

C.O.P. Condominium Association
Balance Sheet
Period Through: 5/31/2023

Assets

Operating		
102 - CIT Bank-Operating	\$34,084.93	
Operating Total	<u>\$34,084.93</u>	
Reserve		
106 - CIT Bank-Reserve	\$28,190.05	
111 - CIT-8486 1.45% 09/14/23	\$6,212.91	
Reserve Total	<u>\$34,402.96</u>	
Assets Total		<u><u>\$68,487.89</u></u>

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$22,045.57	
Operating Current Year Surplus/Deficit	\$12,039.36	
Operating Equity Total	<u>\$34,084.93</u>	
Reserve Equity		
320 - Reserve-Painting	\$3,798.54	
322 - Reserve-Sprinkler	\$12,350.50	
325 - Reserve-Major Maintenance	\$17,953.15	
360 - Reserve-Interest	\$300.77	
Reserve Equity Total	<u>\$34,402.96</u>	
Liabilities & Equity Total		<u><u>\$68,487.89</u></u>

C.O.P. Condominium Association
Budget Comparison Report
5/1/2023 - 5/31/2023

	5/1/2023 - 5/31/2023			1/1/2023 - 5/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$15,600.00	\$15,000.00	\$600.00	\$75,060.00	\$75,000.00	\$60.00	\$180,000.00
420 - Transfer Fees	\$0.00	\$0.00	\$0.00	(\$182.00)	\$0.00	(\$182.00)	\$0.00
430 - Legal/Collection Charged to Owners	\$0.00	\$0.00	\$0.00	\$182.00	\$0.00	\$182.00	\$0.00
461 - Interest Operating Acct	\$9.94	\$6.00	\$3.94	\$42.65	\$30.00	\$12.65	\$72.00
<u>Total Income</u>	\$15,609.94	\$15,006.00	\$603.94	\$75,102.65	\$75,030.00	\$72.65	\$180,072.00
Total Income	\$15,609.94	\$15,006.00	\$603.94	\$75,102.65	\$75,030.00	\$72.65	\$180,072.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$189.00	\$189.00	\$0.00	\$945.00	\$945.00	\$0.00	\$2,268.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$50.00	\$50.00	\$120.00
505 - Office Supplies	\$11.96	\$30.00	\$18.04	\$59.02	\$150.00	\$90.98	\$360.00
506 - Statements/Postage/Fees	\$53.35	\$60.00	\$6.65	\$274.23	\$300.00	\$25.77	\$720.00
581 - Insurance	\$1,259.00	\$1,330.00	\$71.00	\$7,526.00	\$6,650.00	(\$876.00)	\$15,960.00
596 - Income Tax/Tax Prep	\$65.00	\$40.00	(\$25.00)	\$410.00	\$200.00	(\$210.00)	\$480.00
599 - Miscellaneous Expenses	\$0.00	\$45.00	\$45.00	\$476.08	\$225.00	(\$251.08)	\$540.00
<u>Total Admin Expenses</u>	\$1,578.31	\$1,704.00	\$125.69	\$9,690.33	\$8,520.00	(\$1,170.33)	\$20,448.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$4,663.84	\$4,365.00	(\$298.84)	\$12,331.57	\$21,825.00	\$9,493.43	\$52,380.00
513 - Sewer	\$1,890.36	\$2,000.00	\$109.64	\$9,461.88	\$10,000.00	\$538.12	\$24,000.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$125.00	(\$150.00)	\$300.00
515 - Trash Removal	\$762.50	\$763.00	\$0.50	\$3,812.50	\$3,815.00	\$2.50	\$9,156.00
<u>Total Electric/Water/Other Utilities</u>	\$7,316.70	\$7,153.00	(\$163.70)	\$25,880.95	\$35,765.00	\$9,884.05	\$85,836.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$11,415.00	\$11,415.00	\$0.00	\$27,396.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$0.00	\$200.00	\$200.00	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$675.00	\$675.00	\$0.00	\$3,375.00	\$3,375.00	\$8,100.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$320.00	\$320.00	\$643.99	\$1,600.00	\$956.01	\$3,840.00
536 - Tree Maintenance	\$1,760.00	\$450.00	(\$1,310.00)	\$2,080.00	\$2,250.00	\$170.00	\$5,400.00
537 - Shrub & Tree Replacement	\$0.00	\$130.00	\$130.00	\$1,918.00	\$650.00	(\$1,268.00)	\$1,560.00
538 - Pest Control	\$275.63	\$325.00	\$49.37	\$1,860.02	\$1,625.00	(\$235.02)	\$3,900.00
539 - Weed Control-Grass	\$0.00	\$155.00	\$155.00	\$1,300.00	\$775.00	(\$525.00)	\$1,860.00
<u>Total Landscaping</u>	\$4,718.63	\$4,778.00	\$59.37	\$21,217.01	\$23,890.00	\$2,672.99	\$57,336.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$110.00	\$110.00	\$0.00	\$550.00	\$550.00	\$1,320.00
<u>Total Maintenance/Repair</u>	\$0.00	\$110.00	\$110.00	\$0.00	\$550.00	\$550.00	\$1,320.00
<u>Reserve Allocations</u>							
720 - Painting	\$720.00	\$720.00	\$0.00	\$3,600.00	\$3,600.00	\$0.00	\$8,640.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$2,400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$1,675.00	\$1,675.00	\$0.00	\$4,020.00
<u>Total Reserve Allocations</u>	\$1,255.00	\$1,255.00	\$0.00	\$6,275.00	\$6,275.00	\$0.00	\$15,060.00

**C.O.P. Condominium Association
 Budget Comparison Report
 5/1/2023 - 5/31/2023**

	5/1/2023 - 5/31/2023			1/1/2023 - 5/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Expense	\$14,868.64	\$15,000.00	\$131.36	\$63,063.29	\$75,000.00	\$11,936.71	\$180,000.00
Operating Net Income	\$741.30	\$6.00	\$735.30	\$12,039.36	\$30.00	\$12,009.36	\$72.00
Net Income	\$741.30	\$6.00	\$735.30	\$12,039.36	\$30.00	\$12,009.36	\$72.00

**C.O.P. Condominium Association
AP Distribution Report
5/1/2023 - 5/31/2023**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	5/12/2023	5/12/2023	CIT Bank - Transfer Funds	CIT Bank - Transfer Funds;	COPC-202305-0002	0	\$1,255.00
Total 106 - CIT Bank-Reserve:							\$1,255.00
503 - Accounting	5/19/2023	5/19/2023	Colby Mgt - Accounting	Colby Mgt - Accounting;	COPC-202305-0003	0	\$189.00
Total 503 - Accounting:							\$189.00
505 - Office Supplies	5/26/2023	5/26/2023	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; Data Storage/Financial Packet Mailing	COPC-202305-0005	0	\$11.96
Total 505 - Office Supplies:							\$11.96
506 - Statements/Postage/Fees	5/26/2023	5/26/2023	Colby Mgt - Statements	Colby Mgt - Statements; Monthly Statements	COPC-202305-0006	0	\$53.35
Total 506 - Statements/Postage/Fees:							\$53.35
512 - Water	5/26/2023	5/26/2023	Epcor Water	Epcor Water;	COPC-202304-0008	0	\$4,663.84
Total 512 - Water:							\$4,663.84
513 - Sewer	5/26/2023	5/26/2023	Epcor Water	Epcor Water;	COPC-202304-0008	0	\$1,890.36
Total 513 - Sewer:							\$1,890.36
515 - Trash Removal	5/5/2023	5/5/2023	Parks & Sons Of Sun City	Parks & Sons Of Sun City;	COPC-202305-0001	0	\$762.50
Total 515 - Trash Removal:							\$762.50
531 - Yard Maint (Gardener)	5/26/2023	5/26/2023	Lawanda Samarripas	Lawanda Samarripas;	COPC-202305-0004	0	\$2,283.00
Total 531 - Yard Maint (Gardener):							\$2,283.00
534 - Irrigation Contract	5/26/2023	5/26/2023	Lawanda Samarripas	Lawanda Samarripas;	COPC-202305-0004	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
536 - Tree Maintenance	5/26/2023	5/26/2023	Lawanda Samarripas	Lawanda Samarripas; 22 Olive Trees Trimmed	5202023	0	\$1,760.00
Total 536 - Tree Maintenance:							\$1,760.00
538 - Pest Control	5/12/2023	5/12/2023	Arrow Exterminators	Arrow Exterminators; 5/21/23 Service	51211799	0	\$275.63
Total 538 - Pest Control:							\$275.63
581 - Insurance	5/5/2023	5/5/2023	Community Association Underwriters	Community Association Underwriters;	COPC-202304-0007	0	\$1,259.00
Total 581 - Insurance:							\$1,259.00
596 - Income Tax/Tax Prep	5/19/2023	5/19/2023	Colby Mgt - Taxes	Colby Mgt - Taxes; Annual Acc Report Filing 2023	COPC-45044	0	\$65.00
Total 596 - Income Tax/Tax Prep:							\$65.00

Grand Total: \$14,868.64

**C.O.P. Condominium Association
Reserve Statement
5/1/2023 - 5/31/2023**

Account	5/1/2023 - 5/31/2023		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$720.00	\$0.00	\$11,598.54	\$3,600.00	\$11,400.00	\$3,798.54
322 Reserve-Sprinkler	\$200.00	\$0.00	\$11,350.50	\$1,000.00	\$0.00	\$12,350.50
325 Reserve-Major Maintenance	\$335.00	\$0.00	\$16,278.15	\$1,675.00	\$0.00	\$17,953.15
360 Reserve-Interest	\$7.03	\$0.00	\$244.93	\$55.84	\$0.00	\$300.77
Total:	\$1,262.03	\$0.00	\$39,472.12	\$6,330.84	\$11,400.00	\$34,402.96