

C.O.P. Condominium Association  
Balance Sheet  
Period Through: 6/30/2023

**Assets**

Operating		
102 - CIT Bank-Operating	\$36,070.82	
Operating Total	\$36,070.82	
Reserve		
106 - CIT Bank-Reserve	\$29,452.18	
111 - CIT-8486 1.45% 09/14/23	\$6,235.66	
Reserve Total	\$35,687.84	
Assets Total		<u><u>\$71,758.66</u></u>

**Liabilities and Equity**

Operating Equity		
301 - Homeowners Equity	\$22,045.57	
Operating Current Year Surplus/Deficit	\$14,025.25	
Operating Equity Total	\$36,070.82	
Reserve Equity		
320 - Reserve-Painting	\$4,518.54	
322 - Reserve-Sprinkler	\$12,550.50	
325 - Reserve-Major Maintenance	\$18,288.15	
360 - Reserve-Interest	\$330.65	
Reserve Equity Total	\$35,687.84	
Liabilities & Equity Total		<u><u>\$71,758.66</u></u>

**C.O.P. Condominium Association**  
**Budget Comparison Report**  
**6/1/2023 - 6/30/2023**

	6/1/2023 - 6/30/2023			1/1/2023 - 6/30/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$16,200.00	\$15,000.00	\$1,200.00	\$91,260.00	\$90,000.00	\$1,260.00	\$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	\$10.24	\$6.00	\$4.24	\$52.89	\$36.00	\$16.89	\$72.00
<u>Total Income</u>	\$16,210.24	\$15,006.00	\$1,204.24	\$91,312.89	\$90,036.00	\$1,276.89	\$180,072.00
<b>Total Income</b>	\$16,210.24	\$15,006.00	\$1,204.24	\$91,312.89	\$90,036.00	\$1,276.89	\$180,072.00
<b>Expense</b>							
<u>Admin Expenses</u>							
503 - Accounting	\$189.00	\$189.00	\$0.00	\$1,134.00	\$1,134.00	\$0.00	\$2,268.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$60.00	\$60.00	\$120.00
505 - Office Supplies	\$11.96	\$30.00	\$18.04	\$70.98	\$180.00	\$109.02	\$360.00
506 - Statements/Postage/Fees	\$54.50	\$60.00	\$5.50	\$328.73	\$360.00	\$31.27	\$720.00
581 - Insurance	\$1,259.00	\$1,330.00	\$71.00	\$8,785.00	\$7,980.00	(\$805.00)	\$15,960.00
596 - Income Tax/Tax Prep	\$0.00	\$40.00	\$40.00	\$410.00	\$240.00	(\$170.00)	\$480.00
599 - Miscellaneous Expenses	\$0.00	\$45.00	\$45.00	\$476.08	\$270.00	(\$206.08)	\$540.00
<u>Total Admin Expenses</u>	\$1,514.46	\$1,704.00	\$189.54	\$11,204.79	\$10,224.00	(\$980.79)	\$20,448.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$5,577.53	\$4,365.00	(\$1,212.53)	\$17,909.10	\$26,190.00	\$8,280.90	\$52,380.00
513 - Sewer	\$1,880.60	\$2,000.00	\$119.40	\$11,342.48	\$12,000.00	\$657.52	\$24,000.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$150.00	(\$125.00)	\$300.00
515 - Trash Removal	\$762.50	\$763.00	\$0.50	\$4,575.00	\$4,578.00	\$3.00	\$9,156.00
<u>Total Electric/Water/Other Utilities</u>	\$8,220.63	\$7,153.00	(\$1,067.63)	\$34,101.58	\$42,918.00	\$8,816.42	\$85,836.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$13,698.00	\$13,698.00	\$0.00	\$27,396.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$0.00	\$240.00	\$240.00	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$675.00	\$675.00	\$0.00	\$4,050.00	\$4,050.00	\$8,100.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$2,400.00	\$2,400.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$320.00	\$320.00	\$643.99	\$1,920.00	\$1,276.01	\$3,840.00
536 - Tree Maintenance	\$0.00	\$450.00	\$450.00	\$2,080.00	\$2,700.00	\$620.00	\$5,400.00
537 - Shrub & Tree Replacement	\$0.00	\$130.00	\$130.00	\$1,918.00	\$780.00	(\$1,138.00)	\$1,560.00
538 - Pest Control	\$551.26	\$325.00	(\$226.26)	\$2,411.28	\$1,950.00	(\$461.28)	\$3,900.00
539 - Weed Control-Grass	\$0.00	\$155.00	\$155.00	\$1,300.00	\$930.00	(\$370.00)	\$1,860.00
<u>Total Landscaping</u>	\$3,234.26	\$4,778.00	\$1,543.74	\$24,451.27	\$28,668.00	\$4,216.73	\$57,336.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$110.00	\$110.00	\$0.00	\$660.00	\$660.00	\$1,320.00
<u>Total Maintenance/Repair</u>	\$0.00	\$110.00	\$110.00	\$0.00	\$660.00	\$660.00	\$1,320.00
<u>Reserve Allocations</u>							
720 - Painting	\$720.00	\$720.00	\$0.00	\$4,320.00	\$4,320.00	\$0.00	\$8,640.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$1,200.00	\$1,200.00	\$0.00	\$2,400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$2,010.00	\$2,010.00	\$0.00	\$4,020.00
<u>Total Reserve Allocations</u>	\$1,255.00	\$1,255.00	\$0.00	\$7,530.00	\$7,530.00	\$0.00	\$15,060.00

**C.O.P. Condominium Association  
 Budget Comparison Report  
 6/1/2023 - 6/30/2023**

	6/1/2023 - 6/30/2023			1/1/2023 - 6/30/2023			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>Total Expense</b>	\$14,224.35	\$15,000.00	\$775.65	\$77,287.64	\$90,000.00	\$12,712.36	\$180,000.00
Operating Net Income	\$1,985.89	\$6.00	\$1,979.89	\$14,025.25	\$36.00	\$13,989.25	\$72.00
Net Income	\$1,985.89	\$6.00	\$1,979.89	\$14,025.25	\$36.00	\$13,989.25	\$72.00

**C.O.P. Condominium Association  
AP Distribution Report  
6/1/2023 - 6/30/2023**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	6/9/2023	6/9/2023	CIT Bank - Transfer Funds	CIT Bank - Transfer Funds;	COPC-202306-0002	0	\$1,255.00
<b>Total 106 - CIT Bank-Reserve:</b>							<b>\$1,255.00</b>
503 - Accounting	6/23/2023	6/23/2023	Colby Mgt - Accounting	Colby Mgt - Accounting;	COPC-202306-0003	0	\$189.00
<b>Total 503 - Accounting:</b>							<b>\$189.00</b>
505 - Office Supplies	6/23/2023	6/23/2023	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; Data Storage/Financial Packet Mailing	COPC-202306-0005	0	\$11.96
<b>Total 505 - Office Supplies:</b>							<b>\$11.96</b>
506 - Statements/Postage/Fees	6/23/2023	6/23/2023	Colby Mgt - Statements	Colby Mgt - Statements; Monthly Statements	COPC-202306-0004	0	\$54.50
<b>Total 506 - Statements/Postage/Fees:</b>							<b>\$54.50</b>
512 - Water	6/30/2023	6/30/2023	Epcor Water	Epcor Water;	COPC-202305-0008	0	\$5,577.53
<b>Total 512 - Water:</b>							<b>\$5,577.53</b>
513 - Sewer	6/30/2023	6/30/2023	Epcor Water	Epcor Water;	COPC-202305-0008	0	\$1,880.60
<b>Total 513 - Sewer:</b>							<b>\$1,880.60</b>
515 - Trash Removal	6/9/2023	6/9/2023	Parks & Sons Of Sun City	Parks & Sons Of Sun City;	COPC-202306-0001	0	\$762.50
<b>Total 515 - Trash Removal:</b>							<b>\$762.50</b>
531 - Yard Maint (Gardener)	6/30/2023	6/30/2023	Lawanda Samarripas	Lawanda Samarripas;	COPC-202306-0006	0	\$2,283.00
<b>Total 531 - Yard Maint (Gardener):</b>							<b>\$2,283.00</b>
534 - Irrigation Contract	6/30/2023	6/30/2023	Lawanda Samarripas	Lawanda Samarripas;	COPC-202306-0006	0	\$400.00
<b>Total 534 - Irrigation Contract:</b>							<b>\$400.00</b>
538 - Pest Control	6/2/2023	6/2/2023	Arrow Exterminators	Arrow Exterminators; 5/19/23 Service	51621150	0	\$275.63
	6/30/2023	6/30/2023	Arrow Exterminators	Arrow Exterminators; 6/16/23 Service	52125983	0	\$275.63
<b>Total 538 - Pest Control:</b>							<b>\$551.26</b>
581 - Insurance	6/9/2023	6/9/2023	Community Association Underwriters	Community Association Underwriters;	COPC-202305-0007	0	\$1,259.00
<b>Total 581 - Insurance:</b>							<b>\$1,259.00</b>

**Grand Total: \$14,224.35**

**C.O.P. Condominium Association  
Reserve Statement  
6/1/2023 - 6/30/2023**

<b>Account</b>	<b>6/1/2023 - 6/30/2023</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	\$720.00	\$0.00	\$11,598.54	\$4,320.00	\$11,400.00	\$4,518.54
322 Reserve-Sprinkler	\$200.00	\$0.00	\$11,350.50	\$1,200.00	\$0.00	\$12,550.50
325 Reserve-Major Maintenance	\$335.00	\$0.00	\$16,278.15	\$2,010.00	\$0.00	\$18,288.15
360 Reserve-Interest	\$29.88	\$0.00	\$244.93	\$85.72	\$0.00	\$330.65
Total:	\$1,284.88	\$0.00	\$39,472.12	\$7,615.72	\$11,400.00	\$35,687.84