

C.O.P. Condominium Association  
Balance Sheet  
Period Through: 2/29/2024

**Assets**

Operating		
102 - First Citizens Bank-Operating	\$38,316.92	
108 - Due To/From Reserve	\$1,100.00	
Operating Total	<u>\$39,416.92</u>	
Reserve		
106 - First Citizens Bank-Reserve	\$29,171.49	
110 - Due To/From Operating	(\$1,100.00)	
112 - FCB-4348 5.00% 06/26/24	\$6,346.89	
Reserve Total	<u>\$34,418.38</u>	
Assets Total		<u><u>\$73,835.30</u></u>

**Liabilities and Equity**

Operating Equity		
301 - Homeowners Equity	\$31,114.74	
Operating Current Year Surplus/Deficit	\$8,302.18	
Operating Equity Total	<u>\$39,416.92</u>	
Reserve Equity		
320 - Reserve-Painting	\$10,088.54	
322 - Reserve-Sprinkler	\$10,591.50	
325 - Reserve-Major Maintenance	\$13,233.15	
360 - Reserve-Interest	\$505.19	
Reserve Equity Total	<u>\$34,418.38</u>	
Liabilities & Equity Total		<u><u>\$73,835.30</u></u>

**C.O.P. Condominium Association**  
**Budget Comparison Report**  
**2/1/2024 - 2/29/2024**

	2/1/2024 - 2/29/2024			1/1/2024 - 2/29/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$13,645.00	\$15,500.00	(\$1,855.00)	\$28,850.00	\$31,000.00	(\$2,150.00)	\$186,000.00
461 - Interest Operating Acct	\$10.40	\$10.00	\$0.40	\$19.77	\$20.00	(\$0.23)	\$120.00
<u>Total Income</u>	\$13,655.40	\$15,510.00	(\$1,854.60)	\$28,869.77	\$31,020.00	(\$2,150.23)	\$186,120.00
<b>Total Income</b>	\$13,655.40	\$15,510.00	(\$1,854.60)	\$28,869.77	\$31,020.00	(\$2,150.23)	\$186,120.00
<b>Expense</b>							
<u>Admin Expenses</u>							
503 - Accounting	\$201.00	\$201.00	\$0.00	\$402.00	\$402.00	\$0.00	\$2,412.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$20.00	\$20.00	\$120.00
505 - Office Supplies	\$24.44	\$30.00	\$5.56	\$24.44	\$60.00	\$35.56	\$360.00
506 - Statements/Postage/Fees	\$56.50	\$60.00	\$3.50	\$114.15	\$120.00	\$5.85	\$720.00
581 - Insurance	\$0.00	\$1,450.00	\$1,450.00	\$0.00	\$2,900.00	\$2,900.00	\$17,400.00
596 - Income Tax/Tax Prep	\$0.00	\$40.00	\$40.00	\$0.00	\$80.00	\$80.00	\$480.00
599 - Miscellaneous Expenses	\$0.00	\$50.00	\$50.00	\$0.00	\$100.00	\$100.00	\$600.00
<u>Total Admin Expenses</u>	\$281.94	\$1,841.00	\$1,559.06	\$540.59	\$3,682.00	\$3,141.41	\$22,092.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$2,268.96	\$4,583.00	\$2,314.04	\$4,527.91	\$9,166.00	\$4,638.09	\$54,996.00
513 - Sewer	\$1,880.60	\$2,100.00	\$219.40	\$3,761.20	\$4,200.00	\$438.80	\$25,200.00
514 - Electricity	\$275.00	\$25.00	(\$250.00)	\$275.00	\$50.00	(\$225.00)	\$300.00
515 - Trash Removal	\$800.00	\$800.00	\$0.00	\$1,600.00	\$1,600.00	\$0.00	\$9,600.00
<u>Total Electric/Water/Other Utilities</u>	\$5,224.56	\$7,508.00	\$2,283.44	\$10,164.11	\$15,016.00	\$4,851.89	\$90,096.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$4,566.00	\$4,566.00	\$0.00	\$27,396.00
532 - Extra Yard Maintenance	\$0.00	\$50.00	\$50.00	\$0.00	\$100.00	\$100.00	\$600.00
533 - Grass Seed/Fertilizer	\$0.00	\$725.00	\$725.00	\$0.00	\$1,450.00	\$1,450.00	\$8,700.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$800.00	\$800.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$475.00	\$475.00	\$0.00	\$950.00	\$950.00	\$5,700.00
536 - Tree Maintenance	\$0.00	\$450.00	\$450.00	\$0.00	\$900.00	\$900.00	\$5,400.00
537 - Shrub & Tree Replacement	\$0.00	\$185.00	\$185.00	\$0.00	\$370.00	\$370.00	\$2,220.00
538 - Pest Control	\$551.26	\$320.00	(\$231.26)	\$826.89	\$640.00	(\$186.89)	\$3,840.00
539 - Weed Control-Grass	\$1,350.00	\$113.00	(\$1,237.00)	\$1,350.00	\$226.00	(\$1,124.00)	\$1,356.00
<u>Total Landscaping</u>	\$4,584.26	\$5,001.00	\$416.74	\$7,542.89	\$10,002.00	\$2,459.11	\$60,012.00
<u>Reserve Allocations</u>							
720 - Painting	\$625.00	\$625.00	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$7,500.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$400.00	\$400.00	\$0.00	\$2,400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$670.00	\$670.00	\$0.00	\$4,020.00
<u>Total Reserve Allocations</u>	\$1,160.00	\$1,160.00	\$0.00	\$2,320.00	\$2,320.00	\$0.00	\$13,920.00
<b>Total Expense</b>	\$11,250.76	\$15,510.00	\$4,259.24	\$20,567.59	\$31,020.00	\$10,452.41	\$186,120.00
Operating Net Income	\$2,404.64	\$0.00	\$2,404.64	\$8,302.18	\$0.00	\$8,302.18	\$0.00
Net Income	\$2,404.64	\$0.00	\$2,404.64	\$8,302.18	\$0.00	\$8,302.18	\$0.00

**C.O.P. Condominium Association**  
**AP Distribution Report**  
**2/1/2024 - 2/29/2024**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - First Citizens Bank-Reserve							
	2/23/2024	2/23/2024	CIT Bank - Transfer Funds	CIT Bank - Transfer Funds;	COPC-202402-0005	0	\$1,160.00
					<b>Total 106 - First Citizens Bank-Reserve:</b>		<b>\$1,160.00</b>
325 - Reserve-Major Maintenance							
	2/23/2024	2/23/2024	Lawanda Samarripas	Lawanda Samarripas;	252024	0	\$1,100.00
					<b>Total 325 - Reserve-Major Maintenance:</b>		<b>\$1,100.00</b>
503 - Accounting							
	2/29/2024	2/29/2024	Colby Mgt - Accounting	Colby Mgt - Accounting;	COPC-202402-0006	0	\$201.00
					<b>Total 503 - Accounting:</b>		<b>\$201.00</b>
505 - Office Supplies							
	2/29/2024	2/29/2024	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs, Invoice #: COPC-202402-0007, Data Storage/Financial Packet Mailing - Jan 2024, Invoice #: COPC-202402-0008, Data Storage/Financial Packet Mailing	COPC-202402-0007	0	\$12.34
	2/29/2024	2/29/2024	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs, Invoice #: COPC-202402-0007, Data Storage/Financial Packet Mailing - Jan 2024, Invoice #: COPC-202402-0008, Data Storage/Financial Packet Mailing	COPC-202402-0008	0	\$12.10
					<b>Total 505 - Office Supplies:</b>		<b>\$24.44</b>
506 - Statements/Postage/Fees							
	2/23/2024	2/23/2024	Colby Mgt - Statements	Colby Mgt - Statements; Monthly Statements	COPC-202402-0004	0	\$56.50
					<b>Total 506 - Statements/Postage/Fees:</b>		<b>\$56.50</b>
512 - Water							
	2/29/2024	2/29/2024	Epcor Water	Epcor Water;	COPC-202401-0007	0	\$2,268.96
					<b>Total 512 - Water:</b>		<b>\$2,268.96</b>
513 - Sewer							
	2/29/2024	2/29/2024	Epcor Water	Epcor Water;	COPC-202401-0007	0	\$1,880.60
					<b>Total 513 - Sewer:</b>		<b>\$1,880.60</b>
514 - Electricity							
	2/2/2024	2/2/2024	David C. or Mary Jo Cichos	David C. or Mary Jo Cichos;	2023 Electric Refund	0	\$25.00
	2/2/2024	2/2/2024	Chester or Deborah M. Penta	Chester or Deborah M. Penta;	2023 Electric Refund	0	\$25.00
	2/2/2024	2/2/2024	Jack Kangas	Jack Kangas;	2023 Electric Refund	0	\$25.00
	2/2/2024	2/2/2024	Sharon M. Monasterio	Sharon M. Monasterio;	2023 Electric Refund	0	\$25.00
	2/2/2024	2/2/2024	Kenneth J. Nawrocki	Kenneth J. Nawrocki;	2023 Electric Refund	0	\$25.00
	2/2/2024	2/2/2024	Lee Gainey	Lee Gainey;	2023 Electric Refund	0	\$25.00
	2/2/2024	2/2/2024	John or M Dale Spicer	John or M Dale Spicer;	2023 Electric Refund	0	\$25.00

**C.O.P. Condominium Association  
AP Distribution Report  
2/1/2024 - 2/29/2024**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
	2/2/2024	2/2/2024	Mary Comstock	Mary Comstock;	2023 Electric Refund	0	\$25.00
	2/2/2024	2/2/2024	Dale A. or Julia J. Stroh	Dale A. or Julia J. Stroh;	2023 Electric Refund	0	\$25.00
	2/2/2024	2/2/2024	Kenneth D. or Sharon E. Davis	Kenneth D. or Sharon E. Davis;	2023 Electric Refund	0	\$25.00
	2/2/2024	2/2/2024	Alice Kotlar	Alice Kotlar;	2023 Electric Refund	0	\$25.00
<b>Total 514 - Electricity:</b>						<b>\$275.00</b>	
515 - Trash Removal							
	2/9/2024	2/9/2024	Parks & Sons Of Sun City	Parks & Sons Of Sun City;	COPC-202402-0001	0	\$800.00
<b>Total 515 - Trash Removal:</b>						<b>\$800.00</b>	
531 - Yard Maint (Gardener)							
	2/23/2024	2/23/2024	Lawanda Samarripas	Lawanda Samarripas;	COPC-202402-0003	0	\$2,283.00
<b>Total 531 - Yard Maint (Gardener):</b>						<b>\$2,283.00</b>	
534 - Irrigation Contract							
	2/23/2024	2/23/2024	Lawanda Samarripas	Lawanda Samarripas;	COPC-202402-0003	0	\$400.00
<b>Total 534 - Irrigation Contract:</b>						<b>\$400.00</b>	
538 - Pest Control							
	2/16/2024	2/16/2024	Arrow Exterminators	Arrow Exterminators; 1/19/24 Service	54910978	0	\$275.63
	2/29/2024	2/29/2024	Arrow Exterminators	Arrow Exterminators; 2/16/24 Service	55261457	0	\$275.63
<b>Total 538 - Pest Control:</b>						<b>\$551.26</b>	
539 - Weed Control-Grass							
	2/9/2024	2/9/2024	Nelson Weed & Pest Control, Inc	Nelson Weed & Pest Control, Inc; Treatment of Broadleaf Weeds All Grass Areas	61784	0	\$1,350.00
<b>Total 539 - Weed Control-Grass:</b>						<b>\$1,350.00</b>	
<b>Grand Total:</b>							<b>\$12,350.76</b>

**C.O.P. Condominium Association  
Reserve Statement  
2/1/2024 - 2/29/2024**

<b>Account</b>	<b>2/1/2024 - 2/29/2024</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	\$625.00	\$0.00	\$8,838.54	\$1,250.00	\$0.00	\$10,088.54
322 Reserve-Sprinkler	\$200.00	\$0.00	\$10,191.50	\$400.00	\$0.00	\$10,591.50
325 Reserve-Major Maintenance	\$335.00	\$1,100.00	\$13,663.15	\$670.00	\$1,100.00	\$13,233.15
360 Reserve-Interest	\$6.68	\$0.00	\$491.04	\$14.15	\$0.00	\$505.19
Total:	\$1,166.68	\$1,100.00	\$33,184.23	\$2,334.15	\$1,100.00	\$34,418.38