4,053.02	\$48.00

**C.O.P. Condominium Association
AP Distribution Report
6/1/2022 - 6/30/2022**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	6/10/2022	6/10/2022	CIT Bank - Transfer Funds		COPC-202206-0002	0	\$1,218.00
Total 106 - CIT Bank-Reserve:							\$1,218.00
325 - Reserve-Major Maintenance	6/17/2022	6/17/2022	AZ Tree & Hardscape	Pine Tree Removal @ 12703	3337	0	\$1,305.00
Total 325 - Reserve-Major Maintenance:							\$1,305.00
503 - Accounting	6/17/2022	6/17/2022	Colby Mgt - Accounting		COPC-202206-0003	0	\$180.00
Total 503 - Accounting:							\$180.00
505 - Office Supplies	6/24/2022	6/24/2022	Colby Mgt - Misc Chgs	Data Storage/Financial Packet Mailing	COPC-202206-0005	0	\$9.66
Total 505 - Office Supplies:							\$9.66
506 - Statements/Postage/Fees	6/24/2022	6/24/2022	Colby Mgt - Statements	Monthly Statements	COPC-202206-0006	0	\$48.50
Total 506 - Statements/Postage/Fees:							\$48.50
512 - Water	6/24/2022	6/24/2022	Epcor Water		COPC-202205-0008	0	\$6,468.02
Total 512 - Water:							\$6,468.02
513 - Sewer	6/24/2022	6/24/2022	Epcor Water		COPC-202205-0008	0	\$1,892.88
Total 513 - Sewer:							\$1,892.88
515 - Trash Removal	6/10/2022	6/10/2022	Parks & Sons Of Sun City		COPC-202206-0001	0	\$750.00
Total 515 - Trash Removal:							\$750.00
531 - Yard Maint (Gardener)	6/24/2022	6/24/2022	Lawanda Samarripas		COPC-202206-0004	0	\$2,098.00
Total 531 - Yard Maint (Gardener):							\$2,098.00
534 - Irrigation Contract	6/24/2022	6/24/2022	Lawanda Samarripas		COPC-202206-0004	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
537 - Shrub & Tree Replacement	6/3/2022	6/3/2022	Abelardo K. Alday	Partial Reimbursement for Pine Tree Removal	6012022	0	\$300.00
Total 537 - Shrub & Tree Replacement:							\$300.00
538 - Pest Control	6/3/2022	6/3/2022	Arrow Exterminators	5/20/22 Pest Control Service	46973743	0	\$262.50
Total 538 - Pest Control:							\$262.50
581 - Insurance	6/10/2022	6/10/2022	Community Association Underwriters		COPC-202205-0007	0	\$1,207.00
Total 581 - Insurance:							\$1,207.00

Grand Total: \$16,139.56

**C.O.P. Condominium Association
Reserve Statement
6/1/2022 - 6/30/2022**

Account	6/1/2022 - 6/30/2022		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$710.00	\$0.00	\$68,678.54	\$4,260.00	\$20,000.00	\$52,938.54
322 Reserve-Sprinkler	\$188.00	\$0.00	\$9,772.00	\$1,128.00	\$0.00	\$10,900.00
325 Reserve-Major Maintenance	\$320.00	\$1,305.00	\$24,531.48	\$2,111.67	\$3,235.00	\$23,408.15
360 Reserve-Interest	\$25.57	\$0.00	\$191.67	\$93.03	\$191.67	\$93.03
Total:	\$1,243.57	\$1,305.00	\$103,173.69	\$7,592.70	\$23,426.67	\$87,339.72