

C.O.P. Condominium Association
Balance Sheet
Period Through: 8/31/2022

Assets

Operating		
102 - CIT Bank-Operating	\$17,269.67	
Operating Total	<u>\$17,269.67</u>	
Reserve		
106 - CIT Bank-Reserve	\$83,664.33	
116 - CIT-0375 1.00% 09/10/22	\$6,151.72	
Reserve Total	<u>\$89,816.05</u>	
Assets Total		<u><u>\$107,085.72</u></u>

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$11,586.28	
Operating Current Year Surplus/Deficit	\$5,683.39	
Operating Equity Total	<u>\$17,269.67</u>	
Reserve Equity		
320 - Reserve-Painting	\$54,358.54	
322 - Reserve-Sprinkler	\$11,276.00	
325 - Reserve-Major Maintenance	\$24,048.15	
360 - Reserve-Interest	\$133.36	
Reserve Equity Total	<u>\$89,816.05</u>	
Liabilities & Equity Total		<u><u>\$107,085.72</u></u>

C.O.P. Condominium Association
Budget Comparison Report
8/1/2022 - 8/31/2022

	8/1/2022 - 8/31/2022			1/1/2022 - 8/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$14,535.00	\$14,250.00	\$285.00	\$112,067.26	\$114,000.00	(\$1,932.74)	\$171,000.00
461 - Interest Operating Acct	\$5.23	\$4.00	\$1.23	\$23.65	\$32.00	(\$8.35)	\$48.00
<u>Total Income</u>	\$14,540.23	\$14,254.00	\$286.23	\$112,090.91	\$114,032.00	(\$1,941.09)	\$171,048.00
Total Income	\$14,540.23	\$14,254.00	\$286.23	\$112,090.91	\$114,032.00	(\$1,941.09)	\$171,048.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$180.00	\$180.00	\$0.00	\$1,440.00	\$1,440.00	\$0.00	\$2,160.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$80.00	\$80.00	\$120.00
505 - Office Supplies	\$9.66	\$25.00	\$15.34	\$193.55	\$200.00	\$6.45	\$300.00
506 - Statements/Postage/Fees	\$55.65	\$47.00	(\$8.65)	\$393.15	\$376.00	(\$17.15)	\$564.00
581 - Insurance	\$1,207.00	\$1,225.00	\$18.00	\$12,554.26	\$9,800.00	(\$2,754.26)	\$14,700.00
596 - Income Tax/Tax Prep	\$0.00	\$30.00	\$30.00	\$385.00	\$240.00	(\$145.00)	\$360.00
599 - Miscellaneous Expenses	\$0.00	\$30.00	\$30.00	\$261.81	\$240.00	(\$21.81)	\$360.00
<u>Total Admin Expenses</u>	\$1,452.31	\$1,547.00	\$94.69	\$15,227.77	\$12,376.00	(\$2,851.77)	\$18,564.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$4,784.56	\$4,365.00	(\$419.56)	\$31,152.85	\$34,920.00	\$3,767.15	\$52,380.00
513 - Sewer	\$1,892.87	\$2,000.00	\$107.13	\$15,137.83	\$16,000.00	\$862.17	\$24,000.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$200.00	(\$75.00)	\$300.00
515 - Trash Removal	\$750.00	\$750.00	\$0.00	\$6,000.00	\$6,000.00	\$0.00	\$9,000.00
<u>Total Electric/Water/Other Utilities</u>	\$7,427.43	\$7,140.00	(\$287.43)	\$52,565.68	\$57,120.00	\$4,554.32	\$85,680.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$16,784.00	\$16,784.00	\$0.00	\$25,176.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$0.00	\$320.00	\$320.00	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$605.00	\$605.00	\$592.94	\$4,840.00	\$4,247.06	\$7,260.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$3,200.00	\$3,200.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$280.00	\$280.00	\$2,853.13	\$2,240.00	(\$613.13)	\$3,360.00
536 - Tree Maintenance	\$0.00	\$255.00	\$255.00	\$1,645.00	\$2,040.00	\$395.00	\$3,060.00
537 - Shrub & Tree Replacement	\$0.00	\$115.00	\$115.00	\$300.00	\$920.00	\$620.00	\$1,380.00
538 - Pest Control	\$0.00	\$297.00	\$297.00	\$2,295.00	\$2,376.00	\$81.00	\$3,564.00
539 - Weed Control-Grass	\$0.00	\$150.00	\$150.00	\$1,200.00	\$1,200.00	\$0.00	\$1,800.00
<u>Total Landscaping</u>	\$2,498.00	\$4,240.00	\$1,742.00	\$28,870.07	\$33,920.00	\$5,049.93	\$50,880.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$105.00	\$105.00	\$0.00	\$840.00	\$840.00	\$1,260.00
<u>Total Maintenance/Repair</u>	\$0.00	\$105.00	\$105.00	\$0.00	\$840.00	\$840.00	\$1,260.00
<u>Reserve Allocations</u>							
720 - Painting	\$710.00	\$710.00	\$0.00	\$5,680.00	\$5,680.00	\$0.00	\$8,520.00
722 - Sprinkler	\$188.00	\$188.00	\$0.00	\$1,504.00	\$1,504.00	\$0.00	\$2,256.00
725 - Major Maintenance	\$320.00	\$320.00	\$0.00	\$2,560.00	\$2,560.00	\$0.00	\$3,840.00
<u>Total Reserve Allocations</u>	\$1,218.00	\$1,218.00	\$0.00	\$9,744.00	\$9,744.00	\$0.00	\$14,616.00
Total Expense	\$12,595.74	\$14,250.00	\$1,654.26	\$106,407.52	\$114,000.00	\$7,592.48	\$171,000.00

**C.O.P. Condominium Association
 Budget Comparison Report
 8/1/2022 - 8/31/2022**

	8/1/2022 - 8/31/2022			1/1/2022 - 8/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	\$1,944.49	\$4.00	\$1,940.49	\$5,683.39	\$32.00	\$5,651.39	\$48.00
Net Income	\$1,944.49	\$4.00	\$1,940.49	\$5,683.39	\$32.00	\$5,651.39	\$48.00

**C.O.P. Condominium Association
AP Distribution Report
8/1/2022 - 8/31/2022**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	8/12/2022	8/12/2022	CIT Bank - Transfer Funds		COPC-202208-0002	0	\$1,218.00
Total 106 - CIT Bank-Reserve:							\$1,218.00
503 - Accounting	8/19/2022	8/19/2022	Colby Mgt - Accounting		COPC-202208-0003	0	\$180.00
Total 503 - Accounting:							\$180.00
505 - Office Supplies	8/26/2022	8/26/2022	Colby Mgt - Misc Chgs	Data Storage/Financial Packet Mailing	COPC-202208-0005	0	\$9.66
Total 505 - Office Supplies:							\$9.66
506 - Statements/Postage/Fees	8/26/2022	8/26/2022	Colby Mgt - Statements	Monthly Statements	COPC-202208-0006	0	\$55.65
Total 506 - Statements/Postage/Fees:							\$55.65
512 - Water	8/26/2022	8/26/2022	Epcor Water		COPC-202207-0007	0	\$4,784.56
Total 512 - Water:							\$4,784.56
513 - Sewer	8/26/2022	8/26/2022	Epcor Water		COPC-202207-0007	0	\$1,892.87
Total 513 - Sewer:							\$1,892.87
515 - Trash Removal	8/5/2022	8/5/2022	Parks & Sons Of Sun City		COPC-202208-0001	0	\$750.00
Total 515 - Trash Removal:							\$750.00
531 - Yard Maint (Gardener)	8/26/2022	8/26/2022	Lawanda Samarripas		COPC-202208-0004	0	\$2,098.00
Total 531 - Yard Maint (Gardener):							\$2,098.00
534 - Irrigation Contract	8/26/2022	8/26/2022	Lawanda Samarripas		COPC-202208-0004	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
581 - Insurance	8/12/2022	8/12/2022	Community Association Underwriters		COPC-202206-0009	0	\$1,207.00
Total 581 - Insurance:							\$1,207.00
Grand Total:							\$12,595.74

**C.O.P. Condominium Association
Reserve Statement
8/1/2022 - 8/31/2022**

Account	8/1/2022 - 8/31/2022		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$710.00	\$0.00	\$68,678.54	\$5,680.00	\$20,000.00	\$54,358.54
322 Reserve-Sprinkler	\$188.00	\$0.00	\$9,772.00	\$1,504.00	\$0.00	\$11,276.00
325 Reserve-Major Maintenance	\$320.00	\$0.00	\$24,531.48	\$2,751.67	\$3,235.00	\$24,048.15
360 Reserve-Interest	\$21.14	\$0.00	\$191.67	\$133.36	\$191.67	\$133.36
Total:	\$1,239.14	\$0.00	\$103,173.69	\$10,069.03	\$23,426.67	\$89,816.05