

C.O.P. Condominium Association
Balance Sheet
Period Through: 3/31/2024

Assets

Operating		
102 - First Citizens Bank-Operating	\$37,350.79	
108 - Due To/From Reserve	\$1,100.00	
Operating Total	\$38,450.79	
Reserve		
106 - First Citizens Bank-Reserve	\$30,338.92	
110 - Due To/From Operating	(\$1,100.00)	
112 - FCB-4348 5.00% 06/26/24	\$6,426.50	
Reserve Total	\$35,665.42	
Assets Total		\$74,116.21

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$31,114.74	
Operating Current Year Surplus/Deficit	\$7,336.05	
Operating Equity Total	\$38,450.79	
Reserve Equity		
320 - Reserve-Painting	\$10,713.54	
322 - Reserve-Sprinkler	\$10,791.50	
325 - Reserve-Major Maintenance	\$13,568.15	
360 - Reserve-Interest	\$592.23	
Reserve Equity Total	\$35,665.42	
Liabilities & Equity Total		\$74,116.21

C.O.P. Condominium Association
Budget Comparison Report
3/1/2024 - 3/31/2024

	3/1/2024 - 3/31/2024			1/1/2024 - 3/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$15,235.00	\$15,500.00	(\$265.00)	\$44,085.00	\$46,500.00	(\$2,415.00)	\$186,000.00
461 - Interest Operating Acct	\$10.77	\$10.00	\$0.77	\$30.54	\$30.00	\$0.54	\$120.00
<u>Total Income</u>	\$15,245.77	\$15,510.00	(\$264.23)	\$44,115.54	\$46,530.00	(\$2,414.46)	\$186,120.00
Total Income	\$15,245.77	\$15,510.00	(\$264.23)	\$44,115.54	\$46,530.00	(\$2,414.46)	\$186,120.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$201.00	\$201.00	\$0.00	\$603.00	\$603.00	\$0.00	\$2,412.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$30.00	\$30.00	\$120.00
505 - Office Supplies	\$0.00	\$30.00	\$30.00	\$24.44	\$90.00	\$65.56	\$360.00
506 - Statements/Postage/Fees	\$56.50	\$60.00	\$3.50	\$170.65	\$180.00	\$9.35	\$720.00
581 - Insurance	\$5,414.00	\$1,450.00	(\$3,964.00)	\$5,414.00	\$4,350.00	(\$1,064.00)	\$17,400.00
596 - Income Tax/Tax Prep	\$0.00	\$40.00	\$40.00	\$0.00	\$120.00	\$120.00	\$480.00
599 - Miscellaneous Expenses	\$0.00	\$50.00	\$50.00	\$0.00	\$150.00	\$150.00	\$600.00
<u>Total Admin Expenses</u>	\$5,671.50	\$1,841.00	(\$3,830.50)	\$6,212.09	\$5,523.00	(\$689.09)	\$22,092.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$3,141.17	\$4,583.00	\$1,441.83	\$7,669.08	\$13,749.00	\$6,079.92	\$54,996.00
513 - Sewer	\$1,880.60	\$2,100.00	\$219.40	\$5,641.80	\$6,300.00	\$658.20	\$25,200.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$75.00	(\$200.00)	\$300.00
515 - Trash Removal	\$800.00	\$800.00	\$0.00	\$2,400.00	\$2,400.00	\$0.00	\$9,600.00
<u>Total Electric/Water/Other Utilities</u>	\$5,821.77	\$7,508.00	\$1,686.23	\$15,985.88	\$22,524.00	\$6,538.12	\$90,096.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$6,849.00	\$6,849.00	\$0.00	\$27,396.00
532 - Extra Yard Maintenance	\$0.00	\$50.00	\$50.00	\$0.00	\$150.00	\$150.00	\$600.00
533 - Grass Seed/Fertilizer	\$0.00	\$725.00	\$725.00	\$0.00	\$2,175.00	\$2,175.00	\$8,700.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$1,200.00	\$1,200.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$475.00	\$475.00	\$0.00	\$1,425.00	\$1,425.00	\$5,700.00
536 - Tree Maintenance	\$600.00	\$450.00	(\$150.00)	\$600.00	\$1,350.00	\$750.00	\$5,400.00
537 - Shrub & Tree Replacement	\$0.00	\$185.00	\$185.00	\$0.00	\$555.00	\$555.00	\$2,220.00
538 - Pest Control	\$275.63	\$320.00	\$44.37	\$1,102.52	\$960.00	(\$142.52)	\$3,840.00
539 - Weed Control-Grass	\$0.00	\$113.00	\$113.00	\$1,350.00	\$339.00	(\$1,011.00)	\$1,356.00
<u>Total Landscaping</u>	\$3,558.63	\$5,001.00	\$1,442.37	\$11,101.52	\$15,003.00	\$3,901.48	\$60,012.00
<u>Reserve Allocations</u>							
720 - Painting	\$625.00	\$625.00	\$0.00	\$1,875.00	\$1,875.00	\$0.00	\$7,500.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$600.00	\$600.00	\$0.00	\$2,400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$1,005.00	\$1,005.00	\$0.00	\$4,020.00
<u>Total Reserve Allocations</u>	\$1,160.00	\$1,160.00	\$0.00	\$3,480.00	\$3,480.00	\$0.00	\$13,920.00
Total Expense	\$16,211.90	\$15,510.00	(\$701.90)	\$36,779.49	\$46,530.00	\$9,750.51	\$186,120.00
Operating Net Income	(\$966.13)	\$0.00	(\$966.13)	\$7,336.05	\$0.00	\$7,336.05	\$0.00
Net Income	(\$966.13)	\$0.00	(\$966.13)	\$7,336.05	\$0.00	\$7,336.05	\$0.00

**C.O.P. Condominium Association
AP Distribution Report
3/1/2024 - 3/31/2024**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - First Citizens Bank-Reserve							
	3/8/2024	3/8/2024	CIT Bank - Transfer Funds	CIT Bank - Transfer Funds;	COPC-202403-0002	0	\$1,160.00
					Total 106 - First Citizens Bank-Reserve: \$1,160.00		
503 - Accounting							
	3/22/2024	3/22/2024	Colby Mgt - Accounting	Colby Mgt - Accounting;	COPC-202403-0005	0	\$201.00
					Total 503 - Accounting: \$201.00		
505 - Office Supplies							
	3/2/2024	3/2/2024	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; Data Storage/Financial Packet Mailing	COPC-202403-0003	0	\$12.10
	3/3/2024	3/3/2024	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; Data Storage/Financial Packet Mailing - Jan	COPC-202403-0004	0	\$12.34
	3/8/2024	2/29/2024	Colby Mgt - Misc Chgs	[VOID PAYMENT] - 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)
	3/8/2024	2/29/2024	Colby Mgt - Misc Chgs	[VOID PAYMENT] - 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)
					Total 505 - Office Supplies: \$0.00		
506 - Statements/Postage/Fees							
	3/29/2024	3/29/2024	Colby Mgt - Statements	Colby Mgt - Statements; Monthly Statements	COPC-202403-0007	0	\$56.50
					Total 506 - Statements/Postage/Fees: \$56.50		
512 - Water							
	3/29/2024	3/29/2024	Epcor Water	Epcor Water;	COPC-202402-0009	0	\$3,141.17
					Total 512 - Water: \$3,141.17		
513 - Sewer							
	3/29/2024	3/29/2024	Epcor Water	Epcor Water;	COPC-202402-0009	0	\$1,880.60
					Total 513 - Sewer: \$1,880.60		
515 - Trash Removal							
	3/8/2024	3/8/2024	Parks & Sons Of Sun City	Parks & Sons Of Sun City;	COPC-202403-0001	0	\$800.00
					Total 515 - Trash Removal: \$800.00		
531 - Yard Maint (Gardener)							
	3/29/2024	3/29/2024	Lawanda Samarripas	Lawanda Samarripas;	COPC-202403-0006	0	\$2,283.00
					Total 531 - Yard Maint (Gardener): \$2,283.00		
534 - Irrigation Contract							
	3/29/2024	3/29/2024	Lawanda Samarripas	Lawanda Samarripas;	COPC-202403-0006	0	\$400.00
					Total 534 - Irrigation Contract: \$400.00		
536 - Tree Maintenance							
	3/15/2024	3/15/2024	Ramon Ruelas Colin	Ramon Ruelas Colin; Ash Tree Trim & Limb Removal	150	0	\$600.00

**C.O.P. Condominium Association
 AP Distribution Report
 3/1/2024 - 3/31/2024**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
					Total 536 - Tree Maintenance:		\$600.00
538 - Pest Control	3/29/2024	3/29/2024	Arrow Exterminators	Arrow Exterminators; 3/15/24 Service	55670310	0	\$275.63
					Total 538 - Pest Control:		\$275.63
581 - Insurance	3/8/2024	3/8/2024	Community Association Underwriters	Community Association Underwriters;	COPC-202311-0007	0	\$5,414.00
					Total 581 - Insurance:		\$5,414.00
Grand Total:							\$16,211.90

**C.O.P. Condominium Association
Reserve Statement
3/1/2024 - 3/31/2024**

Account	3/1/2024 - 3/31/2024		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$1,250.00	\$625.00	\$8,838.54	\$3,125.00	\$1,250.00	\$10,713.54
322 Reserve-Sprinkler	\$400.00	\$200.00	\$10,191.50	\$1,000.00	\$400.00	\$10,791.50
325 Reserve-Major Maintenance	\$670.00	\$335.00	\$13,663.15	\$1,675.00	\$1,770.00	\$13,568.15
360 Reserve-Interest	\$87.04	\$0.00	\$491.04	\$101.19	\$0.00	\$592.23
Total:	\$2,407.04	\$1,160.00	\$33,184.23	\$5,901.19	\$3,420.00	\$35,665.42



999-00000-000000

PO Box 64084
 Phoenix, AZ 85082
 866.800.4656 (toll free)

C.O.P. CONDOMINIUM ASSOCIATION
 COLBY MANAGEMENT, INC
 C.O.P. CONDO (281)
 17220 N BOSWELL BLVD STE 140
 SUN CITY AZ 85373-1984

*******2373 - CAB MONEY MARKET**

Beginning Balance	\$38,542.36	Average Daily Balance	\$42,305.01
Total Deposits	\$15,235.00	Year-To-Date Interest Paid	\$30.54
Total Withdrawals	\$16,211.90	Days in Statement Period	31
Interest Paid	\$10.77	Annual Percentage Yield Earned	0.30%
Ending Balance	\$37,576.23		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
03/01	LOCKBOX DEPOSIT	\$930.00
03/05	LOCKBOX DEPOSIT	\$930.00
03/06	LOCKBOX DEPOSIT	\$310.00
03/07	C O P CONDO HOA DUES 860478410 -SETT-A228SFTP5	\$10,230.00
03/07	LOCKBOX DEPOSIT	\$30.00
03/14	LOCKBOX DEPOSIT	\$310.00
03/18	LOCKBOX DEPOSIT	\$620.00
03/20	LOCKBOX DEPOSIT	\$635.00
03/25	LOCKBOX DEPOSIT	\$310.00
03/26	LOCKBOX DEPOSIT	\$310.00
03/27	LOCKBOX DEPOSIT	\$620.00
03/29	INTEREST PYMT	\$10.77

WITHDRAWALS/DEBITS

Date	Description	Amount
03/07	COLBY MANAGEMENT TRANSFER C O P CONDO	\$7,374.00
03/15	COLBY MANAGEMENT TRANSFER C O P CONDO	\$600.00

FOR A CHANGE OF NAME OR ADDRESS, PLEASE COMPLETE THE FORM BELOW:

Primary Account Number Ending In
Statement Date

2373
Mar 31, 2024
Page 2 of 3

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

SOCIAL SECURITY NO. _____ DATE ____/____/____

CLIP AND RETURN TO BANK

HOW TO BALANCE YOUR ACCOUNT

1. Subtract from your check register any service, miscellaneous or automatic charge(s) posted on this statement.
2. Mark (x) your register after each check listed on front of this statement.
3. Check off deposits shown on the statement against those shown in your check register.
4. Complete the form at right.
5. The final "balance" in the form to the right should agree with your check register balance. If it does not, read "HINTS FOR FINDING DIFFERENCES" below.

HINTS FOR FINDING DIFFERENCES

- Recheck all additions and subtractions or corrections.
- Verify the carryover balance from page to page in your check register.
- Make sure you have subtracted the service or miscellaneous charge(s) from your check register balance.

IN CASE OF ERROR OR QUESTION S ABOUT YOUR ELECTRONIC TRANSFERS Call or write us as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared.

- (1) Tell us your name and account number.
 - (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need information.
 - (3) Tell us the dollar amount of the suspected error.
- We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will recredit your account the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you think there is an error on your line of credit statement, write to us at the address listed below. In your letter, give us the following information:

1. Your name and account number,
2. The dollar amount of the suspected error,
3. If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors IN WRITING. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount;
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount;
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance;
- We can apply any unpaid amount against your credit limit.

AVERAGE DAILY BALANCE (including new purchases)

This balance is figured by adding the outstanding balance (including new purchases and deducting payments and credits) for each day in the billing cycle, and then dividing by the number of days in the billing cycle.

**IN CASE OF ERROR OR QUESTIONS,
CALL US AT 402.351.8000 • 866.351.5646
OR WRITE TO US AT
FIRST CITIZENS BANK
4950 S 48TH STREET
PHOENIX, AZ 85040**

NEW BALANCE		\$	37,576	23
TRANSFER AMOUNT FROM OTHER SIDE				
ADD:	DEPOSITS MADE			
	SINCE ENDING DATE			
	ON STATEMENT			
SUBTOTAL		\$		
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS				
NUMBER	AMOUNT			
TOTAL CHECKS NOT LISTED		→		
SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE		BALANCE	\$	
THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.				

WITHDRAWALS/DEBITS

Date	Description	Amount
03/22	COLBY MANAGEMENT TRANSFER C O P CONDO	\$201.00
03/28	COLBY MANAGEMENT TRANSFER C O P CONDO	\$8,036.90



Primary Account Number Ending In
Statement Date

7121
Mar 31, 2024
Page 1 of 2

999-00000-000000

PO Box 64084
Phoenix, AZ 85082
866.800.4656 (toll free)

C O P CONDOMINIUM ASSOCIATION
COLBY MANAGEMENT INC
C.O.P. RESERVE
17220 N BOSWELL BLVD STE 140
SUN CITY AZ 85373-1984

*******7121 - CAB MONEY MARKET**

Beginning Balance	\$28,011.49	Average Daily Balance	\$29,171.49
Total Deposits	\$1,160.00	Year-To-Date Interest Paid	\$21.58
Total Withdrawals	\$0.00	Days in Statement Period	31
Interest Paid	\$7.43	Annual Percentage Yield Earned	0.30%
Ending Balance	\$29,178.92		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
03/01	COLBY MGT INC FUND TRANS COP CONDO MOB COPC	\$1,160.00
03/29	INTEREST PYMT	\$7.43

FOR A CHANGE OF NAME OR ADDRESS, PLEASE COMPLETE THE FORM BELOW:

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

SOCIAL SECURITY NO. _____ DATE ____/____/____

CLIP AND RETURN TO BANK

HOW TO BALANCE YOUR ACCOUNT

1. Subtract from your check register any service, miscellaneous or automatic charge(s) posted on this statement.
2. Mark (x) your register after each check listed on front of this statement.
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4. Complete the form at right.
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HINTS FOR FINDING DIFFERENCES

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 - (3) Tell us the dollar amount of the suspected error.
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 OR WRITE TO US AT
 FIRST CITIZENS BANK
 4950 S 48TH STREET
 PHOENIX, AZ 85040**

NEW BALANCE		\$ 29,178.92
TRANSFER AMOUNT FROM OTHER SIDE		
ADD:	DEPOSITS MADE	
	SINCE ENDING DATE	
	ON STATEMENT	
SUBTOTAL		\$
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS		
NUMBER	AMOUNT	
TOTAL CHECKS NOT LISTED		→
SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE		BALANCE \$
THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.		