

C.O.P. Condominium Association
Balance Sheet
Period Through: 10/31/2023

Assets

Operating		
102 - CIT Bank-Operating	\$27,990.96	
Operating Total	<u>\$27,990.96</u>	
Reserve		
106 - CIT Bank-Reserve	\$34,504.41	
112 - FCB-4348 5.00% 06/26/24	\$6,268.27	
Reserve Total	<u>\$40,772.68</u>	
Assets Total		<u><u>\$68,763.64</u></u>

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$22,045.57	
Operating Current Year Surplus/Deficit	\$5,945.39	
Operating Equity Total	<u>\$27,990.96</u>	
Reserve Equity		
320 - Reserve-Painting	\$7,398.54	
322 - Reserve-Sprinkler	\$13,350.50	
325 - Reserve-Major Maintenance	\$19,628.15	
360 - Reserve-Interest	\$395.49	
Reserve Equity Total	<u>\$40,772.68</u>	
Liabilities & Equity Total		<u><u>\$68,763.64</u></u>

C.O.P. Condominium Association
Budget Comparison Report
10/1/2023 - 10/31/2023

	10/1/2023 - 10/31/2023			1/1/2023 - 10/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$15,325.00	\$15,000.00	\$325.00	\$150,135.00	\$150,000.00	\$135.00	\$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	\$8.74	\$6.00	\$2.74	\$92.03	\$60.00	\$32.03	\$72.00
<u>Total Income</u>	\$15,333.74	\$15,006.00	\$327.74	\$150,227.03	\$150,060.00	\$167.03	\$180,072.00
Total Income	\$15,333.74	\$15,006.00	\$327.74	\$150,227.03	\$150,060.00	\$167.03	\$180,072.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$189.00	\$189.00	\$0.00	\$1,890.00	\$1,890.00	\$0.00	\$2,268.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$100.00	\$100.00	\$120.00
505 - Office Supplies	\$12.29	\$30.00	\$17.71	\$117.98	\$300.00	\$182.02	\$360.00
506 - Statements/Postage/Fees	\$54.50	\$60.00	\$5.50	\$546.73	\$600.00	\$53.27	\$720.00
581 - Insurance	\$1,259.00	\$1,330.00	\$71.00	\$13,821.00	\$13,300.00	(\$521.00)	\$15,960.00
596 - Income Tax/Tax Prep	\$0.00	\$40.00	\$40.00	\$410.00	\$400.00	(\$10.00)	\$480.00
599 - Miscellaneous Expenses	\$0.00	\$45.00	\$45.00	\$476.08	\$450.00	(\$26.08)	\$540.00
<u>Total Admin Expenses</u>	\$1,514.79	\$1,704.00	\$189.21	\$17,261.79	\$17,040.00	(\$221.79)	\$20,448.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$3,579.63	\$4,365.00	\$785.37	\$41,185.51	\$43,650.00	\$2,464.49	\$52,380.00
513 - Sewer	\$1,880.60	\$2,000.00	\$119.40	\$19,209.19	\$20,000.00	\$790.81	\$24,000.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$250.00	(\$25.00)	\$300.00
515 - Trash Removal	\$762.50	\$763.00	\$0.50	\$7,625.00	\$7,630.00	\$5.00	\$9,156.00
<u>Total Electric/Water/Other Utilities</u>	\$6,222.73	\$7,153.00	\$930.27	\$68,294.70	\$71,530.00	\$3,235.30	\$85,836.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$22,830.00	\$22,830.00	\$0.00	\$27,396.00
532 - Extra Yard Maintenance	\$685.00	\$40.00	(\$645.00)	\$685.00	\$400.00	(\$285.00)	\$480.00
533 - Grass Seed/Fertilizer	\$3,920.00	\$675.00	(\$3,245.00)	\$4,245.00	\$6,750.00	\$2,505.00	\$8,100.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$4,000.00	\$4,000.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$320.00	\$320.00	\$5,378.98	\$3,200.00	(\$2,178.98)	\$3,840.00
536 - Tree Maintenance	\$500.00	\$450.00	(\$50.00)	\$2,580.00	\$4,500.00	\$1,920.00	\$5,400.00
537 - Shrub & Tree Replacement	\$0.00	\$130.00	\$130.00	\$1,918.00	\$1,300.00	(\$618.00)	\$1,560.00
538 - Pest Control	\$0.00	\$325.00	\$325.00	\$3,238.17	\$3,250.00	\$11.83	\$3,900.00
539 - Weed Control-Grass	\$0.00	\$155.00	\$155.00	\$1,300.00	\$1,550.00	\$250.00	\$1,860.00
<u>Total Landscaping</u>	\$7,788.00	\$4,778.00	(\$3,010.00)	\$46,175.15	\$47,780.00	\$1,604.85	\$57,336.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$110.00	\$110.00	\$0.00	\$1,100.00	\$1,100.00	\$1,320.00
<u>Total Maintenance/Repair</u>	\$0.00	\$110.00	\$110.00	\$0.00	\$1,100.00	\$1,100.00	\$1,320.00
<u>Reserve Allocations</u>							
720 - Painting	\$720.00	\$720.00	\$0.00	\$7,200.00	\$7,200.00	\$0.00	\$8,640.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$2,400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$3,350.00	\$3,350.00	\$0.00	\$4,020.00
<u>Total Reserve Allocations</u>	\$1,255.00	\$1,255.00	\$0.00	\$12,550.00	\$12,550.00	\$0.00	\$15,060.00

**C.O.P. Condominium Association
 Budget Comparison Report
 10/1/2023 - 10/31/2023**

	10/1/2023 - 10/31/2023			1/1/2023 - 10/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Expense	\$16,780.52	\$15,000.00	(\$1,780.52)	\$144,281.64	\$150,000.00	\$5,718.36	\$180,000.00
Operating Net Income	(\$1,446.78)	\$6.00	(\$1,452.78)	\$5,945.39	\$60.00	\$5,885.39	\$72.00
Net Income	(\$1,446.78)	\$6.00	(\$1,452.78)	\$5,945.39	\$60.00	\$5,885.39	\$72.00

**C.O.P. Condominium Association
AP Distribution Report
10/1/2023 - 10/31/2023**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	10/13/2023	10/13/2023	CIT Bank - Transfer Funds	CIT Bank - Transfer Funds;	COPC-202310-0002	0	\$1,255.00
Total 106 - CIT Bank-Reserve:							\$1,255.00
503 - Accounting	10/20/2023	10/20/2023	Colby Mgt - Accounting	Colby Mgt - Accounting;	COPC-202310-0003	0	\$189.00
Total 503 - Accounting:							\$189.00
505 - Office Supplies	10/27/2023	10/27/2023	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; Data Storage/Financial Packet Mailing	COPC-202310-0006	0	\$12.29
Total 505 - Office Supplies:							\$12.29
506 - Statements/Postage/Fees	10/20/2023	10/20/2023	Colby Mgt - Statements	Colby Mgt - Statements; Monthly Statements	COPC-202310-0004	0	\$54.50
Total 506 - Statements/Postage/Fees:							\$54.50
512 - Water	10/27/2023	10/27/2023	Epcor Water	Epcor Water;	COPC-202309-0008	0	\$3,579.63
Total 512 - Water:							\$3,579.63
513 - Sewer	10/27/2023	10/27/2023	Epcor Water	Epcor Water;	COPC-202309-0008	0	\$1,880.60
Total 513 - Sewer:							\$1,880.60
515 - Trash Removal	10/6/2023	10/6/2023	Parks & Sons Of Sun City	Parks & Sons Of Sun City;	COPC-202310-0001	0	\$762.50
Total 515 - Trash Removal:							\$762.50
531 - Yard Maint (Gardener)	10/27/2023	10/27/2023	Lawanda Samarripas	Lawanda Samarripas;	COPC-202310-0005	0	\$2,283.00
Total 531 - Yard Maint (Gardener):							\$2,283.00
532 - Extra Yard Maintenance	10/20/2023	10/20/2023	Lawanda Samarripas	Lawanda Samarripas; Fill Dirt	10182023	0	\$685.00
Total 532 - Extra Yard Maintenance:							\$685.00
533 - Grass Seed/Fertilizer	10/20/2023	10/20/2023	Lawanda Samarripas	Lawanda Samarripas; Perennial Rye Grass Seed	10182023	0	\$3,920.00
Total 533 - Grass Seed/Fertilizer:							\$3,920.00
534 - Irrigation Contract	10/27/2023	10/27/2023	Lawanda Samarripas	Lawanda Samarripas;	COPC-202310-0005	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
536 - Tree Maintenance	10/13/2023	10/13/2023	Landscaping Rodriguez Ruelas	Landscaping Rodriguez Ruelas; 2 Ash Trees Top	7327	0	\$500.00
Total 536 - Tree Maintenance:							\$500.00
581 - Insurance	10/6/2023	10/6/2023	Community Association Underwriters	Community Association Underwriters;	COPC-202309-0007	0	\$1,259.00
Total 581 - Insurance:							\$1,259.00
Grand Total:							\$16,780.52

**C.O.P. Condominium Association
Reserve Statement
10/1/2023 - 10/31/2023**

Account	10/1/2023 - 10/31/2023		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$720.00	\$0.00	\$11,598.54	\$7,200.00	\$11,400.00	\$7,398.54
322 Reserve-Sprinkler	\$200.00	\$0.00	\$11,350.50	\$2,000.00	\$0.00	\$13,350.50
325 Reserve-Major Maintenance	\$335.00	\$0.00	\$16,278.15	\$3,350.00	\$0.00	\$19,628.15
360 Reserve-Interest	\$8.54	\$0.00	\$244.93	\$154.19	\$3.63	\$395.49
Total:	\$1,263.54	\$0.00	\$39,472.12	\$12,704.19	\$11,403.63	\$40,772.68