

C.O.P. Condominium Association
Balance Sheet
Period Through: 7/31/2023

Assets

Operating		
102 - CIT Bank-Operating	\$35,423.56	
Operating Total	\$35,423.56	
Reserve		
106 - CIT Bank-Reserve	\$30,714.80	
111 - CIT-8486 1.45% 09/14/23	\$6,235.66	
Reserve Total	\$36,950.46	
Assets Total		<u><u>\$72,374.02</u></u>

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$22,045.57	
Operating Current Year Surplus/Deficit	\$13,377.99	
Operating Equity Total	\$35,423.56	
Reserve Equity		
320 - Reserve-Painting	\$5,238.54	
322 - Reserve-Sprinkler	\$12,750.50	
325 - Reserve-Major Maintenance	\$18,623.15	
360 - Reserve-Interest	\$338.27	
Reserve Equity Total	\$36,950.46	
Liabilities & Equity Total		<u><u>\$72,374.02</u></u>

C.O.P. Condominium Association
Budget Comparison Report
7/1/2023 - 7/31/2023

	7/1/2023 - 7/31/2023			1/1/2023 - 7/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$14,725.00	\$15,000.00	(\$275.00)	\$105,985.00	\$105,000.00	\$985.00	\$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	\$10.65	\$6.00	\$4.65	\$63.54	\$42.00	\$21.54	\$72.00
<u>Total Income</u>	\$14,735.65	\$15,006.00	(\$270.35)	\$106,048.54	\$105,042.00	\$1,006.54	\$180,072.00
Total Income	\$14,735.65	\$15,006.00	(\$270.35)	\$106,048.54	\$105,042.00	\$1,006.54	\$180,072.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$189.00	\$189.00	\$0.00	\$1,323.00	\$1,323.00	\$0.00	\$2,268.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$70.00	\$70.00	\$120.00
505 - Office Supplies	\$11.81	\$30.00	\$18.19	\$82.79	\$210.00	\$127.21	\$360.00
506 - Statements/Postage/Fees	\$54.50	\$60.00	\$5.50	\$383.23	\$420.00	\$36.77	\$720.00
581 - Insurance	\$1,259.00	\$1,330.00	\$71.00	\$10,044.00	\$9,310.00	(\$734.00)	\$15,960.00
596 - Income Tax/Tax Prep	\$0.00	\$40.00	\$40.00	\$410.00	\$280.00	(\$130.00)	\$480.00
599 - Miscellaneous Expenses	\$0.00	\$45.00	\$45.00	\$476.08	\$315.00	(\$161.08)	\$540.00
<u>Total Admin Expenses</u>	\$1,514.31	\$1,704.00	\$189.69	\$12,719.10	\$11,928.00	(\$791.10)	\$20,448.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$7,287.50	\$4,365.00	(\$2,922.50)	\$25,196.60	\$30,555.00	\$5,358.40	\$52,380.00
513 - Sewer	\$1,880.60	\$2,000.00	\$119.40	\$13,223.08	\$14,000.00	\$776.92	\$24,000.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$175.00	(\$100.00)	\$300.00
515 - Trash Removal	\$762.50	\$763.00	\$0.50	\$5,337.50	\$5,341.00	\$3.50	\$9,156.00
<u>Total Electric/Water/Other Utilities</u>	\$9,930.60	\$7,153.00	(\$2,777.60)	\$44,032.18	\$50,071.00	\$6,038.82	\$85,836.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$15,981.00	\$15,981.00	\$0.00	\$27,396.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$0.00	\$280.00	\$280.00	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$675.00	\$675.00	\$0.00	\$4,725.00	\$4,725.00	\$8,100.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$2,800.00	\$2,800.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$320.00	\$320.00	\$643.99	\$2,240.00	\$1,596.01	\$3,840.00
536 - Tree Maintenance	\$0.00	\$450.00	\$450.00	\$2,080.00	\$3,150.00	\$1,070.00	\$5,400.00
537 - Shrub & Tree Replacement	\$0.00	\$130.00	\$130.00	\$1,918.00	\$910.00	(\$1,008.00)	\$1,560.00
538 - Pest Control	\$0.00	\$325.00	\$325.00	\$2,411.28	\$2,275.00	(\$136.28)	\$3,900.00
539 - Weed Control-Grass	\$0.00	\$155.00	\$155.00	\$1,300.00	\$1,085.00	(\$215.00)	\$1,860.00
<u>Total Landscaping</u>	\$2,683.00	\$4,778.00	\$2,095.00	\$27,134.27	\$33,446.00	\$6,311.73	\$57,336.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$110.00	\$110.00	\$0.00	\$770.00	\$770.00	\$1,320.00
<u>Total Maintenance/Repair</u>	\$0.00	\$110.00	\$110.00	\$0.00	\$770.00	\$770.00	\$1,320.00
<u>Reserve Allocations</u>							
720 - Painting	\$720.00	\$720.00	\$0.00	\$5,040.00	\$5,040.00	\$0.00	\$8,640.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$1,400.00	\$1,400.00	\$0.00	\$2,400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$2,345.00	\$2,345.00	\$0.00	\$4,020.00
<u>Total Reserve Allocations</u>	\$1,255.00	\$1,255.00	\$0.00	\$8,785.00	\$8,785.00	\$0.00	\$15,060.00

**C.O.P. Condominium Association
 Budget Comparison Report
 7/1/2023 - 7/31/2023**

	7/1/2023 - 7/31/2023			1/1/2023 - 7/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Expense	\$15,382.91	\$15,000.00	(\$382.91)	\$92,670.55	\$105,000.00	\$12,329.45	\$180,000.00
Operating Net Income	(\$647.26)	\$6.00	(\$653.26)	\$13,377.99	\$42.00	\$13,335.99	\$72.00
Net Income	(\$647.26)	\$6.00	(\$653.26)	\$13,377.99	\$42.00	\$13,335.99	\$72.00

**C.O.P. Condominium Association
AP Distribution Report
7/1/2023 - 7/31/2023**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	7/14/2023	7/14/2023	CIT Bank - Transfer Funds	CIT Bank - Transfer Funds;	COPC-202307-0002	0	\$1,255.00
Total 106 - CIT Bank-Reserve:							\$1,255.00
503 - Accounting	7/21/2023	7/21/2023	Colby Mgt - Accounting	Colby Mgt - Accounting;	COPC-202307-0003	0	\$189.00
Total 503 - Accounting:							\$189.00
505 - Office Supplies	7/28/2023	7/28/2023	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; Data Storage/Financial Packet Mailing	COPC-202307-0006	0	\$11.81
Total 505 - Office Supplies:							\$11.81
506 - Statements/Postage/Fees	7/21/2023	7/21/2023	Colby Mgt - Statements	Colby Mgt - Statements; Monthly Statements	COPC-202307-0004	0	\$54.50
Total 506 - Statements/Postage/Fees:							\$54.50
512 - Water	7/28/2023	7/28/2023	Epcor Water	Epcor Water;	COPC-202306-0008	0	\$7,287.50
Total 512 - Water:							\$7,287.50
513 - Sewer	7/28/2023	7/28/2023	Epcor Water	Epcor Water;	COPC-202306-0008	0	\$1,880.60
Total 513 - Sewer:							\$1,880.60
515 - Trash Removal	7/7/2023	7/7/2023	Parks & Sons Of Sun City	Parks & Sons Of Sun City;	COPC-202307-0001	0	\$762.50
Total 515 - Trash Removal:							\$762.50
531 - Yard Maint (Gardener)	7/28/2023	7/28/2023	Lawanda Samarripas	Lawanda Samarripas;	COPC-202307-0005	0	\$2,283.00
Total 531 - Yard Maint (Gardener):							\$2,283.00
534 - Irrigation Contract	7/28/2023	7/28/2023	Lawanda Samarripas	Lawanda Samarripas;	COPC-202307-0005	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
581 - Insurance	7/14/2023	7/14/2023	Community Association Underwriters	Community Association Underwriters;	COPC-202306-0007	0	\$1,259.00
Total 581 - Insurance:							\$1,259.00
Grand Total:							\$15,382.91

**C.O.P. Condominium Association
Reserve Statement
7/1/2023 - 7/31/2023**

Account	7/1/2023 - 7/31/2023		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$720.00	\$0.00	\$11,598.54	\$5,040.00	\$11,400.00	\$5,238.54
322 Reserve-Sprinkler	\$200.00	\$0.00	\$11,350.50	\$1,400.00	\$0.00	\$12,750.50
325 Reserve-Major Maintenance	\$335.00	\$0.00	\$16,278.15	\$2,345.00	\$0.00	\$18,623.15
360 Reserve-Interest	\$7.62	\$0.00	\$244.93	\$93.34	\$0.00	\$338.27
Total:	\$1,262.62	\$0.00	\$39,472.12	\$8,878.34	\$11,400.00	\$36,950.46