

C.O.P. Condominium Association  
Balance Sheet  
Period Through: 11/30/2023

**Assets**

Operating		
102 - CIT Bank-Operating	\$34,268.49	
Operating Total	<u>\$34,268.49</u>	
Reserve		
106 - CIT Bank-Reserve	\$32,208.99	
112 - FCB-4348 5.00% 06/26/24	\$6,268.27	
Reserve Total	<u>\$38,477.26</u>	
Assets Total		<u><u>\$72,745.75</u></u>

**Liabilities and Equity**

Liabilities		
201 - Accounts Payable	\$8,217.77	
Liabilities Total	<u>\$8,217.77</u>	
Operating Equity		
301 - Homeowners Equity	\$22,045.57	
Operating Current Year Surplus/Deficit	\$4,005.15	
Operating Equity Total	<u>\$26,050.72</u>	
Reserve Equity		
320 - Reserve-Painting	\$8,118.54	
322 - Reserve-Sprinkler	\$9,991.50	
325 - Reserve-Major Maintenance	\$19,963.15	
360 - Reserve-Interest	\$404.07	
Reserve Equity Total	<u>\$38,477.26</u>	
Liabilities & Equity Total		<u><u>\$72,745.75</u></u>

**C.O.P. Condominium Association**  
**Budget Comparison Report**  
**11/1/2023 - 11/30/2023**

	11/1/2023 - 11/30/2023			1/1/2023 - 11/30/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$14,125.00	\$15,000.00	(\$875.00)	\$164,260.00	\$165,000.00	(\$740.00)	\$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	\$7.97	\$6.00	\$1.97	\$100.00	\$66.00	\$34.00	\$72.00
<u>Total Income</u>	\$14,132.97	\$15,006.00	(\$873.03)	\$164,360.00	\$165,066.00	(\$706.00)	\$180,072.00
<b>Total Income</b>	\$14,132.97	\$15,006.00	(\$873.03)	\$164,360.00	\$165,066.00	(\$706.00)	\$180,072.00
<b>Expense</b>							
<u>Admin Expenses</u>							
503 - Accounting	\$189.00	\$189.00	\$0.00	\$2,079.00	\$2,079.00	\$0.00	\$2,268.00
504 - Legal/Collection	\$35.00	\$10.00	(\$25.00)	\$35.00	\$110.00	\$75.00	\$120.00
505 - Office Supplies	\$11.81	\$30.00	\$18.19	\$129.79	\$330.00	\$200.21	\$360.00
506 - Statements/Postage/Fees	\$54.50	\$60.00	\$5.50	\$601.23	\$660.00	\$58.77	\$720.00
581 - Insurance	\$1,259.00	\$1,330.00	\$71.00	\$15,080.00	\$14,630.00	(\$450.00)	\$15,960.00
596 - Income Tax/Tax Prep	\$0.00	\$40.00	\$40.00	\$410.00	\$440.00	\$30.00	\$480.00
599 - Miscellaneous Expenses	\$135.00	\$45.00	(\$90.00)	\$611.08	\$495.00	(\$116.08)	\$540.00
<u>Total Admin Expenses</u>	\$1,684.31	\$1,704.00	\$19.69	\$18,946.10	\$18,744.00	(\$202.10)	\$20,448.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$6,337.17	\$4,365.00	(\$1,972.17)	\$47,522.68	\$48,015.00	\$492.32	\$52,380.00
513 - Sewer	\$1,880.60	\$2,000.00	\$119.40	\$21,089.79	\$22,000.00	\$910.21	\$24,000.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$275.00	\$0.00	\$300.00
515 - Trash Removal	\$762.50	\$763.00	\$0.50	\$8,387.50	\$8,393.00	\$5.50	\$9,156.00
<u>Total Electric/Water/Other Utilities</u>	\$8,980.27	\$7,153.00	(\$1,827.27)	\$77,274.97	\$78,683.00	\$1,408.03	\$85,836.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$25,113.00	\$25,113.00	\$0.00	\$27,396.00
532 - Extra Yard Maintenance	\$0.00	\$40.00	\$40.00	\$685.00	\$440.00	(\$245.00)	\$480.00
533 - Grass Seed/Fertilizer	\$585.00	\$675.00	\$90.00	\$4,830.00	\$7,425.00	\$2,595.00	\$8,100.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$4,400.00	\$4,400.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$320.00	\$320.00	\$5,378.98	\$3,520.00	(\$1,858.98)	\$3,840.00
536 - Tree Maintenance	\$450.00	\$450.00	\$0.00	\$3,030.00	\$4,950.00	\$1,920.00	\$5,400.00
537 - Shrub & Tree Replacement	\$0.00	\$130.00	\$130.00	\$1,918.00	\$1,430.00	(\$488.00)	\$1,560.00
538 - Pest Control	\$435.63	\$325.00	(\$110.63)	\$3,673.80	\$3,575.00	(\$98.80)	\$3,900.00
539 - Weed Control-Grass	\$0.00	\$155.00	\$155.00	\$1,300.00	\$1,705.00	\$405.00	\$1,860.00
<u>Total Landscaping</u>	\$4,153.63	\$4,778.00	\$624.37	\$50,328.78	\$52,558.00	\$2,229.22	\$57,336.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$110.00	\$110.00	\$0.00	\$1,210.00	\$1,210.00	\$1,320.00
<u>Total Maintenance/Repair</u>	\$0.00	\$110.00	\$110.00	\$0.00	\$1,210.00	\$1,210.00	\$1,320.00
<u>Reserve Allocations</u>							
720 - Painting	\$720.00	\$720.00	\$0.00	\$7,920.00	\$7,920.00	\$0.00	\$8,640.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$2,200.00	\$2,200.00	\$0.00	\$2,400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$3,685.00	\$3,685.00	\$0.00	\$4,020.00
<u>Total Reserve Allocations</u>	\$1,255.00	\$1,255.00	\$0.00	\$13,805.00	\$13,805.00	\$0.00	\$15,060.00

**C.O.P. Condominium Association  
 Budget Comparison Report  
 11/1/2023 - 11/30/2023**

	11/1/2023 - 11/30/2023			1/1/2023 - 11/30/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Total Expense</b>	\$16,073.21	\$15,000.00	(\$1,073.21)	\$160,354.85	\$165,000.00	\$4,645.15	\$180,000.00
Operating Net Income	(\$1,940.24)	\$6.00	(\$1,946.24)	\$4,005.15	\$66.00	\$3,939.15	\$72.00
Net Income	(\$1,940.24)	\$6.00	(\$1,946.24)	\$4,005.15	\$66.00	\$3,939.15	\$72.00

**C.O.P. Condominium Association  
AP Distribution Report  
11/1/2023 - 11/30/2023**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	11/10/2023	11/10/2023	CIT Bank - Transfer Funds	CIT Bank - Transfer Funds;	COPC-202311-0001	0	\$1,255.00
<b>Total 106 - CIT Bank-Reserve:</b>							<b>\$1,255.00</b>
322 - Reserve-Sprinkler	11/17/2023	11/17/2023	Lawanda Samarripas	Lawanda Samarripas;	111423	0	\$3,559.00
<b>Total 322 - Reserve-Sprinkler:</b>							<b>\$3,559.00</b>
503 - Accounting	11/17/2023	11/17/2023	Colby Mgt - Accounting	Colby Mgt - Accounting;	COPC-202311-0002	0	\$189.00
<b>Total 503 - Accounting:</b>							<b>\$189.00</b>
504 - Legal/Collection	11/17/2023	11/17/2023	Colby Mgt - Collection Chgs	Colby Mgt - Collection Chgs; Returned Payment Lot # 302	COPC-45240	0	\$25.00
<b>Total 504 - Legal/Collection:</b>							<b>\$25.00</b>
505 - Office Supplies	11/29/2023	11/29/2023	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; Data Storage/Financial Packet Mailing	COPC-202311-0005	0	\$11.81
<b>Total 505 - Office Supplies:</b>							<b>\$11.81</b>
506 - Statements/Postage/Fees	11/29/2023	11/29/2023	Colby Mgt - Statements	Colby Mgt - Statements; Monthly Statements	COPC-202311-0004	0	\$54.50
<b>Total 506 - Statements/Postage/Fees:</b>							<b>\$54.50</b>
515 - Trash Removal	11/3/2023	11/3/2023	Parks & Sons Of Sun City	Parks & Sons Of Sun City;	COPC-202310-0007	0	\$762.50
<b>Total 515 - Trash Removal:</b>							<b>\$762.50</b>
531 - Yard Maint (Gardener)	11/22/2023	11/22/2023	Lawanda Samarripas	Lawanda Samarripas;	COPC-202311-0003	0	\$2,283.00
<b>Total 531 - Yard Maint (Gardener):</b>							<b>\$2,283.00</b>
533 - Grass Seed/Fertilizer	11/17/2023	11/17/2023	Lawanda Samarripas	Lawanda Samarripas;	111423	0	\$585.00
<b>Total 533 - Grass Seed/Fertilizer:</b>							<b>\$585.00</b>
534 - Irrigation Contract	11/22/2023	11/22/2023	Lawanda Samarripas	Lawanda Samarripas;	COPC-202311-0003	0	\$400.00
<b>Total 534 - Irrigation Contract:</b>							<b>\$400.00</b>
536 - Tree Maintenance	11/17/2023	11/17/2023	Lawanda Samarripas	Lawanda Samarripas;	111423	0	\$450.00
<b>Total 536 - Tree Maintenance:</b>							<b>\$450.00</b>
538 - Pest Control	11/10/2023	11/10/2023	Arrow Exterminators	Arrow Exterminators; 10/20/23 Pest Control Service	53771321	0	\$275.63
	11/10/2023	11/10/2023	Beesville Bee Farm LLC	Beesville Bee Farm LLC; Removed Hives from Olive Tree	274	0	\$160.00
<b>Total 538 - Pest Control:</b>							<b>\$435.63</b>
581 - Insurance	11/17/2023	11/17/2023	Community Association Underwriters	Community Association Underwriters;	COPC-202310-0008	0	\$1,259.00
<b>Total 581 - Insurance:</b>							<b>\$1,259.00</b>
599 - Miscellaneous Expenses	11/10/2023	11/10/2023	Organization of HOA's In Sun City West	Organization of HOA's In Sun City West; 2024 Annual Membership Dues	2024	0	\$135.00

**C.O.P. Condominium Association  
AP Distribution Report  
11/1/2023 - 11/30/2023**

<b>Account</b>	<b>Posting Date</b>	<b>Check Date</b>	<b>Payee</b>	<b>Description</b>	<b>Invoice #</b>	<b>Check #</b>	<b>Amount</b>
<b>Total 599 - Miscellaneous Expenses:</b>							<b>\$135.00</b>
<b>Grand Total:</b>							<b>\$11,404.44</b>

**C.O.P. Condominium Association  
Reserve Statement  
11/1/2023 - 11/30/2023**

<b>Account</b>	<b>11/1/2023 - 11/30/2023</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	\$7,920.00	\$11,400.00	\$8,118.54
322 Reserve-Sprinkler	\$200.00	\$3,559.00	\$11,350.50	\$2,200.00	\$3,559.00	\$9,991.50
325 Reserve-Major Maintenance	\$335.00	\$0.00	\$16,278.15	\$3,685.00	\$0.00	\$19,963.15
360 Reserve-Interest	\$8.58	\$0.00	\$244.93	\$162.77	\$3.63	\$404.07
Total:	\$1,263.58	\$3,559.00	\$39,472.12	\$13,967.77	\$14,962.63	\$38,477.26