

C.O.P. Condominium Association  
Balance Sheet  
Period Through: 12/31/2022

**Assets**

Operating		
102 - CIT Bank-Operating	\$22,045.57	
Operating Total	<u>\$22,045.57</u>	
Reserve		
106 - CIT Bank-Reserve	\$33,281.38	
111 - CIT-8486 1.45% 09/14/23	\$6,190.74	
Reserve Total	<u>\$39,472.12</u>	
Assets Total		<u><u>\$61,517.69</u></u>

**Liabilities and Equity**

Operating Equity		
301 - Homeowners Equity	\$11,586.28	
Operating Current Year Surplus/Deficit	\$10,459.29	
Operating Equity Total	<u>\$22,045.57</u>	
Reserve Equity		
320 - Reserve-Painting	\$11,598.54	
322 - Reserve-Sprinkler	\$11,350.50	
325 - Reserve-Major Maintenance	\$16,278.15	
360 - Reserve-Interest	\$244.93	
Reserve Equity Total	<u>\$39,472.12</u>	
Liabilities & Equity Total		<u><u>\$61,517.69</u></u>

**C.O.P. Condominium Association**  
**Budget Comparison Report**  
**12/1/2022 - 12/31/2022**

	12/1/2022 - 12/31/2022			1/1/2022 - 12/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$14,355.00	\$14,250.00	\$105.00	\$169,172.26	\$171,000.00	(\$1,827.74)	\$171,000.00
461 - Interest Operating Acct	\$2.81	\$4.00	(\$1.19)	\$40.00	\$48.00	(\$8.00)	\$48.00
<u>Total Income</u>	\$14,357.81	\$14,254.00	\$103.81	\$169,212.26	\$171,048.00	(\$1,835.74)	\$171,048.00
<b>Total Income</b>	\$14,357.81	\$14,254.00	\$103.81	\$169,212.26	\$171,048.00	(\$1,835.74)	\$171,048.00
<b>Expense</b>							
<u>Admin Expenses</u>							
503 - Accounting	\$180.00	\$180.00	\$0.00	\$2,160.00	\$2,160.00	\$0.00	\$2,160.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$120.00	\$120.00	\$120.00
505 - Office Supplies	\$9.90	\$25.00	\$15.10	\$232.91	\$300.00	\$67.09	\$300.00
506 - Statements/Postage/Fees	\$55.65	\$47.00	(\$8.65)	\$615.75	\$564.00	(\$51.75)	\$564.00
581 - Insurance	\$0.00	\$1,225.00	\$1,225.00	\$16,175.26	\$14,700.00	(\$1,475.26)	\$14,700.00
596 - Income Tax/Tax Prep	\$0.00	\$30.00	\$30.00	\$385.00	\$360.00	(\$25.00)	\$360.00
599 - Miscellaneous Expenses	\$0.00	\$30.00	\$30.00	\$338.88	\$360.00	\$21.12	\$360.00
<u>Total Admin Expenses</u>	\$245.55	\$1,547.00	\$1,301.45	\$19,907.80	\$18,564.00	(\$1,343.80)	\$18,564.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$2,479.48	\$4,365.00	\$1,885.52	\$46,566.75	\$52,380.00	\$5,813.25	\$52,380.00
513 - Sewer	\$1,892.88	\$2,000.00	\$107.12	\$22,709.35	\$24,000.00	\$1,290.65	\$24,000.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$300.00	\$25.00	\$300.00
515 - Trash Removal	\$750.00	\$750.00	\$0.00	\$9,000.00	\$9,000.00	\$0.00	\$9,000.00
<u>Total Electric/Water/Other Utilities</u>	\$5,122.36	\$7,140.00	\$2,017.64	\$78,551.10	\$85,680.00	\$7,128.90	\$85,680.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$25,176.00	\$25,176.00	\$0.00	\$25,176.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$2,028.00	\$480.00	(\$1,548.00)	\$480.00
533 - Grass Seed/Fertilizer	\$2,198.00	\$605.00	(\$1,593.00)	\$2,790.94	\$7,260.00	\$4,469.06	\$7,260.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$4,800.00	\$4,800.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$280.00	\$280.00	\$2,853.13	\$3,360.00	\$506.87	\$3,360.00
536 - Tree Maintenance	\$0.00	\$255.00	\$255.00	\$2,545.00	\$3,060.00	\$515.00	\$3,060.00
537 - Shrub & Tree Replacement	\$0.00	\$115.00	\$115.00	\$650.00	\$1,380.00	\$730.00	\$1,380.00
538 - Pest Control	\$262.50	\$297.00	\$34.50	\$3,635.00	\$3,564.00	(\$71.00)	\$3,564.00
539 - Weed Control-Grass	\$0.00	\$150.00	\$150.00	\$1,200.00	\$1,800.00	\$600.00	\$1,800.00
<u>Total Landscaping</u>	\$4,958.50	\$4,240.00	(\$718.50)	\$45,678.07	\$50,880.00	\$5,201.93	\$50,880.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$105.00	\$105.00	\$0.00	\$1,260.00	\$1,260.00	\$1,260.00
<u>Total Maintenance/Repair</u>	\$0.00	\$105.00	\$105.00	\$0.00	\$1,260.00	\$1,260.00	\$1,260.00
<u>Reserve Allocations</u>							
720 - Painting	\$710.00	\$710.00	\$0.00	\$8,520.00	\$8,520.00	\$0.00	\$8,520.00
722 - Sprinkler	\$188.00	\$188.00	\$0.00	\$2,256.00	\$2,256.00	\$0.00	\$2,256.00
725 - Major Maintenance	\$320.00	\$320.00	\$0.00	\$3,840.00	\$3,840.00	\$0.00	\$3,840.00
<u>Total Reserve Allocations</u>	\$1,218.00	\$1,218.00	\$0.00	\$14,616.00	\$14,616.00	\$0.00	\$14,616.00
<b>Total Expense</b>	\$11,544.41	\$14,250.00	\$2,705.59	\$158,752.97	\$171,000.00	\$12,247.03	\$171,000.00

**C.O.P. Condominium Association  
 Budget Comparison Report  
 12/1/2022 - 12/31/2022**

	12/1/2022 - 12/31/2022			1/1/2022 - 12/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	\$2,813.40	\$4.00	\$2,809.40	\$10,459.29	\$48.00	\$10,411.29	\$48.00
Net Income	\$2,813.40	\$4.00	\$2,809.40	\$10,459.29	\$48.00	\$10,411.29	\$48.00

**C.O.P. Condominium Association  
AP Distribution Report  
12/1/2022 - 12/31/2022**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	12/9/2022	12/9/2022	CIT Bank - Transfer Funds		COPC-202212-0002	0	\$1,218.00
<b>Total 106 - CIT Bank-Reserve:</b>							<b>\$1,218.00</b>
320 - Reserve-Painting	12/2/2022	12/2/2022	Albrecht & Sons LLC	3rd Payment 5-6 Bldgs	20589	0	\$11,600.00
	12/16/2022	12/16/2022	Albrecht & Sons LLC	4th Payment 5-6 Bldg	20617	0	\$11,200.00
<b>Total 320 - Reserve-Painting:</b>							<b>\$22,800.00</b>
503 - Accounting	12/22/2022	12/22/2022	Colby Mgt - Accounting		COPC-202212-0003	0	\$180.00
<b>Total 503 - Accounting:</b>							<b>\$180.00</b>
505 - Office Supplies	12/30/2022	12/30/2022	Colby Mgt - Misc Chgs	Data Storage/Financial Packet Mailing	COPC-202212-0006	0	\$9.90
<b>Total 505 - Office Supplies:</b>							<b>\$9.90</b>
506 - Statements/Postage/Fees	12/22/2022	12/22/2022	Colby Mgt - Statements	Monthly Statements	COPC-202212-0004	0	\$55.65
<b>Total 506 - Statements/Postage/Fees:</b>							<b>\$55.65</b>
512 - Water	12/30/2022	12/30/2022	Epcor Water		COPC-202211-0006	0	\$2,479.48
<b>Total 512 - Water:</b>							<b>\$2,479.48</b>
513 - Sewer	12/30/2022	12/30/2022	Epcor Water		COPC-202211-0006	0	\$1,892.88
<b>Total 513 - Sewer:</b>							<b>\$1,892.88</b>
515 - Trash Removal	12/9/2022	12/9/2022	Parks & Sons Of Sun City		COPC-202212-0001	0	\$750.00
<b>Total 515 - Trash Removal:</b>							<b>\$750.00</b>
531 - Yard Maint (Gardener)	12/30/2022	12/30/2022	Lawanda Samarripas		COPC-202212-0005	0	\$2,098.00
<b>Total 531 - Yard Maint (Gardener):</b>							<b>\$2,098.00</b>
533 - Grass Seed/Fertilizer	12/22/2022	12/22/2022	Ray Pena		12192022	0	\$150.00
	12/30/2022	12/30/2022	Lawanda Samarripas	Extra Trimming for Painters & Palm Tree	12232022	0	\$880.00
	12/30/2022	12/30/2022	Lawanda Samarripas	Over Seed for Front Yards	12232022	0	\$1,168.00
<b>Total 533 - Grass Seed/Fertilizer:</b>							<b>\$2,198.00</b>
534 - Irrigation Contract	12/30/2022	12/30/2022	Lawanda Samarripas		COPC-202212-0005	0	\$400.00
<b>Total 534 - Irrigation Contract:</b>							<b>\$400.00</b>
538 - Pest Control	12/9/2022	12/9/2022	Arrow Exterminators	11/18/22 Monthly Service	49245732	0	\$262.50
<b>Total 538 - Pest Control:</b>							<b>\$262.50</b>

**Grand Total: \$34,344.41**

**C.O.P. Condominium Association  
Reserve Statement  
12/1/2022 - 12/31/2022**

<b>Account</b>	<b>12/1/2022 - 12/31/2022</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	\$22,800.00	\$68,678.54	\$8,520.00	\$65,600.00	\$11,598.54
322 Reserve-Sprinkler	\$188.00	\$0.00	\$9,772.00	\$2,256.00	\$677.50	\$11,350.50
325 Reserve-Major Maintenance	\$320.00	\$0.00	\$24,531.48	\$4,031.67	\$12,285.00	\$16,278.15
360 Reserve-Interest	\$35.92	\$0.00	\$191.67	\$244.93	\$191.67	\$244.93
Total:	\$1,253.92	\$22,800.00	\$103,173.69	\$15,052.60	\$78,754.17	\$39,472.12