

C.O.P. Condominium Association
Balance Sheet
Period Through: 5/31/2024

Assets

Operating		
102 - First Citizens Bank-Operating	\$39,762.82	
Operating Total	\$39,762.82	
Reserve		
106 - First Citizens Bank-Reserve	\$31,574.26	
112 - FCB-4348 5.00% 06/26/24	\$6,426.50	
Reserve Total	\$38,000.76	
Assets Total		<u><u>\$77,763.58</u></u>

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$31,114.74	
Operating Current Year Surplus/Deficit	\$8,648.08	
Operating Equity Total	\$39,762.82	
Reserve Equity		
320 - Reserve-Painting	\$11,963.54	
322 - Reserve-Sprinkler	\$11,191.50	
325 - Reserve-Major Maintenance	\$14,238.15	
360 - Reserve-Interest	\$607.57	
Reserve Equity Total	\$38,000.76	
Liabilities & Equity Total		<u><u>\$77,763.58</u></u>

C.O.P. Condominium Association
Budget Comparison Report
5/1/2024 - 5/31/2024

	5/1/2024 - 5/31/2024			1/1/2024 - 5/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$17,460.00	\$15,500.00	\$1,960.00	\$76,140.00	\$77,500.00	(\$1,360.00)	\$186,000.00
461 - Interest Operating Acct	\$11.76	\$10.00	\$1.76	\$53.12	\$50.00	\$3.12	\$120.00
<u>Total Income</u>	\$17,471.76	\$15,510.00	\$1,961.76	\$76,193.12	\$77,550.00	(\$1,356.88)	\$186,120.00
Total Income	\$17,471.76	\$15,510.00	\$1,961.76	\$76,193.12	\$77,550.00	(\$1,356.88)	\$186,120.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$201.00	\$201.00	\$0.00	\$1,005.00	\$1,005.00	\$0.00	\$2,412.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$50.00	\$50.00	\$120.00
505 - Office Supplies	\$0.00	\$30.00	\$30.00	\$49.12	\$150.00	\$100.88	\$360.00
506 - Statements/Postage/Fees	\$51.90	\$60.00	\$8.10	\$273.30	\$300.00	\$26.70	\$720.00
581 - Insurance	\$1,362.00	\$1,450.00	\$88.00	\$8,138.00	\$7,250.00	(\$888.00)	\$17,400.00
596 - Income Tax/Tax Prep	\$70.00	\$40.00	(\$30.00)	\$425.00	\$200.00	(\$225.00)	\$480.00
599 - Miscellaneous Expenses	\$100.00	\$50.00	(\$50.00)	\$130.00	\$250.00	\$120.00	\$600.00
<u>Total Admin Expenses</u>	\$1,784.90	\$1,841.00	\$56.10	\$10,020.42	\$9,205.00	(\$815.42)	\$22,092.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$4,216.43	\$4,583.00	\$366.57	\$14,393.07	\$22,915.00	\$8,521.93	\$54,996.00
513 - Sewer	\$2,328.00	\$2,100.00	(\$228.00)	\$9,850.40	\$10,500.00	\$649.60	\$25,200.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$125.00	(\$150.00)	\$300.00
515 - Trash Removal	\$800.00	\$800.00	\$0.00	\$4,000.00	\$4,000.00	\$0.00	\$9,600.00
<u>Total Electric/Water/Other Utilities</u>	\$7,344.43	\$7,508.00	\$163.57	\$28,518.47	\$37,540.00	\$9,021.53	\$90,096.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$11,415.00	\$11,415.00	\$0.00	\$27,396.00
532 - Extra Yard Maintenance	\$0.00	\$50.00	\$50.00	\$0.00	\$250.00	\$250.00	\$600.00
533 - Grass Seed/Fertilizer	\$0.00	\$725.00	\$725.00	\$1,155.00	\$3,625.00	\$2,470.00	\$8,700.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$3,885.00	\$475.00	(\$3,410.00)	\$4,853.00	\$2,375.00	(\$2,478.00)	\$5,700.00
536 - Tree Maintenance	\$0.00	\$450.00	\$450.00	\$600.00	\$2,250.00	\$1,650.00	\$5,400.00
537 - Shrub & Tree Replacement	\$0.00	\$185.00	\$185.00	\$0.00	\$925.00	\$925.00	\$2,220.00
538 - Pest Control	\$730.63	\$320.00	(\$410.63)	\$1,833.15	\$1,600.00	(\$233.15)	\$3,840.00
539 - Weed Control-Grass	\$0.00	\$113.00	\$113.00	\$1,350.00	\$565.00	(\$785.00)	\$1,356.00
<u>Total Landscaping</u>	\$7,298.63	\$5,001.00	(\$2,297.63)	\$23,206.15	\$25,005.00	\$1,798.85	\$60,012.00
<u>Reserve Allocations</u>							
720 - Painting	\$625.00	\$625.00	\$0.00	\$3,125.00	\$3,125.00	\$0.00	\$7,500.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$2,400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$1,675.00	\$1,675.00	\$0.00	\$4,020.00
<u>Total Reserve Allocations</u>	\$1,160.00	\$1,160.00	\$0.00	\$5,800.00	\$5,800.00	\$0.00	\$13,920.00
Total Expense	\$17,587.96	\$15,510.00	(\$2,077.96)	\$67,545.04	\$77,550.00	\$10,004.96	\$186,120.00
Operating Net Income	(\$116.20)	\$0.00	(\$116.20)	\$8,648.08	\$0.00	\$8,648.08	\$0.00
Net Income	(\$116.20)	\$0.00	(\$116.20)	\$8,648.08	\$0.00	\$8,648.08	\$0.00

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
5/1/2024 - 5/31/2024

	5/1/2024 - 5/31/2024			Year To Date			Annual Budget	Remaining
	2024 Actual	2023 Actual	Variance	YTD 2024	YTD 2023	Variance		
Income								
<u>Income</u>								
401 - Homeowners Assessments	\$17,460.00	\$15,600.00	\$1,860.00	\$76,140.00	\$75,060.00	\$1,080.00	\$186,000.00	\$109,860.00
420 - Transfer Fees	\$0.00	\$0.00	\$0.00	\$0.00	(\$182.00)	\$182.00	\$0.00	\$0.00
430 - Legal/Collection Charged to Owners	\$0.00	\$0.00	\$0.00	\$0.00	\$182.00	(\$182.00)	\$0.00	\$0.00
461 - Interest Operating Acct	\$11.76	\$9.94	\$1.82	\$53.12	\$42.65	\$10.47	\$120.00	\$66.88
<u>Total Income</u>	\$17,471.76	\$15,609.94	\$1,861.82	\$76,193.12	\$75,102.65	\$1,090.47	\$186,120.00	\$109,926.88
Total Income	\$17,471.76	\$15,609.94	\$1,861.82	\$76,193.12	\$75,102.65	\$1,090.47	\$186,120.00	\$109,926.88
Expense								
<u>Admin Expenses</u>								
503 - Accounting	\$201.00	\$189.00	(\$12.00)	\$1,005.00	\$945.00	(\$60.00)	\$2,412.00	\$1,407.00
504 - Legal/Collection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00	\$120.00
505 - Office Supplies	\$0.00	\$11.96	\$11.96	\$49.12	\$59.02	\$9.90	\$360.00	\$310.88
506 - Statements/Postage/Fees	\$51.90	\$53.35	\$1.45	\$273.30	\$274.23	\$0.93	\$720.00	\$446.70
581 - Insurance	\$1,362.00	\$1,259.00	(\$103.00)	\$8,138.00	\$7,526.00	(\$612.00)	\$17,400.00	\$9,262.00
596 - Income Tax/Tax Prep	\$70.00	\$65.00	(\$5.00)	\$425.00	\$410.00	(\$15.00)	\$480.00	\$55.00
599 - Miscellaneous Expenses	\$100.00	\$0.00	(\$100.00)	\$130.00	\$476.08	\$346.08	\$600.00	\$470.00
<u>Total Admin Expenses</u>	\$1,784.90	\$1,578.31	(\$206.59)	\$10,020.42	\$9,690.33	(\$330.09)	\$22,092.00	\$12,071.58
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$4,216.43	\$4,663.84	\$447.41	\$14,393.07	\$12,331.57	(\$2,061.50)	\$54,996.00	\$40,602.93
513 - Sewer	\$2,328.00	\$1,890.36	(\$437.64)	\$9,850.40	\$9,461.88	(\$388.52)	\$25,200.00	\$15,349.60
514 - Electricity	\$0.00	\$0.00	\$0.00	\$275.00	\$275.00	\$0.00	\$300.00	\$25.00
515 - Trash Removal	\$800.00	\$762.50	(\$37.50)	\$4,000.00	\$3,812.50	(\$187.50)	\$9,600.00	\$5,600.00
<u>Total Electric/Water/Other Utilities</u>	\$7,344.43	\$7,316.70	(\$27.73)	\$28,518.47	\$25,880.95	(\$2,637.52)	\$90,096.00	\$61,577.53
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$11,415.00	\$11,415.00	\$0.00	\$27,396.00	\$15,981.00
532 - Extra Yard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00
533 - Grass Seed/Fertilizer	\$0.00	\$0.00	\$0.00	\$1,155.00	\$0.00	(\$1,155.00)	\$8,700.00	\$7,545.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$4,800.00	\$2,800.00
535 - Sprinkler Repairs	\$3,885.00	\$0.00	(\$3,885.00)	\$4,853.00	\$643.99	(\$4,209.01)	\$5,700.00	\$847.00
536 - Tree Maintenance	\$0.00	\$1,760.00	\$1,760.00	\$600.00	\$2,080.00	\$1,480.00	\$5,400.00	\$4,800.00
537 - Shrub & Tree Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$1,918.00	\$1,918.00	\$2,220.00	\$2,220.00
538 - Pest Control	\$730.63	\$275.63	(\$455.00)	\$1,833.15	\$1,860.02	\$26.87	\$3,840.00	\$2,006.85
539 - Weed Control-Grass	\$0.00	\$0.00	\$0.00	\$1,350.00	\$1,300.00	(\$50.00)	\$1,356.00	\$6.00
<u>Total Landscaping</u>	\$7,298.63	\$4,718.63	(\$2,580.00)	\$23,206.15	\$21,217.01	(\$1,989.14)	\$60,012.00	\$36,805.85
<u>Reserve Allocations</u>								
720 - Painting	\$625.00	\$720.00	\$95.00	\$3,125.00	\$3,600.00	\$475.00	\$7,500.00	\$4,375.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$2,400.00	\$1,400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$1,675.00	\$1,675.00	\$0.00	\$4,020.00	\$2,345.00
<u>Total Reserve Allocations</u>	\$1,160.00	\$1,255.00	\$95.00	\$5,800.00	\$6,275.00	\$475.00	\$13,920.00	\$8,120.00
Total Expense	\$17,587.96	\$14,868.64	(\$2,719.32)	\$67,545.04	\$63,063.29	(\$4,481.75)	\$186,120.00	\$118,574.96

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
5/1/2024 - 5/31/2024

	5/1/2024 - 5/31/2024			Year To Date			Annual Budget	Remaining
	2024 Actual	2023 Actual	Variance	YTD 2024	YTD 2023	Variance		
Total Other Net Income	(\$116.20)	\$741.30	(\$857.50)	\$8,648.08	\$12,039.36	(\$3,391.28)	\$0.00	

**C.O.P. Condominium Association
Reserve Statement
5/1/2024 - 5/31/2024**

Account	5/1/2024 - 5/31/2024		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$625.00	\$0.00	\$8,838.54	\$4,375.00	\$1,250.00	\$11,963.54
322 Reserve-Sprinkler	\$200.00	\$0.00	\$10,191.50	\$1,400.00	\$400.00	\$11,191.50
325 Reserve-Major Maintenance	\$335.00	\$0.00	\$13,663.15	\$2,345.00	\$1,770.00	\$14,238.15
360 Reserve-Interest	\$7.86	\$0.00	\$491.04	\$116.53	\$0.00	\$607.57
Total:	\$1,167.86	\$0.00	\$33,184.23	\$8,236.53	\$3,420.00	\$38,000.76

**C.O.P. Condominium Association
Homeowner Activity Report
5/1/2024 - 5/31/2024**

Account Number	Owner	Prior Balance	Charges	Payments	Adj	Balance
138000631	Richard Sorensen	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
*138000640	David C. or Mary Jo Cichos	\$0.00	\$310.00	\$0.00	(\$310.00)	\$0.00
138000641	Kathleen Smith	\$0.00	\$310.00	(\$620.00)	\$0.00	(\$310.00)
138000650	Susan Vasconcellos	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138000664	Mark A. Nelson	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138000675	Daryl L. and Daria M. Miglia	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138000682	Chester or Deborah M. Penta	(\$310.00)	\$310.00	(\$310.00)	\$0.00	(\$310.00)
138000691	Irene Marschke	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138000703	Nancy B. Toland	(\$310.00)	\$310.00	(\$310.00)	\$0.00	(\$310.00)
138000710	Joyce O. or Gerald Larson	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138000720	Jack Kangas	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138000731	Curtis E. or Teresa A. Mentzer	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138000740	Robert J. Frank	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138000751	Richard L. or Sondra L. Landis	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138000762	Sharon M. Monasterio	(\$310.00)	\$310.00	(\$620.00)	\$0.00	(\$620.00)
138000772	Linda S. Myers	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138000780	Dale H. and Kathleen Zimmerman	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138000792	Myra Fribourg	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138000801	Kenneth J. Nawrocki	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138000811	Larry or Sundari Ware	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138000823	Phillip G. MacFarlane or Margaret L. Quarrie	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138000830	James and Sally Illingworth	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138000840	Lee Gainey	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138000853	Douglas K. and Tamara D. McVey	(\$160.00)	\$310.00	(\$700.00)	\$0.00	(\$550.00)
138000863	Ann M. Parent	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138000870	David or Donna Roeker	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138000882	Barbara Saillard	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138002893	Louise D. McDaniels	(\$310.00)	\$310.00	(\$620.00)	\$0.00	(\$620.00)
138002900	John or M Dale Spicer	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138002912	Janet S. Nelson	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138002920	Linda Roberts	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138002931	Ronald L. Steel	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138002940	Mary Comstock	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138002950	Abelardo K. Alday	(\$310.00)	\$310.00	\$0.00	\$0.00	\$0.00
138002961	Dottie J. McGarvey Reedy or Judy M. Churchill	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138002972	Barbara Hine	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138002981	Dale A. or Julia J. Stroh	\$0.00	\$310.00	(\$640.00)	\$0.00	(\$330.00)
138002993	Gerald M. or Angela M. Phipps	\$0.00	\$310.00	(\$620.00)	\$0.00	(\$310.00)
138003002	Darrell C. or Patricia J. Phillips	(\$310.00)	\$310.00	(\$310.00)	\$0.00	(\$310.00)
138003012	Roger J. or Lillian J. Cousin	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138003020	Nancy Kessler	\$1,965.00	\$325.00	\$0.00	\$0.00	\$2,290.00
138003032	Patricia J. Sannerud	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138003041	James or Susan Sutherland	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138003051	Thomas A. Smith	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138003061	Sandra A. Tischer	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138003071	Kenneth D. or Sharon E. Davis	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138003081	Terrie Dian F. Luna	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138003091	Dalari Bentley-Stillman and Dennis G. Stillman	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138003100	Alice Kotlar	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138003110	Nora Guest	\$0.00	\$310.00	(\$310.00)	\$0.00	\$0.00
138003120	Charlotte M. Bailey	\$0.00	\$310.00	(\$930.00)	\$0.00	(\$620.00)

**C.O.P. Condominium Association
Homeowner Activity Report
5/1/2024 - 5/31/2024**

<u>Account Number</u>	<u>Owner</u>	<u>Prior Balance</u>	<u>Charges</u>	<u>Payments</u>	<u>Adj</u>	<u>Balance</u>
		(\$55.00)	\$15,825.00	(\$17,460.00)	(\$310.00)	(\$2,000.00)

**C.O.P. Condominium Association
Check Register Report
5/1/2024 - 5/31/2024**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
102	0	5/3/2024 COPC-202404-0010	Community Association Underwriters	\$1,362.00	581 Insurance	\$1,362.00	\$1,362.00
102	0	5/10/2024 COPC-202405-0001	Parks & Sons Of Sun City	\$800.00	515 Trash Removal	\$800.00	\$800.00
102	0	5/10/2024 COPC-202405-0002	CIT Bank	\$1,160.00	106 First Citizens Bank-Reserve	\$1,160.00	\$1,160.00
102	0	5/24/2024 COPC-202405-0003	Colby Mgt - Statements Monthly Statements	\$51.90	506 Statements/Postage/Fees	\$51.90	\$51.90
102	0	5/24/2024 COPC-45420	Colby Mgt - Taxes Annual ACC Report Filing 2024	\$70.00	596 Income Tax/Tax Prep	\$70.00	\$70.00
102	0	5/24/2024 COPC-202405-0004	Colby Mgt - Accounting	\$201.00	503 Accounting	\$201.00	\$201.00
102	0	5/24/2024 56126736	Arrow Exterminators 4/19/24 Service	\$275.63	538 Pest Control	\$275.63	\$275.63
102	0	5/24/2024 285	Beesville Bee Farm LLC Bee Hive Removal	\$455.00	538 Pest Control	\$455.00	\$455.00
102	0	5/24/2024 COPC-202404-0011 COPC-202404-0011	Epcor Water	\$6,544.43	513 Sewer 512 Water	\$2,328.00 \$4,216.43	\$2,328.00 \$4,216.43
102	0	5/24/2024 5132024	Lawanda Samarripas R & R Valves & 6 Station Timer Installed	\$3,885.00	535 Sprinkler Repairs	\$3,885.00	\$3,885.00
102	0	5/31/2024 COPC-202405-0005 COPC-202405-0005	Lawanda Samarripas	\$2,683.00	534 Irrigation Contract 531 Yard Maint (Gardener)	\$400.00 \$2,283.00	\$400.00 \$2,283.00
102	0	5/31/2024 34	Brian Weir Website Hosting 2024 - 2025	\$100.00	599 Miscellaneous Expenses	\$100.00	\$100.00
Total:				<u>\$17,587.96</u>			

**C.O.P. Condominium Association
AP Distribution Report
5/1/2024 - 5/31/2024**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - First Citizens Bank-Reserve	5/10/2024	5/10/2024	CIT Bank - Transfer Funds	CIT Bank - Transfer Funds;	COPC-202405-0002	0	\$1,160.00
Total 106 - First Citizens Bank-Reserve:							\$1,160.00
503 - Accounting	5/24/2024	5/24/2024	Colby Mgt - Accounting	Colby Mgt - Accounting;	COPC-202405-0004	0	\$201.00
Total 503 - Accounting:							\$201.00
506 - Statements/Postage/Fees	5/24/2024	5/24/2024	Colby Mgt - Statements	Colby Mgt - Statements; Monthly Statements	COPC-202405-0003	0	\$51.90
Total 506 - Statements/Postage/Fees:							\$51.90
512 - Water	5/24/2024	5/24/2024	Epcor Water	Epcor Water;	COPC-202404-0011	0	\$4,216.43
Total 512 - Water:							\$4,216.43
513 - Sewer	5/24/2024	5/24/2024	Epcor Water	Epcor Water;	COPC-202404-0011	0	\$2,328.00
Total 513 - Sewer:							\$2,328.00
515 - Trash Removal	5/10/2024	5/10/2024	Parks & Sons Of Sun City	Parks & Sons Of Sun City;	COPC-202405-0001	0	\$800.00
Total 515 - Trash Removal:							\$800.00
531 - Yard Maint (Gardener)	5/31/2024	5/31/2024	Lawanda Samarripas	Lawanda Samarripas;	COPC-202405-0005	0	\$2,283.00
Total 531 - Yard Maint (Gardener):							\$2,283.00
534 - Irrigation Contract	5/31/2024	5/31/2024	Lawanda Samarripas	Lawanda Samarripas;	COPC-202405-0005	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
535 - Sprinkler Repairs	5/24/2024	5/24/2024	Lawanda Samarripas	Lawanda Samarripas; R & R Valves & 6 Station Timer Installed	5132024	0	\$3,885.00
Total 535 - Sprinkler Repairs:							\$3,885.00
538 - Pest Control	5/24/2024	5/24/2024	Arrow Exterminators	Arrow Exterminators; 4/19/24 Service	56126736	0	\$275.63
	5/24/2024	5/24/2024	Beesville Bee Farm LLC	Beesville Bee Farm LLC; Bee Hive Removal	285	0	\$455.00
Total 538 - Pest Control:							\$730.63
581 - Insurance	5/3/2024	5/3/2024	Community Association Underwriters	Community Association Underwriters;	COPC-202404-0010	0	\$1,362.00
Total 581 - Insurance:							\$1,362.00
596 - Income Tax/Tax Prep	5/24/2024	5/24/2024	Colby Mgt - Taxes	Colby Mgt - Taxes; Annual ACC Report Filing 2024	COPC-45420	0	\$70.00
Total 596 - Income Tax/Tax Prep:							\$70.00
599 - Miscellaneous Expenses	5/31/2024	5/31/2024	Brian Weir	Brian Weir; Website Hosting 2024 - 2025	34	0	\$100.00
Total 599 - Miscellaneous Expenses:							\$100.00

Grand Total: \$17,587.96

**C.O.P. Condominium Association
Homeowner Resale Report
Escrow Date: 5/1/2024-5/31/2024**

6/5/2024

New Account #	New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
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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	\$39,879.02	Average Daily Balance	\$46,281.25
Total Deposits	\$17,460.00	Year-To-Date Interest Paid	\$53.12
Total Withdrawals	\$17,587.96	Days in Statement Period	31
Interest Paid	\$11.76	Annual Percentage Yield Earned	0.30%
Ending Balance	\$39,762.82		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
05/01	LOCKBOX DEPOSIT	\$1,560.00
05/03	LOCKBOX DEPOSIT	\$310.00
05/06	LOCKBOX DEPOSIT	\$660.00
05/07	C O P CONDO HOA DUES 860478410 -SETT-A228SFTP5	\$10,540.00
05/07	LOCKBOX DEPOSIT	\$350.00
05/13	IMAGE DEPOSIT	\$620.00
05/13	LOCKBOX DEPOSIT	\$310.00
05/14	LOCKBOX DEPOSIT	\$620.00
05/17	LOCKBOX DEPOSIT	\$620.00
05/20	LOCKBOX DEPOSIT	\$310.00
05/24	LOCKBOX DEPOSIT	\$630.00
05/30	LOCKBOX DEPOSIT	\$310.00
05/31	LOCKBOX DEPOSIT	\$620.00
05/31	INTEREST PYMT	\$11.76

WITHDRAWALS/DEBITS

Date	Description	Amount
05/03	COLBY MANAGEMENT TRANSFER C O P CONDO	\$1,362.00

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

Primary Account Number Ending In 2373
 Statement Date May 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 infonnation:

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		\$	39,762	82
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
05/10	COLBY MANAGEMENT TRANSFER C O P CONDO	\$1,960.00
05/23	COLBY MANAGEMENT TRANSFER C O P CONDO	\$11,482.96
05/30	COLBY MANAGEMENT TRANSFER C O P CONDO	\$2,783.00



Primary Account Number Ending In
Statement Date

7121
May 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	\$30,406.40	Average Daily Balance	\$30,855.43
Total Deposits	\$1,160.00	Year-To-Date Interest Paid	\$36.92
Total Withdrawals	\$0.00	Days in Statement Period	31
Interest Paid	\$7.86	Annual Percentage Yield Earned	0.30%
Ending Balance	\$31,574.26		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
05/02	COLBY MGT INC FUND TRANS COP CONDO MOB COPC	
05/20	COLBY MGT INC FUND TRANS COP CONDO MOB COPC	\$1,160.00
05/31	INTEREST PYMT	\$7.86

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

Primary Account Number Ending In
Statement Date

7121
May 31, 2024
Page 2 of 2

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.
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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

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 OR WRITE TO US AT
 FIRST CITIZENS BANK
 4950 S 48TH STREET
 PHOENIX, AZ 85040**

NEW BALANCE		\$ 31,574	26
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.			