

C.O.P. Condominium Association
Balance Sheet
Period Through: 1/31/2024

Assets

Operating		
102 - First Citizens Bank-Operating	\$37,012.28	
Operating Total	<u>\$37,012.28</u>	
Reserve		
106 - First Citizens Bank-Reserve	\$28,004.81	
112 - FCB-4348 5.00% 06/26/24	\$6,346.89	
Reserve Total	<u>\$34,351.70</u>	
Assets Total		<u><u>\$71,363.98</u></u>

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$31,114.74	
Operating Current Year Surplus/Deficit	\$5,897.54	
Operating Equity Total	<u>\$37,012.28</u>	
Reserve Equity		
320 - Reserve-Painting	\$9,463.54	
322 - Reserve-Sprinkler	\$10,391.50	
325 - Reserve-Major Maintenance	\$13,998.15	
360 - Reserve-Interest	\$498.51	
Reserve Equity Total	<u>\$34,351.70</u>	
Liabilities & Equity Total		<u><u>\$71,363.98</u></u>

C.O.P. Condominium Association
Budget Comparison Report
1/1/2024 - 1/31/2024

	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$15,205.00	\$15,500.00	(\$295.00)	\$15,205.00	\$15,500.00	(\$295.00)	\$186,000.00
461 - Interest Operating Acct	\$9.37	\$10.00	(\$0.63)	\$9.37	\$10.00	(\$0.63)	\$120.00
<u>Total Income</u>	\$15,214.37	\$15,510.00	(\$295.63)	\$15,214.37	\$15,510.00	(\$295.63)	\$186,120.00
Total Income	\$15,214.37	\$15,510.00	(\$295.63)	\$15,214.37	\$15,510.00	(\$295.63)	\$186,120.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$201.00	\$201.00	\$0.00	\$201.00	\$201.00	\$0.00	\$2,412.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$10.00	\$10.00	\$120.00
505 - Office Supplies	\$0.00	\$30.00	\$30.00	\$0.00	\$30.00	\$30.00	\$360.00
506 - Statements/Postage/Fees	\$57.65	\$60.00	\$2.35	\$57.65	\$60.00	\$2.35	\$720.00
581 - Insurance	\$0.00	\$1,450.00	\$1,450.00	\$0.00	\$1,450.00	\$1,450.00	\$17,400.00
596 - Income Tax/Tax Prep	\$0.00	\$40.00	\$40.00	\$0.00	\$40.00	\$40.00	\$480.00
599 - Miscellaneous Expenses	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$600.00
<u>Total Admin Expenses</u>	\$258.65	\$1,841.00	\$1,582.35	\$258.65	\$1,841.00	\$1,582.35	\$22,092.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$2,258.95	\$4,583.00	\$2,324.05	\$2,258.95	\$4,583.00	\$2,324.05	\$54,996.00
513 - Sewer	\$1,880.60	\$2,100.00	\$219.40	\$1,880.60	\$2,100.00	\$219.40	\$25,200.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00
515 - Trash Removal	\$800.00	\$800.00	\$0.00	\$800.00	\$800.00	\$0.00	\$9,600.00
<u>Total Electric/Water/Other Utilities</u>	\$4,939.55	\$7,508.00	\$2,568.45	\$4,939.55	\$7,508.00	\$2,568.45	\$90,096.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$2,283.00	\$2,283.00	\$0.00	\$27,396.00
532 - Extra Yard Maintenance	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$600.00
533 - Grass Seed/Fertilizer	\$0.00	\$725.00	\$725.00	\$0.00	\$725.00	\$725.00	\$8,700.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$400.00	\$400.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$475.00	\$475.00	\$0.00	\$475.00	\$475.00	\$5,700.00
536 - Tree Maintenance	\$0.00	\$450.00	\$450.00	\$0.00	\$450.00	\$450.00	\$5,400.00
537 - Shrub & Tree Replacement	\$0.00	\$185.00	\$185.00	\$0.00	\$185.00	\$185.00	\$2,220.00
538 - Pest Control	\$275.63	\$320.00	\$44.37	\$275.63	\$320.00	\$44.37	\$3,840.00
539 - Weed Control-Grass	\$0.00	\$113.00	\$113.00	\$0.00	\$113.00	\$113.00	\$1,356.00
<u>Total Landscaping</u>	\$2,958.63	\$5,001.00	\$2,042.37	\$2,958.63	\$5,001.00	\$2,042.37	\$60,012.00
<u>Reserve Allocations</u>							
720 - Painting	\$625.00	\$625.00	\$0.00	\$625.00	\$625.00	\$0.00	\$7,500.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$200.00	\$200.00	\$0.00	\$2,400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$335.00	\$335.00	\$0.00	\$4,020.00
<u>Total Reserve Allocations</u>	\$1,160.00	\$1,160.00	\$0.00	\$1,160.00	\$1,160.00	\$0.00	\$13,920.00
Total Expense	\$9,316.83	\$15,510.00	\$6,193.17	\$9,316.83	\$15,510.00	\$6,193.17	\$186,120.00
Operating Net Income	\$5,897.54	\$0.00	\$5,897.54	\$5,897.54	\$0.00	\$5,897.54	\$0.00
Net Income	\$5,897.54	\$0.00	\$5,897.54	\$5,897.54	\$0.00	\$5,897.54	\$0.00

**C.O.P. Condominium Association
AP Distribution Report
1/1/2024 - 1/31/2024**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - First Citizens Bank-Reserve	1/19/2024	1/19/2024	CIT Bank - Transfer Funds	CIT Bank - Transfer Funds;	COPC-202401-0004	0	\$1,160.00
Total 106 - First Citizens Bank-Reserve:\$1,160.00							
503 - Accounting	1/19/2024	1/19/2024	Colby Mgt - Accounting	Colby Mgt - Accounting;	COPC-202401-0003	0	\$201.00
Total 503 - Accounting: \$201.00							
506 - Statements/Postage/Fees	1/26/2024	1/26/2024	Colby Mgt - Statements	Colby Mgt - Statements; Monthly Statements	COPC-202401-0006	0	\$57.65
Total 506 - Statements/Postage/Fees: \$57.65							
512 - Water	1/26/2024	1/26/2024	Epcor Water	Epcor Water;	COPC-202312-0007	0	\$2,258.95
Total 512 - Water:\$2,258.95							
513 - Sewer	1/26/2024	1/26/2024	Epcor Water	Epcor Water;	COPC-202312-0007	0	\$1,880.60
Total 513 - Sewer:\$1,880.60							
515 - Trash Removal	1/5/2024	1/5/2024	Parks & Sons Of Sun City	Parks & Sons Of Sun City;	COPC-202401-0001	0	\$800.00
Total 515 - Trash Removal: \$800.00							
531 - Yard Maint (Gardener)	1/26/2024	1/26/2024	Lawanda Samarripas	Lawanda Samarripas;	COPC-202401-0005	0	\$2,283.00
Total 531 - Yard Maint (Gardener):\$2,283.00							
534 - Irrigation Contract	1/26/2024	1/26/2024	Lawanda Samarripas	Lawanda Samarripas;	COPC-202401-0005	0	\$400.00
Total 534 - Irrigation Contract: \$400.00							
538 - Pest Control	1/5/2024	1/5/2024	Arrow Exterminators	Arrow Exterminators; 12/15/23 Service	54561119	0	\$275.63
Total 538 - Pest Control: \$275.63							
Grand Total:\$9,316.83							

**C.O.P. Condominium Association
Reserve Statement
1/1/2024 - 1/31/2024**

Account	1/1/2024 - 1/31/2024		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$625.00	\$0.00	\$8,838.54	\$625.00	\$0.00	\$9,463.54
322 Reserve-Sprinkler	\$200.00	\$0.00	\$10,191.50	\$200.00	\$0.00	\$10,391.50
325 Reserve-Major Maintenance	\$335.00	\$0.00	\$13,663.15	\$335.00	\$0.00	\$13,998.15
360 Reserve-Interest	\$7.47	\$0.00	\$491.04	\$7.47	\$0.00	\$498.51
Total:	\$1,167.47	\$0.00	\$33,184.23	\$1,167.47	\$0.00	\$34,351.70