

C.O.P. Condominium Association
Balance Sheet
Period Through: 10/31/2022

Assets

Operating		
102 - CIT Bank-Operating	\$18,902.62	
Operating Total	<u>\$18,902.62</u>	
Reserve		
106 - CIT Bank-Reserve	\$69,714.72	
111 - CIT-8486 1.45% 09/14/23	\$6,168.40	
Reserve Total	<u>\$75,883.12</u>	
Assets Total		<u><u>\$94,785.74</u></u>

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$11,586.28	
Operating Current Year Surplus/Deficit	\$7,316.34	
Operating Equity Total	<u>\$18,902.62</u>	
Reserve Equity		
320 - Reserve-Painting	\$44,378.54	
322 - Reserve-Sprinkler	\$10,974.50	
325 - Reserve-Major Maintenance	\$20,338.15	
360 - Reserve-Interest	\$191.93	
Reserve Equity Total	<u>\$75,883.12</u>	
Liabilities & Equity Total		<u><u>\$94,785.74</u></u>

C.O.P. Condominium Association
Budget Comparison Report
10/1/2022 - 10/31/2022

	10/1/2022 - 10/31/2022			1/1/2022 - 10/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$13,965.00	\$14,250.00	(\$285.00)	\$140,852.26	\$142,500.00	(\$1,647.74)	\$171,000.00
461 - Interest Operating Acct	\$4.19	\$4.00	\$0.19	\$33.50	\$40.00	(\$6.50)	\$48.00
<u>Total Income</u>	\$13,969.19	\$14,254.00	(\$284.81)	\$140,885.76	\$142,540.00	(\$1,654.24)	\$171,048.00
Total Income	\$13,969.19	\$14,254.00	(\$284.81)	\$140,885.76	\$142,540.00	(\$1,654.24)	\$171,048.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$180.00	\$180.00	\$0.00	\$1,800.00	\$1,800.00	\$0.00	\$2,160.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$100.00	\$100.00	\$120.00
505 - Office Supplies	\$10.14	\$25.00	\$14.86	\$213.35	\$250.00	\$36.65	\$300.00
506 - Statements/Postage/Fees	\$55.65	\$47.00	(\$8.65)	\$504.45	\$470.00	(\$34.45)	\$564.00
581 - Insurance	\$1,207.00	\$1,225.00	\$18.00	\$14,968.26	\$12,250.00	(\$2,718.26)	\$14,700.00
596 - Income Tax/Tax Prep	\$0.00	\$30.00	\$30.00	\$385.00	\$300.00	(\$85.00)	\$360.00
599 - Miscellaneous Expenses	\$0.00	\$30.00	\$30.00	\$261.81	\$300.00	\$38.19	\$360.00
<u>Total Admin Expenses</u>	\$1,452.79	\$1,547.00	\$94.21	\$18,132.87	\$15,470.00	(\$2,662.87)	\$18,564.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$3,836.75	\$4,365.00	\$528.25	\$41,276.89	\$43,650.00	\$2,373.11	\$52,380.00
513 - Sewer	\$1,892.88	\$2,000.00	\$107.12	\$18,923.59	\$20,000.00	\$1,076.41	\$24,000.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$250.00	(\$25.00)	\$300.00
515 - Trash Removal	\$750.00	\$750.00	\$0.00	\$7,500.00	\$7,500.00	\$0.00	\$9,000.00
<u>Total Electric/Water/Other Utilities</u>	\$6,479.63	\$7,140.00	\$660.37	\$67,975.48	\$71,400.00	\$3,424.52	\$85,680.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$20,980.00	\$20,980.00	\$0.00	\$25,176.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$0.00	\$400.00	\$400.00	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$605.00	\$605.00	\$592.94	\$6,050.00	\$5,457.06	\$7,260.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$4,000.00	\$4,000.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$280.00	\$280.00	\$2,853.13	\$2,800.00	(\$53.13)	\$3,360.00
536 - Tree Maintenance	\$600.00	\$255.00	(\$345.00)	\$2,245.00	\$2,550.00	\$305.00	\$3,060.00
537 - Shrub & Tree Replacement	\$0.00	\$115.00	\$115.00	\$300.00	\$1,150.00	\$850.00	\$1,380.00
538 - Pest Control	\$0.00	\$297.00	\$297.00	\$3,110.00	\$2,970.00	(\$140.00)	\$3,564.00
539 - Weed Control-Grass	\$0.00	\$150.00	\$150.00	\$1,200.00	\$1,500.00	\$300.00	\$1,800.00
<u>Total Landscaping</u>	\$3,098.00	\$4,240.00	\$1,142.00	\$35,281.07	\$42,400.00	\$7,118.93	\$50,880.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$105.00	\$105.00	\$0.00	\$1,050.00	\$1,050.00	\$1,260.00
<u>Total Maintenance/Repair</u>	\$0.00	\$105.00	\$105.00	\$0.00	\$1,050.00	\$1,050.00	\$1,260.00
<u>Reserve Allocations</u>							
720 - Painting	\$710.00	\$710.00	\$0.00	\$7,100.00	\$7,100.00	\$0.00	\$8,520.00
722 - Sprinkler	\$188.00	\$188.00	\$0.00	\$1,880.00	\$1,880.00	\$0.00	\$2,256.00
725 - Major Maintenance	\$320.00	\$320.00	\$0.00	\$3,200.00	\$3,200.00	\$0.00	\$3,840.00
<u>Total Reserve Allocations</u>	\$1,218.00	\$1,218.00	\$0.00	\$12,180.00	\$12,180.00	\$0.00	\$14,616.00
Total Expense	\$12,248.42	\$14,250.00	\$2,001.58	\$133,569.42	\$142,500.00	\$8,930.58	\$171,000.00

**C.O.P. Condominium Association
 Budget Comparison Report
 10/1/2022 - 10/31/2022**

	10/1/2022 - 10/31/2022			1/1/2022 - 10/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	\$1,720.77	\$4.00	\$1,716.77	\$7,316.34	\$40.00	\$7,276.34	\$48.00
Net Income	\$1,720.77	\$4.00	\$1,716.77	\$7,316.34	\$40.00	\$7,276.34	\$48.00

**C.O.P. Condominium Association
AP Distribution Report
10/1/2022 - 10/31/2022**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	10/14/2022	10/14/2022	CIT Bank - Transfer Funds		COPC-202210-0002	0	\$1,218.00
Total 106 - CIT Bank-Reserve: \$1,218.00							
320 - Reserve-Painting	10/21/2022	10/21/2022	Albrecht & Sons LLC	1st Draw 5-6 Bldgs	20425	0	\$11,400.00
Total 320 - Reserve-Painting: \$11,400.00							
325 - Reserve-Major Maintenance	10/7/2022	10/7/2022	Albrecht & Sons LLC	Wood Repair Deposit	20220	0	\$4,350.00
Total 325 - Reserve-Major Maintenance: \$4,350.00							
503 - Accounting	10/21/2022	10/21/2022	Colby Mgt - Accounting		COPC-202210-0003	0	\$180.00
Total 503 - Accounting: \$180.00							
505 - Office Supplies	10/21/2022	10/21/2022	Colby Mgt - Misc Chgs	Data Storage/Financial Packet Mailing	COPC-202210-0004	0	\$10.14
Total 505 - Office Supplies: \$10.14							
506 - Statements/Postage/Fees	10/21/2022	10/21/2022	Colby Mgt - Statements	Monthly Statements	COPC-202210-0005	0	\$55.65
Total 506 - Statements/Postage/Fees: \$55.65							
512 - Water	10/28/2022	10/28/2022	Epcor Water		COPC-202209-0008	0	\$3,836.75
Total 512 - Water: \$3,836.75							
513 - Sewer	10/28/2022	10/28/2022	Epcor Water		COPC-202209-0008	0	\$1,892.88
Total 513 - Sewer: \$1,892.88							
515 - Trash Removal	10/7/2022	10/7/2022	Parks & Sons Of Sun City		COPC-202210-0001	0	\$750.00
Total 515 - Trash Removal: \$750.00							
531 - Yard Maint (Gardener)	10/28/2022	10/28/2022	Lawanda Samarripas		COPC-202210-0006	0	\$2,098.00
Total 531 - Yard Maint (Gardener): \$2,098.00							
534 - Irrigation Contract	10/28/2022	10/28/2022	Lawanda Samarripas		COPC-202210-0006	0	\$400.00
Total 534 - Irrigation Contract: \$400.00							
536 - Tree Maintenance	10/21/2022	10/21/2022	Patricia J. Sannerud	Tree Removals	3320	0	\$600.00
Total 536 - Tree Maintenance: \$600.00							
581 - Insurance	10/7/2022	10/7/2022	Community Association Underwriters		COPC-202209-0007	0	\$1,207.00
Total 581 - Insurance: \$1,207.00							

Grand Total: \$27,998.42

**C.O.P. Condominium Association
Reserve Statement
10/1/2022 - 10/31/2022**

Account	10/1/2022 - 10/31/2022		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$710.00	\$11,400.00	\$68,678.54	\$7,100.00	\$31,400.00	\$44,378.54
322 Reserve-Sprinkler	\$188.00	\$0.00	\$9,772.00	\$1,880.00	\$677.50	\$10,974.50
325 Reserve-Major Maintenance	\$320.00	\$4,350.00	\$24,531.48	\$3,391.67	\$7,585.00	\$20,338.15
360 Reserve-Interest	\$21.08	\$0.00	\$191.67	\$191.93	\$191.67	\$191.93
Total:	\$1,239.08	\$15,750.00	\$103,173.69	\$12,563.60	\$39,854.17	\$75,883.12