

C.O.P. Condominium Association
Balance Sheet
Period Through: 1/31/2023

Assets

Operating		
102 - CIT Bank-Operating	\$28,172.84	
Operating Total	<u>\$28,172.84</u>	
Reserve		
106 - CIT Bank-Reserve	\$23,144.76	
111 - CIT-8486 1.45% 09/14/23	\$6,190.74	
Reserve Total	<u>\$29,335.50</u>	
Assets Total		<u><u>\$57,508.34</u></u>

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$22,045.57	
Operating Current Year Surplus/Deficit	\$6,127.27	
Operating Equity Total	<u>\$28,172.84</u>	
Reserve Equity		
320 - Reserve-Painting	\$918.54	
322 - Reserve-Sprinkler	\$11,550.50	
325 - Reserve-Major Maintenance	\$16,613.15	
360 - Reserve-Interest	\$253.31	
Reserve Equity Total	<u>\$29,335.50</u>	
Liabilities & Equity Total		<u><u>\$57,508.34</u></u>

C.O.P. Condominium Association
Budget Comparison Report
1/1/2023 - 1/31/2023

	1/1/2023 - 1/31/2023			1/1/2023 - 1/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$15,315.00	\$15,000.00	\$315.00	\$15,315.00	\$15,000.00	\$315.00	\$180,000.00
461 - Interest Operating Acct	\$5.98	\$6.00	(\$0.02)	\$5.98	\$6.00	(\$0.02)	\$72.00
<u>Total Income</u>	\$15,320.98	\$15,006.00	\$314.98	\$15,320.98	\$15,006.00	\$314.98	\$180,072.00
Total Income	\$15,320.98	\$15,006.00	\$314.98	\$15,320.98	\$15,006.00	\$314.98	\$180,072.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$189.00	\$189.00	\$0.00	\$189.00	\$189.00	\$0.00	\$2,268.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$10.00	\$10.00	\$120.00
505 - Office Supplies	\$11.90	\$30.00	\$18.10	\$11.90	\$30.00	\$18.10	\$360.00
506 - Statements/Postage/Fees	\$55.65	\$60.00	\$4.35	\$55.65	\$60.00	\$4.35	\$720.00
581 - Insurance	\$0.00	\$1,330.00	\$1,330.00	\$0.00	\$1,330.00	\$1,330.00	\$15,960.00
596 - Income Tax/Tax Prep	\$0.00	\$40.00	\$40.00	\$0.00	\$40.00	\$40.00	\$480.00
599 - Miscellaneous Expenses	\$140.38	\$45.00	(\$95.38)	\$140.38	\$45.00	(\$95.38)	\$540.00
<u>Total Admin Expenses</u>	\$396.93	\$1,704.00	\$1,307.07	\$396.93	\$1,704.00	\$1,307.07	\$20,448.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$2,125.90	\$4,365.00	\$2,239.10	\$2,125.90	\$4,365.00	\$2,239.10	\$52,380.00
513 - Sewer	\$1,892.88	\$2,000.00	\$107.12	\$1,892.88	\$2,000.00	\$107.12	\$24,000.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00
515 - Trash Removal	\$762.50	\$763.00	\$0.50	\$762.50	\$763.00	\$0.50	\$9,156.00
<u>Total Electric/Water/Other Utilities</u>	\$4,781.28	\$7,153.00	\$2,371.72	\$4,781.28	\$7,153.00	\$2,371.72	\$85,836.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,283.00	\$185.00	\$2,098.00	\$2,283.00	\$185.00	\$27,396.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$0.00	\$40.00	\$40.00	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$675.00	\$675.00	\$0.00	\$675.00	\$675.00	\$8,100.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$400.00	\$400.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$320.00	\$320.00	\$0.00	\$320.00	\$320.00	\$3,840.00
536 - Tree Maintenance	\$0.00	\$450.00	\$450.00	\$0.00	\$450.00	\$450.00	\$5,400.00
537 - Shrub & Tree Replacement	\$0.00	\$130.00	\$130.00	\$0.00	\$130.00	\$130.00	\$1,560.00
538 - Pest Control	\$262.50	\$325.00	\$62.50	\$262.50	\$325.00	\$62.50	\$3,900.00
539 - Weed Control-Grass	\$0.00	\$155.00	\$155.00	\$0.00	\$155.00	\$155.00	\$1,860.00
<u>Total Landscaping</u>	\$2,760.50	\$4,778.00	\$2,017.50	\$2,760.50	\$4,778.00	\$2,017.50	\$57,336.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$110.00	\$110.00	\$0.00	\$110.00	\$110.00	\$1,320.00
<u>Total Maintenance/Repair</u>	\$0.00	\$110.00	\$110.00	\$0.00	\$110.00	\$110.00	\$1,320.00
<u>Reserve Allocations</u>							
720 - Painting	\$720.00	\$720.00	\$0.00	\$720.00	\$720.00	\$0.00	\$8,640.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$200.00	\$200.00	\$0.00	\$2,400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$335.00	\$335.00	\$0.00	\$4,020.00
<u>Total Reserve Allocations</u>	\$1,255.00	\$1,255.00	\$0.00	\$1,255.00	\$1,255.00	\$0.00	\$15,060.00
Total Expense	\$9,193.71	\$15,000.00	\$5,806.29	\$9,193.71	\$15,000.00	\$5,806.29	\$180,000.00

**C.O.P. Condominium Association
 Budget Comparison Report
 1/1/2023 - 1/31/2023**

	1/1/2023 - 1/31/2023			1/1/2023 - 1/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	\$6,127.27	\$6.00	\$6,121.27	\$6,127.27	\$6.00	\$6,121.27	\$72.00
Net Income	\$6,127.27	\$6.00	\$6,121.27	\$6,127.27	\$6.00	\$6,121.27	\$72.00

**C.O.P. Condominium Association
AP Distribution Report
1/1/2023 - 1/31/2023**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	1/20/2023	1/20/2023	CIT Bank - Transfer Funds		COPC-202301-0003	0	\$1,255.00
Total 106 - CIT Bank-Reserve:							\$1,255.00
320 - Reserve-Painting	1/13/2023	1/13/2023	Albrecht & Sons LLC	Final Payment	20685	0	\$11,400.00
Total 320 - Reserve-Painting:							\$11,400.00
503 - Accounting	1/20/2023	1/20/2023	Colby Mgt - Accounting		COPC-202301-0002	0	\$189.00
Total 503 - Accounting:							\$189.00
505 - Office Supplies	1/27/2023	1/27/2023	Colby Mgt - Misc Chgs	Data Storage/Financial Packet Mailing	COPC-202301-0006	0	\$11.90
Total 505 - Office Supplies:							\$11.90
506 - Statements/Postage/Fees	1/27/2023	1/27/2023	Colby Mgt - Statements	Monthly Statements	COPC-202301-0004	0	\$55.65
Total 506 - Statements/Postage/Fees:							\$55.65
512 - Water	1/26/2023	1/26/2023	Epcor Water		COPC-202212-0007	0	\$2,125.90
Total 512 - Water:							\$2,125.90
513 - Sewer	1/26/2023	1/26/2023	Epcor Water		COPC-202212-0007	0	\$1,892.88
Total 513 - Sewer:							\$1,892.88
515 - Trash Removal	1/6/2023	1/6/2023	Parks & Sons Of Sun City		COPC-202301-0001	0	\$762.50
Total 515 - Trash Removal:							\$762.50
531 - Yard Maint (Gardener)	1/27/2023	1/27/2023	Lawanda Samarripas		COPC-202301-0005	0	\$2,098.00
Total 531 - Yard Maint (Gardener):							\$2,098.00
534 - Irrigation Contract	1/27/2023	1/27/2023	Lawanda Samarripas		COPC-202301-0005	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
538 - Pest Control	1/13/2023	1/13/2023	Arrow Exterminators	12/16/22 Monthly Service	49699107	0	\$262.50
Total 538 - Pest Control:							\$262.50
599 - Miscellaneous Expenses	1/27/2023	1/27/2023	Janet S. Nelson	Paper Plates Reimbursement	1212023	0	\$40.38
	1/27/2023	1/27/2023	Brian Weir	Website Hosting	31	0	\$100.00
Total 599 - Miscellaneous Expenses:							\$140.38
Grand Total:							\$20,593.71

**C.O.P. Condominium Association
Reserve Statement
1/1/2023 - 1/31/2023**

Account	1/1/2023 - 1/31/2023		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$720.00	\$11,400.00	\$11,598.54	\$720.00	\$11,400.00	\$918.54
322 Reserve-Sprinkler	\$200.00	\$0.00	\$11,350.50	\$200.00	\$0.00	\$11,550.50
325 Reserve-Major Maintenance	\$335.00	\$0.00	\$16,278.15	\$335.00	\$0.00	\$16,613.15
360 Reserve-Interest	\$8.38	\$0.00	\$244.93	\$8.38	\$0.00	\$253.31
Total:	\$1,263.38	\$11,400.00	\$39,472.12	\$1,263.38	\$11,400.00	\$29,335.50