

C.O.P. Condominium Association  
Balance Sheet  
Period Through: 7/31/2022

**Assets**

Operating		
102 - CIT Bank-Operating	\$15,325.18	
Operating Total	<u>\$15,325.18</u>	
Reserve		
106 - CIT Bank-Reserve	\$82,425.19	
116 - CIT-0375 1.00% 09/10/22	\$6,151.72	
Reserve Total	<u>\$88,576.91</u>	
Assets Total		<u><u>\$103,902.09</u></u>

**Liabilities and Equity**

Operating Equity		
301 - Homeowners Equity	\$11,586.28	
Operating Current Year Surplus/Deficit	\$3,738.90	
Operating Equity Total	<u>\$15,325.18</u>	
Reserve Equity		
320 - Reserve-Painting	\$53,648.54	
322 - Reserve-Sprinkler	\$11,088.00	
325 - Reserve-Major Maintenance	\$23,728.15	
360 - Reserve-Interest	\$112.22	
Reserve Equity Total	<u>\$88,576.91</u>	
Liabilities & Equity Total		<u><u>\$103,902.09</u></u>

**C.O.P. Condominium Association**  
**Budget Comparison Report**  
**7/1/2022 - 7/31/2022**

	7/1/2022 - 7/31/2022			1/1/2022 - 7/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$14,535.00	\$14,250.00	\$285.00	\$97,532.26	\$99,750.00	(\$2,217.74)	\$171,000.00
461 - Interest Operating Acct	\$4.86	\$4.00	\$0.86	\$18.42	\$28.00	(\$9.58)	\$48.00
<u>Total Income</u>	\$14,539.86	\$14,254.00	\$285.86	\$97,550.68	\$99,778.00	(\$2,227.32)	\$171,048.00
<b>Total Income</b>	\$14,539.86	\$14,254.00	\$285.86	\$97,550.68	\$99,778.00	(\$2,227.32)	\$171,048.00
<b>Expense</b>							
<u>Admin Expenses</u>							
503 - Accounting	\$180.00	\$180.00	\$0.00	\$1,260.00	\$1,260.00	\$0.00	\$2,160.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$70.00	\$70.00	\$120.00
505 - Office Supplies	\$29.17	\$25.00	(\$4.17)	\$183.89	\$175.00	(\$8.89)	\$300.00
506 - Statements/Postage/Fees	\$48.50	\$47.00	(\$1.50)	\$337.50	\$329.00	(\$8.50)	\$564.00
581 - Insurance	\$1,207.00	\$1,225.00	\$18.00	\$11,347.26	\$8,575.00	(\$2,772.26)	\$14,700.00
596 - Income Tax/Tax Prep	\$60.00	\$30.00	(\$30.00)	\$385.00	\$210.00	(\$175.00)	\$360.00
599 - Miscellaneous Expenses	\$0.00	\$30.00	\$30.00	\$261.81	\$210.00	(\$51.81)	\$360.00
<u>Total Admin Expenses</u>	\$1,524.67	\$1,547.00	\$22.33	\$13,775.46	\$10,829.00	(\$2,946.46)	\$18,564.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$5,154.30	\$4,365.00	(\$789.30)	\$26,368.29	\$30,555.00	\$4,186.71	\$52,380.00
513 - Sewer	\$1,892.57	\$2,000.00	\$107.43	\$13,244.96	\$14,000.00	\$755.04	\$24,000.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$175.00	(\$100.00)	\$300.00
515 - Trash Removal	\$750.00	\$750.00	\$0.00	\$5,250.00	\$5,250.00	\$0.00	\$9,000.00
<u>Total Electric/Water/Other Utilities</u>	\$7,796.87	\$7,140.00	(\$656.87)	\$45,138.25	\$49,980.00	\$4,841.75	\$85,680.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$14,686.00	\$14,686.00	\$0.00	\$25,176.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$0.00	\$280.00	\$280.00	\$480.00
533 - Grass Seed/Fertilizer	\$592.94	\$605.00	\$12.06	\$592.94	\$4,235.00	\$3,642.06	\$7,260.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$2,800.00	\$2,800.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$722.50	\$280.00	(\$442.50)	\$2,853.13	\$1,960.00	(\$893.13)	\$3,360.00
536 - Tree Maintenance	\$0.00	\$255.00	\$255.00	\$1,645.00	\$1,785.00	\$140.00	\$3,060.00
537 - Shrub & Tree Replacement	\$0.00	\$115.00	\$115.00	\$300.00	\$805.00	\$505.00	\$1,380.00
538 - Pest Control	\$525.00	\$297.00	(\$228.00)	\$2,295.00	\$2,079.00	(\$216.00)	\$3,564.00
539 - Weed Control-Grass	\$0.00	\$150.00	\$150.00	\$1,200.00	\$1,050.00	(\$150.00)	\$1,800.00
<u>Total Landscaping</u>	\$4,338.44	\$4,240.00	(\$98.44)	\$26,372.07	\$29,680.00	\$3,307.93	\$50,880.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$105.00	\$105.00	\$0.00	\$735.00	\$735.00	\$1,260.00
<u>Total Maintenance/Repair</u>	\$0.00	\$105.00	\$105.00	\$0.00	\$735.00	\$735.00	\$1,260.00
<u>Reserve Allocations</u>							
720 - Painting	\$710.00	\$710.00	\$0.00	\$4,970.00	\$4,970.00	\$0.00	\$8,520.00
722 - Sprinkler	\$188.00	\$188.00	\$0.00	\$1,316.00	\$1,316.00	\$0.00	\$2,256.00
725 - Major Maintenance	\$320.00	\$320.00	\$0.00	\$2,240.00	\$2,240.00	\$0.00	\$3,840.00
<u>Total Reserve Allocations</u>	\$1,218.00	\$1,218.00	\$0.00	\$8,526.00	\$8,526.00	\$0.00	\$14,616.00
<b>Total Expense</b>	\$14,877.98	\$14,250.00	(\$627.98)	\$93,811.78	\$99,750.00	\$5,938.22	\$171,000.00

**C.O.P. Condominium Association  
 Budget Comparison Report  
 7/1/2022 - 7/31/2022**

	7/1/2022 - 7/31/2022			1/1/2022 - 7/31/2022			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
Operating Net Income	(\$338.12)	\$4.00	(\$342.12)	\$3,738.90	\$28.00	\$3,710.90	\$48.00
Net Income	(\$338.12)	\$4.00	(\$342.12)	\$3,738.90	\$28.00	\$3,710.90	\$48.00

**C.O.P. Condominium Association  
AP Distribution Report  
7/1/2022 - 7/31/2022**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve							
	7/8/2022	7/8/2022	CIT Bank - Transfer Funds		COPC-202207-0002	0	\$1,218.00
<b>Total 106 - CIT Bank-Reserve:</b>						<b>\$1,218.00</b>	
503 - Accounting							
	7/22/2022	7/22/2022	Colby Mgt - Accounting		COPC-202207-0003	0	\$180.00
<b>Total 503 - Accounting:</b>						<b>\$180.00</b>	
505 - Office Supplies							
	7/8/2022	7/8/2022	Kenneth D. or Sharon E. Davis	Copies	7012022	0	\$19.27
	7/29/2022	7/29/2022	Colby Mgt - Misc Chgs	Data Storage/Financial Packet Mailing	COPC-202207-0006	0	\$9.90
<b>Total 505 - Office Supplies:</b>						<b>\$29.17</b>	
506 - Statements/Postage/Fees							
	7/29/2022	7/29/2022	Colby Mgt - Statements	Monthly Statements	COPC-202207-0005	0	\$48.50
<b>Total 506 - Statements/Postage/Fees:</b>						<b>\$48.50</b>	
512 - Water							
	7/29/2022	7/29/2022	Epcor Water		COPC-202206-0008	0	\$5,154.30
<b>Total 512 - Water:</b>						<b>\$5,154.30</b>	
513 - Sewer							
	7/29/2022	7/29/2022	Epcor Water		COPC-202206-0008	0	\$1,892.57
<b>Total 513 - Sewer:</b>						<b>\$1,892.57</b>	
515 - Trash Removal							
	7/8/2022	7/8/2022	Parks & Sons Of Sun City		COPC-202207-0001	0	\$750.00
<b>Total 515 - Trash Removal:</b>						<b>\$750.00</b>	
531 - Yard Maint (Gardener)							
	7/29/2022	7/29/2022	Lawanda Samarripas		COPC-202207-0004	0	\$2,098.00
<b>Total 531 - Yard Maint (Gardener):</b>						<b>\$2,098.00</b>	
533 - Grass Seed/Fertilizer							
	7/15/2022	7/15/2022	Lawanda Samarripas	Fertilizer	7112022	0	\$592.94
<b>Total 533 - Grass Seed/Fertilizer:</b>						<b>\$592.94</b>	
534 - Irrigation Contract							
	7/29/2022	7/29/2022	Lawanda Samarripas		COPC-202207-0004	0	\$400.00
<b>Total 534 - Irrigation Contract:</b>						<b>\$400.00</b>	
535 - Sprinkler Repairs							
	7/15/2022	7/15/2022	Lawanda Samarripas	Irrigatin Repairs 6/1/22 - 7/11/22	7112022	0	\$722.50
<b>Total 535 - Sprinkler Repairs:</b>						<b>\$722.50</b>	
538 - Pest Control							
	7/1/2022	7/1/2022	Arrow Exterminators	6/17/22 Service	47352816	0	\$262.50
	7/29/2022	7/29/2022	Arrow Exterminators	7/15/22 Monthly Service	47740022	0	\$262.50
<b>Total 538 - Pest Control:</b>						<b>\$525.00</b>	
581 - Insurance							
	7/1/2022	7/1/2022	Community Association Underwriters		COPC-202206-0007	0	\$1,207.00
<b>Total 581 - Insurance:</b>						<b>\$1,207.00</b>	
596 - Income Tax/Tax Prep							
	7/1/2022	7/1/2022	Colby Mgt - Taxes	Annual ACC Report Filing 2022	COPC-44735	0	\$60.00
<b>Total 596 - Income Tax/Tax Prep:</b>						<b>\$60.00</b>	

**C.O.P. Condominium Association  
AP Distribution Report  
7/1/2022 - 7/31/2022**

<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: \$14,877.98**

**C.O.P. Condominium Association  
Reserve Statement  
7/1/2022 - 7/31/2022**

<b>Account</b>	<b>7/1/2022 - 7/31/2022</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	\$4,970.00	\$20,000.00	\$53,648.54
322 Reserve-Sprinkler	\$188.00	\$0.00	\$9,772.00	\$1,316.00	\$0.00	\$11,088.00
325 Reserve-Major Maintenance	\$320.00	\$0.00	\$24,531.48	\$2,431.67	\$3,235.00	\$23,728.15
360 Reserve-Interest	\$19.19	\$0.00	\$191.67	\$112.22	\$191.67	\$112.22
Total:	\$1,237.19	\$0.00	\$103,173.69	\$8,829.89	\$23,426.67	\$88,576.91