

C.O.P. Condominium Association
Balance Sheet
Period Through: 9/30/2023

Assets

Operating		
102 - CIT Bank-Operating	\$29,437.74	
Operating Total	<u>\$29,437.74</u>	
 Reserve		
106 - CIT Bank-Reserve	\$33,240.87	
112 - FCB-4348 5.00% 06/26/24	\$6,268.27	
Reserve Total	<u>\$39,509.14</u>	
 Assets Total		<u><u>\$68,946.88</u></u>

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$22,045.57	
Operating Current Year Surplus/Deficit	\$7,392.17	
Operating Equity Total	<u>\$29,437.74</u>	
 Reserve Equity		
320 - Reserve-Painting	\$6,678.54	
322 - Reserve-Sprinkler	\$13,150.50	
325 - Reserve-Major Maintenance	\$19,293.15	
360 - Reserve-Interest	\$386.95	
Reserve Equity Total	<u>\$39,509.14</u>	
 Liabilities & Equity Total		<u><u>\$68,946.88</u></u>

C.O.P. Condominium Association
Budget Comparison Report
9/1/2023 - 9/30/2023

	9/1/2023 - 9/30/2023			1/1/2023 - 9/30/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$14,100.00	\$15,000.00	(\$900.00)	\$134,810.00	\$135,000.00	(\$190.00)	\$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	\$9.71	\$6.00	\$3.71	\$83.29	\$54.00	\$29.29	\$72.00
<u>Total Income</u>	\$14,109.71	\$15,006.00	(\$896.29)	\$134,893.29	\$135,054.00	(\$160.71)	\$180,072.00
Total Income	\$14,109.71	\$15,006.00	(\$896.29)	\$134,893.29	\$135,054.00	(\$160.71)	\$180,072.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$189.00	\$189.00	\$0.00	\$1,701.00	\$1,701.00	\$0.00	\$2,268.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$90.00	\$90.00	\$120.00
505 - Office Supplies	\$11.33	\$30.00	\$18.67	\$105.69	\$270.00	\$164.31	\$360.00
506 - Statements/Postage/Fees	\$54.50	\$60.00	\$5.50	\$492.23	\$540.00	\$47.77	\$720.00
581 - Insurance	\$2,518.00	\$1,330.00	(\$1,188.00)	\$12,562.00	\$11,970.00	(\$592.00)	\$15,960.00
596 - Income Tax/Tax Prep	\$0.00	\$40.00	\$40.00	\$410.00	\$360.00	(\$50.00)	\$480.00
599 - Miscellaneous Expenses	\$0.00	\$45.00	\$45.00	\$476.08	\$405.00	(\$71.08)	\$540.00
<u>Total Admin Expenses</u>	\$2,772.83	\$1,704.00	(\$1,068.83)	\$15,747.00	\$15,336.00	(\$411.00)	\$20,448.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$6,076.63	\$4,365.00	(\$1,711.63)	\$37,605.88	\$39,285.00	\$1,679.12	\$52,380.00
513 - Sewer	\$2,224.91	\$2,000.00	(\$224.91)	\$17,328.59	\$18,000.00	\$671.41	\$24,000.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$225.00	(\$50.00)	\$300.00
515 - Trash Removal	\$762.50	\$763.00	\$0.50	\$6,862.50	\$6,867.00	\$4.50	\$9,156.00
<u>Total Electric/Water/Other Utilities</u>	\$9,064.04	\$7,153.00	(\$1,911.04)	\$62,071.97	\$64,377.00	\$2,305.03	\$85,836.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$20,547.00	\$20,547.00	\$0.00	\$27,396.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$0.00	\$360.00	\$360.00	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$675.00	\$675.00	\$325.00	\$6,075.00	\$5,750.00	\$8,100.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$3,600.00	\$3,600.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$2,720.00	\$320.00	(\$2,400.00)	\$5,378.98	\$2,880.00	(\$2,498.98)	\$3,840.00
536 - Tree Maintenance	\$0.00	\$450.00	\$450.00	\$2,080.00	\$4,050.00	\$1,970.00	\$5,400.00
537 - Shrub & Tree Replacement	\$0.00	\$130.00	\$130.00	\$1,918.00	\$1,170.00	(\$748.00)	\$1,560.00
538 - Pest Control	\$551.26	\$325.00	(\$226.26)	\$3,238.17	\$2,925.00	(\$313.17)	\$3,900.00
539 - Weed Control-Grass	\$0.00	\$155.00	\$155.00	\$1,300.00	\$1,395.00	\$95.00	\$1,860.00
<u>Total Landscaping</u>	\$5,954.26	\$4,778.00	(\$1,176.26)	\$38,387.15	\$43,002.00	\$4,614.85	\$57,336.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$110.00	\$110.00	\$0.00	\$990.00	\$990.00	\$1,320.00
<u>Total Maintenance/Repair</u>	\$0.00	\$110.00	\$110.00	\$0.00	\$990.00	\$990.00	\$1,320.00
<u>Reserve Allocations</u>							
720 - Painting	\$720.00	\$720.00	\$0.00	\$6,480.00	\$6,480.00	\$0.00	\$8,640.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$1,800.00	\$1,800.00	\$0.00	\$2,400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$3,015.00	\$3,015.00	\$0.00	\$4,020.00
<u>Total Reserve Allocations</u>	\$1,255.00	\$1,255.00	\$0.00	\$11,295.00	\$11,295.00	\$0.00	\$15,060.00

**C.O.P. Condominium Association
Budget Comparison Report
9/1/2023 - 9/30/2023**

	9/1/2023 - 9/30/2023			1/1/2023 - 9/30/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Expense	\$19,046.13	\$15,000.00	(\$4,046.13)	\$127,501.12	\$135,000.00	\$7,498.88	\$180,000.00
Operating Net Income	(\$4,936.42)	\$6.00	(\$4,942.42)	\$7,392.17	\$54.00	\$7,338.17	\$72.00
Net Income	(\$4,936.42)	\$6.00	(\$4,942.42)	\$7,392.17	\$54.00	\$7,338.17	\$72.00

C.O.P. Condominium Association
AP Distribution Report
9/1/2023 - 9/30/2023

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	9/8/2023	9/8/2023	CIT Bank - Transfer Funds	CIT Bank - Transfer Funds;	COPC-202309-0001	0	\$1,255.00
Total 106 - CIT Bank-Reserve:							\$1,255.00
401 - Homeowners Assessments	9/29/2023	9/29/2023	Paul A. or Sandra K. Dyksterhouse	Paul A. or Sandra K. Dyksterhouse; [REFUND] - Acct #: 138000862-1 - Title Check Payment	Refund	0	\$300.00
Total 401 - Homeowners Assessments:							\$300.00
503 - Accounting	9/22/2023	9/22/2023	Colby Mgt - Accounting	Colby Mgt - Accounting;	COPC-202309-0003	0	\$189.00
Total 503 - Accounting:							\$189.00
505 - Office Supplies	9/22/2023	9/22/2023	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; Data Storage/Financial Packet Mailing	COPC-202309-0005	0	\$11.33
Total 505 - Office Supplies:							\$11.33
506 - Statements/Postage/Fees	9/22/2023	9/22/2023	Colby Mgt - Statements	Colby Mgt - Statements; Monthly Statements	COPC-202309-0004	0	\$54.50
Total 506 - Statements/Postage/Fees:							\$54.50
512 - Water	9/29/2023	9/29/2023	Epcor Water	Epcor Water;	COPC-202308-0007	0	\$6,076.63
Total 512 - Water:							\$6,076.63
513 - Sewer	9/29/2023	9/29/2023	Epcor Water	Epcor Water;	COPC-202308-0007	0	\$2,224.91
Total 513 - Sewer:							\$2,224.91
515 - Trash Removal	9/8/2023	9/8/2023	Parks & Sons Of Sun City	Parks & Sons Of Sun City;	COPC-202309-0002	0	\$762.50
Total 515 - Trash Removal:							\$762.50
531 - Yard Maint (Gardener)	9/29/2023	9/29/2023	Lawanda Samarripas	Lawanda Samarripas;	COPC-202309-0006	0	\$2,283.00
Total 531 - Yard Maint (Gardener):							\$2,283.00
534 - Irrigation Contract	9/29/2023	9/29/2023	Lawanda Samarripas	Lawanda Samarripas;	COPC-202309-0006	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
535 - Sprinkler Repairs	9/22/2023	9/22/2023	Lawanda Samarripas	Lawanda Samarripas; Various Repairs @ Different Locations 8/4 - 9/8	9102023	0	\$2,720.00
Total 535 - Sprinkler Repairs:							\$2,720.00
538 - Pest Control	9/8/2023	9/8/2023	Arrow Exterminators	Arrow Exterminators; 8/18/23 Service	52955851	0	\$275.63
	9/29/2023	9/29/2023	Arrow Exterminators	Arrow Exterminators; 9/15/23 Service	53375097	0	\$275.63
Total 538 - Pest Control:							\$551.26
581 - Insurance	9/15/2023	9/15/2023	Community Association Underwriters	Community Association Underwriters; 2 months Payment / Previous Bill Not Recieved	COPC-202307-0008	0	\$2,518.00
Total 581 - Insurance:							\$2,518.00

**C.O.P. Condominium Association
AP Distribution Report
9/1/2023 - 9/30/2023**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
							Grand Total: \$19,346.13

**C.O.P. Condominium Association
Reserve Statement
9/1/2023 - 9/30/2023**

Account	9/1/2023 - 9/30/2023		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$720.00	\$0.00	\$11,598.54	\$6,480.00	\$11,400.00	\$6,678.54
322 Reserve-Sprinkler	\$200.00	\$0.00	\$11,350.50	\$1,800.00	\$0.00	\$13,150.50
325 Reserve-Major Maintenance	\$335.00	\$0.00	\$16,278.15	\$3,015.00	\$0.00	\$19,293.15
360 Reserve-Interest	\$44.31	\$3.63	\$244.93	\$145.65	\$3.63	\$386.95
Total:	\$1,299.31	\$3.63	\$39,472.12	\$11,440.65	\$11,403.63	\$39,509.14