

C.O.P. Condominium Association  
Balance Sheet  
Period Through: 8/31/2023

**Assets**

Operating		
102 - CIT Bank-Operating	\$34,374.16	
Operating Total	<u>\$34,374.16</u>	
Reserve		
106 - CIT Bank-Reserve	\$31,977.80	
111 - CIT-8486 1.45% 09/14/23	\$6,235.66	
Reserve Total	<u>\$38,213.46</u>	
Assets Total		<u><u>\$72,587.62</u></u>

**Liabilities and Equity**

Operating Equity		
301 - Homeowners Equity	\$22,045.57	
Operating Current Year Surplus/Deficit	\$12,328.59	
Operating Equity Total	<u>\$34,374.16</u>	
Reserve Equity		
320 - Reserve-Painting	\$5,958.54	
322 - Reserve-Sprinkler	\$12,950.50	
325 - Reserve-Major Maintenance	\$18,958.15	
360 - Reserve-Interest	\$346.27	
Reserve Equity Total	<u>\$38,213.46</u>	
Liabilities & Equity Total		<u><u>\$72,587.62</u></u>

**C.O.P. Condominium Association**  
**Budget Comparison Report**  
**8/1/2023 - 8/31/2023**

	8/1/2023 - 8/31/2023			1/1/2023 - 8/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$14,725.00	\$15,000.00	(\$275.00)	\$120,710.00	\$120,000.00	\$710.00	\$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	\$10.04	\$6.00	\$4.04	\$73.58	\$48.00	\$25.58	\$72.00
<u>Total Income</u>	\$14,735.04	\$15,006.00	(\$270.96)	\$120,783.58	\$120,048.00	\$735.58	\$180,072.00
<b>Total Income</b>	\$14,735.04	\$15,006.00	(\$270.96)	\$120,783.58	\$120,048.00	\$735.58	\$180,072.00
<b>Expense</b>							
<u>Admin Expenses</u>							
503 - Accounting	\$189.00	\$189.00	\$0.00	\$1,512.00	\$1,512.00	\$0.00	\$2,268.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$80.00	\$80.00	\$120.00
505 - Office Supplies	\$11.57	\$30.00	\$18.43	\$94.36	\$240.00	\$145.64	\$360.00
506 - Statements/Postage/Fees	\$54.50	\$60.00	\$5.50	\$437.73	\$480.00	\$42.27	\$720.00
581 - Insurance	\$0.00	\$1,330.00	\$1,330.00	\$10,044.00	\$10,640.00	\$596.00	\$15,960.00
596 - Income Tax/Tax Prep	\$0.00	\$40.00	\$40.00	\$410.00	\$320.00	(\$90.00)	\$480.00
599 - Miscellaneous Expenses	\$0.00	\$45.00	\$45.00	\$476.08	\$360.00	(\$116.08)	\$540.00
<u>Total Admin Expenses</u>	\$255.07	\$1,704.00	\$1,448.93	\$12,974.17	\$13,632.00	\$657.83	\$20,448.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$6,332.65	\$4,365.00	(\$1,967.65)	\$31,529.25	\$34,920.00	\$3,390.75	\$52,380.00
513 - Sewer	\$1,880.60	\$2,000.00	\$119.40	\$15,103.68	\$16,000.00	\$896.32	\$24,000.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$200.00	(\$75.00)	\$300.00
515 - Trash Removal	\$762.50	\$763.00	\$0.50	\$6,100.00	\$6,104.00	\$4.00	\$9,156.00
<u>Total Electric/Water/Other Utilities</u>	\$8,975.75	\$7,153.00	(\$1,822.75)	\$53,007.93	\$57,224.00	\$4,216.07	\$85,836.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$18,264.00	\$18,264.00	\$0.00	\$27,396.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$0.00	\$320.00	\$320.00	\$480.00
533 - Grass Seed/Fertilizer	\$325.00	\$675.00	\$350.00	\$325.00	\$5,400.00	\$5,075.00	\$8,100.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$3,200.00	\$3,200.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$2,014.99	\$320.00	(\$1,694.99)	\$2,658.98	\$2,560.00	(\$98.98)	\$3,840.00
536 - Tree Maintenance	\$0.00	\$450.00	\$450.00	\$2,080.00	\$3,600.00	\$1,520.00	\$5,400.00
537 - Shrub & Tree Replacement	\$0.00	\$130.00	\$130.00	\$1,918.00	\$1,040.00	(\$878.00)	\$1,560.00
538 - Pest Control	\$275.63	\$325.00	\$49.37	\$2,686.91	\$2,600.00	(\$86.91)	\$3,900.00
539 - Weed Control-Grass	\$0.00	\$155.00	\$155.00	\$1,300.00	\$1,240.00	(\$60.00)	\$1,860.00
<u>Total Landscaping</u>	\$5,298.62	\$4,778.00	(\$520.62)	\$32,432.89	\$38,224.00	\$5,791.11	\$57,336.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$110.00	\$110.00	\$0.00	\$880.00	\$880.00	\$1,320.00
<u>Total Maintenance/Repair</u>	\$0.00	\$110.00	\$110.00	\$0.00	\$880.00	\$880.00	\$1,320.00
<u>Reserve Allocations</u>							
720 - Painting	\$720.00	\$720.00	\$0.00	\$5,760.00	\$5,760.00	\$0.00	\$8,640.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$1,600.00	\$1,600.00	\$0.00	\$2,400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$2,680.00	\$2,680.00	\$0.00	\$4,020.00
<u>Total Reserve Allocations</u>	\$1,255.00	\$1,255.00	\$0.00	\$10,040.00	\$10,040.00	\$0.00	\$15,060.00

**C.O.P. Condominium Association  
Budget Comparison Report  
8/1/2023 - 8/31/2023**

	8/1/2023 - 8/31/2023			1/1/2023 - 8/31/2023			
	<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>	\$15,784.44	\$15,000.00	(\$784.44)	\$108,454.99	\$120,000.00	\$11,545.01	\$180,000.00
Operating Net Income	(\$1,049.40)	\$6.00	(\$1,055.40)	\$12,328.59	\$48.00	\$12,280.59	\$72.00
Net Income	(\$1,049.40)	\$6.00	(\$1,055.40)	\$12,328.59	\$48.00	\$12,280.59	\$72.00

**C.O.P. Condominium Association  
AP Distribution Report  
8/1/2023 - 8/31/2023**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	8/11/2023	8/11/2023	CIT Bank - Transfer Funds	CIT Bank - Transfer Funds;	COPC-202308-0002	0	\$1,255.00
<b>Total 106 - CIT Bank-Reserve:</b>							<b>\$1,255.00</b>
503 - Accounting	8/18/2023	8/18/2023	Colby Mgt - Accounting	Colby Mgt - Accounting;	COPC-202308-0003	0	\$189.00
<b>Total 503 - Accounting:</b>							<b>\$189.00</b>
505 - Office Supplies	8/18/2023	8/18/2023	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; Data Storage/Financial Packet Mailing	COPC-202308-0005	0	\$11.57
<b>Total 505 - Office Supplies:</b>							<b>\$11.57</b>
506 - Statements/Postage/Fees	8/18/2023	8/18/2023	Colby Mgt - Statements	Colby Mgt - Statements; Monthly Statements	COPC-202308-0004	0	\$54.50
<b>Total 506 - Statements/Postage/Fees:</b>							<b>\$54.50</b>
512 - Water	8/25/2023	8/25/2023	Epcor Water	Epcor Water;	COPC-202307-0007	0	\$6,332.65
<b>Total 512 - Water:</b>							<b>\$6,332.65</b>
513 - Sewer	8/25/2023	8/25/2023	Epcor Water	Epcor Water;	COPC-202307-0007	0	\$1,880.60
<b>Total 513 - Sewer:</b>							<b>\$1,880.60</b>
515 - Trash Removal	8/11/2023	8/11/2023	Parks & Sons Of Sun City	Parks & Sons Of Sun City;	COPC-202308-0001	0	\$762.50
<b>Total 515 - Trash Removal:</b>							<b>\$762.50</b>
531 - Yard Maint (Gardener)	8/25/2023	8/25/2023	Lawanda Samarripas	Lawanda Samarripas;	COPC-202308-0006	0	\$2,283.00
<b>Total 531 - Yard Maint (Gardener):</b>							<b>\$2,283.00</b>
533 - Grass Seed/Fertilizer	8/18/2023	8/18/2023	Roger J. or Lillian J. Cousin	Roger J. or Lillian J. Cousin; SOD Reimbursement	8152023	0	\$325.00
<b>Total 533 - Grass Seed/Fertilizer:</b>							<b>\$325.00</b>
534 - Irrigation Contract	8/25/2023	8/25/2023	Lawanda Samarripas	Lawanda Samarripas;	COPC-202308-0006	0	\$400.00
<b>Total 534 - Irrigation Contract:</b>							<b>\$400.00</b>
535 - Sprinkler Repairs	8/11/2023	8/11/2023	Lawanda Samarripas	Lawanda Samarripas; Various Repairs @ Different Locations	6/20 - 8/3	0	\$2,014.99
<b>Total 535 - Sprinkler Repairs:</b>							<b>\$2,014.99</b>
538 - Pest Control	8/4/2023	8/4/2023	Arrow Exterminators	Arrow Exterminators; 7/21/23 Service	52545061	0	\$275.63
<b>Total 538 - Pest Control:</b>							<b>\$275.63</b>
<b>Grand Total:</b>							<b>\$15,784.44</b>

**C.O.P. Condominium Association  
Reserve Statement  
8/1/2023 - 8/31/2023**

<b>Account</b>	<b>8/1/2023 - 8/31/2023</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	\$5,760.00	\$11,400.00	\$5,958.54
322 Reserve-Sprinkler	\$200.00	\$0.00	\$11,350.50	\$1,600.00	\$0.00	\$12,950.50
325 Reserve-Major Maintenance	\$335.00	\$0.00	\$16,278.15	\$2,680.00	\$0.00	\$18,958.15
360 Reserve-Interest	\$8.00	\$0.00	\$244.93	\$101.34	\$0.00	\$346.27
Total:	\$1,263.00	\$0.00	\$39,472.12	\$10,141.34	\$11,400.00	\$38,213.46