

C.O.P. Condominium Association
Balance Sheet
Period Through: 2/28/2023

Assets

Operating		
102 - CIT Bank-Operating	\$32,935.03	
Operating Total	<u>\$32,935.03</u>	
Reserve		
106 - CIT Bank-Reserve	\$24,405.16	
111 - CIT-8486 1.45% 09/14/23	\$6,190.74	
Reserve Total	<u>\$30,595.90</u>	
Assets Total		<u><u>\$63,530.93</u></u>

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$22,045.57	
Operating Current Year Surplus/Deficit	\$10,889.46	
Operating Equity Total	<u>\$32,935.03</u>	
Reserve Equity		
320 - Reserve-Painting	\$1,638.54	
322 - Reserve-Sprinkler	\$11,750.50	
325 - Reserve-Major Maintenance	\$16,948.15	
360 - Reserve-Interest	\$258.71	
Reserve Equity Total	<u>\$30,595.90</u>	
Liabilities & Equity Total		<u><u>\$63,530.93</u></u>

C.O.P. Condominium Association
Budget Comparison Report
2/1/2023 - 2/28/2023

	2/1/2023 - 2/28/2023			1/1/2023 - 2/28/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$14,730.00	\$15,000.00	(\$270.00)	\$30,045.00	\$30,000.00	\$45.00	\$180,000.00
461 - Interest Operating Acct	\$7.98	\$6.00	\$1.98	\$13.96	\$12.00	\$1.96	\$72.00
<u>Total Income</u>	\$14,737.98	\$15,006.00	(\$268.02)	\$30,058.96	\$30,012.00	\$46.96	\$180,072.00
Total Income	\$14,737.98	\$15,006.00	(\$268.02)	\$30,058.96	\$30,012.00	\$46.96	\$180,072.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$189.00	\$189.00	\$0.00	\$378.00	\$378.00	\$0.00	\$2,268.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$20.00	\$20.00	\$120.00
505 - Office Supplies	\$11.48	\$30.00	\$18.52	\$23.38	\$60.00	\$36.62	\$360.00
506 - Statements/Postage/Fees	\$55.65	\$60.00	\$4.35	\$111.30	\$120.00	\$8.70	\$720.00
581 - Insurance	\$0.00	\$1,330.00	\$1,330.00	\$0.00	\$2,660.00	\$2,660.00	\$15,960.00
596 - Income Tax/Tax Prep	\$0.00	\$40.00	\$40.00	\$0.00	\$80.00	\$80.00	\$480.00
599 - Miscellaneous Expenses	\$254.00	\$45.00	(\$209.00)	\$394.38	\$90.00	(\$304.38)	\$540.00
<u>Total Admin Expenses</u>	\$510.13	\$1,704.00	\$1,193.87	\$907.06	\$3,408.00	\$2,500.94	\$20,448.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$1,941.65	\$4,365.00	\$2,423.35	\$4,067.55	\$8,730.00	\$4,662.45	\$52,380.00
513 - Sewer	\$1,892.88	\$2,000.00	\$107.12	\$3,785.76	\$4,000.00	\$214.24	\$24,000.00
514 - Electricity	\$275.00	\$25.00	(\$250.00)	\$275.00	\$50.00	(\$225.00)	\$300.00
515 - Trash Removal	\$762.50	\$763.00	\$0.50	\$1,525.00	\$1,526.00	\$1.00	\$9,156.00
<u>Total Electric/Water/Other Utilities</u>	\$4,872.03	\$7,153.00	\$2,280.97	\$9,653.31	\$14,306.00	\$4,652.69	\$85,836.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,468.00	\$2,283.00	(\$185.00)	\$4,566.00	\$4,566.00	\$0.00	\$27,396.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$0.00	\$80.00	\$80.00	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$675.00	\$675.00	\$0.00	\$1,350.00	\$1,350.00	\$8,100.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$800.00	\$800.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$320.00	\$320.00	\$0.00	\$640.00	\$640.00	\$3,840.00
536 - Tree Maintenance	\$0.00	\$450.00	\$450.00	\$0.00	\$900.00	\$900.00	\$5,400.00
537 - Shrub & Tree Replacement	\$0.00	\$130.00	\$130.00	\$0.00	\$260.00	\$260.00	\$1,560.00
538 - Pest Control	\$470.63	\$325.00	(\$145.63)	\$733.13	\$650.00	(\$83.13)	\$3,900.00
539 - Weed Control-Grass	\$0.00	\$155.00	\$155.00	\$0.00	\$310.00	\$310.00	\$1,860.00
<u>Total Landscaping</u>	\$3,338.63	\$4,778.00	\$1,439.37	\$6,099.13	\$9,556.00	\$3,456.87	\$57,336.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$110.00	\$110.00	\$0.00	\$220.00	\$220.00	\$1,320.00
<u>Total Maintenance/Repair</u>	\$0.00	\$110.00	\$110.00	\$0.00	\$220.00	\$220.00	\$1,320.00
<u>Reserve Allocations</u>							
720 - Painting	\$720.00	\$720.00	\$0.00	\$1,440.00	\$1,440.00	\$0.00	\$8,640.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$400.00	\$400.00	\$0.00	\$2,400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$670.00	\$670.00	\$0.00	\$4,020.00
<u>Total Reserve Allocations</u>	\$1,255.00	\$1,255.00	\$0.00	\$2,510.00	\$2,510.00	\$0.00	\$15,060.00
Total Expense	\$9,975.79	\$15,000.00	\$5,024.21	\$19,169.50	\$30,000.00	\$10,830.50	\$180,000.00

**C.O.P. Condominium Association
 Budget Comparison Report
 2/1/2023 - 2/28/2023**

	2/1/2023 - 2/28/2023			1/1/2023 - 2/28/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$4,762.19	\$6.00	\$4,756.19	\$10,889.46	\$12.00	\$10,877.46	\$72.00
Net Income	\$4,762.19	\$6.00	\$4,756.19	\$10,889.46	\$12.00	\$10,877.46	\$72.00

C.O.P. Condominium Association
AP Distribution Report
2/1/2023 - 2/28/2023

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve							
	2/10/2023	2/10/2023	CIT Bank - Transfer Funds		COPC-202302-0001	0	\$1,255.00
Total 106 - CIT Bank-Reserve:							\$1,255.00
503 - Accounting							
	2/17/2023	2/17/2023	Colby Mgt - Accounting		COPC-202302-0003	0	\$189.00
Total 503 - Accounting:							\$189.00
505 - Office Supplies							
	2/24/2023	2/24/2023	Colby Mgt - Misc Chgs	Data Storage/Financial Packet Mailing	COPC-202302-0006	0	\$11.48
Total 505 - Office Supplies:							\$11.48
506 - Statements/Postage/Fees							
	2/24/2023	2/24/2023	Colby Mgt - Statements	Monthly Statements	COPC-202302-0005	0	\$55.65
Total 506 - Statements/Postage/Fees:							\$55.65
512 - Water							
	2/24/2023	2/24/2023	Epcor Water		COPC-202301-0007	0	\$1,941.65
Total 512 - Water:							\$1,941.65
513 - Sewer							
	2/24/2023	2/24/2023	Epcor Water		COPC-202301-0007	0	\$1,892.88
Total 513 - Sewer:							\$1,892.88
514 - Electricity							
	2/10/2023	2/10/2023	David C. or Mary Jo Cichos		Electric Refund 2022	0	\$25.00
	2/10/2023	2/10/2023	Chester or Deborah M. Penta		Electric Refund 2022	0	\$25.00
	2/10/2023	2/10/2023	Jack Kangas		Electric Refund 2022	0	\$25.00
	2/10/2023	2/10/2023	Sharon M. Monasterio		Electric Refund 2022	0	\$25.00
	2/10/2023	2/10/2023	Kenneth J. Nawrocki		Electric Refund 2022	0	\$25.00
	2/10/2023	2/10/2023	Lee Gainey		Electric Refund 2022	0	\$25.00
	2/10/2023	2/10/2023	John or M Dale Spicer		Electric Refund 2022	0	\$25.00
	2/10/2023	2/10/2023	Mary Comstock		Electric Refund 2022	0	\$25.00
	2/10/2023	2/10/2023	Dale A. or Julia J. Stroh		Electric Refund 2022	0	\$25.00
	2/10/2023	2/10/2023	Kenneth D. or Sharon E. Davis		Electric Refund 2022	0	\$25.00
	2/10/2023	2/10/2023	Alice Kotlar		Electric Refund 2022	0	\$25.00
Total 514 - Electricity:							\$275.00
515 - Trash Removal							
	2/10/2023	2/10/2023	Parks & Sons Of Sun City		COPC-202302-0002	0	\$762.50
Total 515 - Trash Removal:							\$762.50
531 - Yard Maint (Gardener)							
	2/24/2023	2/24/2023	Lawanda Samarripas		COPC-202302-0004	0	\$2,283.00
	2/24/2023	2/24/2023	Lawanda Samarripas	Missed January Increase	January 2023	0	\$185.00
Total 531 - Yard Maint (Gardener):							\$2,468.00
534 - Irrigation Contract							

**C.O.P. Condominium Association
AP Distribution Report
2/1/2023 - 2/28/2023**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
	2/24/2023	2/24/2023	Lawanda Samarripas		COPC-202302-0004	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
538 - Pest Control							
	2/3/2023	2/3/2023	Arrow Exterminators	1/20/23 Monthly Service	50052620	0	\$262.50
	2/10/2023	2/10/2023	A.S.A.P. Bee Removal LLC	Bee Hive Destroy / Sealed	2032023	0	\$195.00
	2/17/2023	2/17/2023	Arrow Exterminators	1/20/23 Missed Increase	50269699	0	\$13.13
Total 538 - Pest Control:							\$470.63
599 - Miscellaneous Expenses							
	2/10/2023	2/10/2023	Kenneth D. or Sharon E. Davis	HOAleader Reimbursement	140502	0	\$119.00
	2/24/2023	2/24/2023	Organization of HOA's In Sun City West	2023 Dues	COPC-202112-0009	0	\$135.00
Total 599 - Miscellaneous Expenses:							\$254.00
Grand Total:							\$9,975.79

**C.O.P. Condominium Association
Reserve Statement
2/1/2023 - 2/28/2023**

Account	2/1/2023 - 2/28/2023		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$720.00	\$0.00	\$11,598.54	\$1,440.00	\$11,400.00	\$1,638.54
322 Reserve-Sprinkler	\$200.00	\$0.00	\$11,350.50	\$400.00	\$0.00	\$11,750.50
325 Reserve-Major Maintenance	\$335.00	\$0.00	\$16,278.15	\$670.00	\$0.00	\$16,948.15
360 Reserve-Interest	\$5.40	\$0.00	\$244.93	\$13.78	\$0.00	\$258.71
Total:	\$1,260.40	\$0.00	\$39,472.12	\$2,523.78	\$11,400.00	\$30,595.90