

C.O.P. Condominium Association
Balance Sheet
Period Through: 6/30/2024

Assets

Operating		
102 - First Citizens Bank-Operating	\$37,497.48	
Operating Total	<u>\$37,497.48</u>	
Reserve		
106 - First Citizens Bank-Reserve	\$32,742.18	
112 - FCB-4348 5.00% 06/26/24	\$6,508.00	
Reserve Total	<u>\$39,250.18</u>	
Assets Total		<u><u>\$76,747.66</u></u>

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$31,114.74	
Operating Current Year Surplus/Deficit	\$6,382.74	
Operating Equity Total	<u>\$37,497.48</u>	
Reserve Equity		
320 - Reserve-Painting	\$12,588.54	
322 - Reserve-Sprinkler	\$11,391.50	
325 - Reserve-Major Maintenance	\$14,573.15	
360 - Reserve-Interest	\$696.99	
Reserve Equity Total	<u>\$39,250.18</u>	
Liabilities & Equity Total		<u><u>\$76,747.66</u></u>

C.O.P. Condominium Association
Budget Comparison Report
6/1/2024 - 6/30/2024

	6/1/2024 - 6/30/2024			1/1/2024 - 6/30/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$13,990.00	\$15,500.00	(\$1,510.00)	\$90,130.00	\$93,000.00	(\$2,870.00)	\$186,000.00
461 - Interest Operating Acct	\$11.04	\$10.00	\$1.04	\$64.16	\$60.00	\$4.16	\$120.00
<u>Total Income</u>	\$14,001.04	\$15,510.00	(\$1,508.96)	\$90,194.16	\$93,060.00	(\$2,865.84)	\$186,120.00
Total Income	\$14,001.04	\$15,510.00	(\$1,508.96)	\$90,194.16	\$93,060.00	(\$2,865.84)	\$186,120.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$201.00	\$201.00	\$0.00	\$1,206.00	\$1,206.00	\$0.00	\$2,412.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$60.00	\$60.00	\$120.00
505 - Office Supplies	\$14.00	\$30.00	\$16.00	\$63.12	\$180.00	\$116.88	\$360.00
506 - Statements/Postage/Fees	\$51.90	\$60.00	\$8.10	\$325.20	\$360.00	\$34.80	\$720.00
581 - Insurance	\$1,362.00	\$1,450.00	\$88.00	\$9,500.00	\$8,700.00	(\$800.00)	\$17,400.00
596 - Income Tax/Tax Prep	\$0.00	\$40.00	\$40.00	\$425.00	\$240.00	(\$185.00)	\$480.00
599 - Miscellaneous Expenses	\$44.58	\$50.00	\$5.42	\$174.58	\$300.00	\$125.42	\$600.00
<u>Total Admin Expenses</u>	\$1,673.48	\$1,841.00	\$167.52	\$11,693.90	\$11,046.00	(\$647.90)	\$22,092.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$5,474.03	\$4,583.00	(\$891.03)	\$19,867.10	\$27,498.00	\$7,630.90	\$54,996.00
513 - Sewer	\$2,330.24	\$2,100.00	(\$230.24)	\$12,180.64	\$12,600.00	\$419.36	\$25,200.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$150.00	(\$125.00)	\$300.00
515 - Trash Removal	\$800.00	\$800.00	\$0.00	\$4,800.00	\$4,800.00	\$0.00	\$9,600.00
<u>Total Electric/Water/Other Utilities</u>	\$8,604.27	\$7,508.00	(\$1,096.27)	\$37,122.74	\$45,048.00	\$7,925.26	\$90,096.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$13,698.00	\$13,698.00	\$0.00	\$27,396.00
532 - Extra Yard Maintenance	\$0.00	\$50.00	\$50.00	\$0.00	\$300.00	\$300.00	\$600.00
533 - Grass Seed/Fertilizer	\$0.00	\$725.00	\$725.00	\$1,155.00	\$4,350.00	\$3,195.00	\$8,700.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$2,400.00	\$2,400.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$475.00	\$475.00	\$4,853.00	\$2,850.00	(\$2,003.00)	\$5,700.00
536 - Tree Maintenance	\$1,870.00	\$450.00	(\$1,420.00)	\$2,470.00	\$2,700.00	\$230.00	\$5,400.00
537 - Shrub & Tree Replacement	\$0.00	\$185.00	\$185.00	\$0.00	\$1,110.00	\$1,110.00	\$2,220.00
538 - Pest Control	\$275.63	\$320.00	\$44.37	\$2,108.78	\$1,920.00	(\$188.78)	\$3,840.00
539 - Weed Control-Grass	\$0.00	\$113.00	\$113.00	\$1,350.00	\$678.00	(\$672.00)	\$1,356.00
<u>Total Landscaping</u>	\$4,828.63	\$5,001.00	\$172.37	\$28,034.78	\$30,006.00	\$1,971.22	\$60,012.00
<u>Reserve Allocations</u>							
720 - Painting	\$625.00	\$625.00	\$0.00	\$3,750.00	\$3,750.00	\$0.00	\$7,500.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$1,200.00	\$1,200.00	\$0.00	\$2,400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$2,010.00	\$2,010.00	\$0.00	\$4,020.00
<u>Total Reserve Allocations</u>	\$1,160.00	\$1,160.00	\$0.00	\$6,960.00	\$6,960.00	\$0.00	\$13,920.00
Total Expense	\$16,266.38	\$15,510.00	(\$756.38)	\$83,811.42	\$93,060.00	\$9,248.58	\$186,120.00
Operating Net Income	(\$2,265.34)	\$0.00	(\$2,265.34)	\$6,382.74	\$0.00	\$6,382.74	\$0.00
Net Income	(\$2,265.34)	\$0.00	(\$2,265.34)	\$6,382.74	\$0.00	\$6,382.74	\$0.00

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
6/1/2024 - 6/30/2024

	6/1/2024 - 6/30/2024			Year To Date			Annual Budget	Remaining
	2024 Actual	2023 Actual	Variance	YTD 2024	YTD 2023	Variance		
Income								
<u>Income</u>								
401 - Homeowners Assessments	\$13,990.00	\$16,200.00	(\$2,210.00)	\$90,130.00	\$91,260.00	(\$1,130.00)	\$186,000.00	\$95,870.00
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	\$11.04	\$10.24	\$0.80	\$64.16	\$52.89	\$11.27	\$120.00	\$55.84
<u>Total Income</u>	\$14,001.04	\$16,210.24	(\$2,209.20)	\$90,194.16	\$91,312.89	(\$1,118.73)	\$186,120.00	\$95,925.84
Total Income	\$14,001.04	\$16,210.24	(\$2,209.20)	\$90,194.16	\$91,312.89	(\$1,118.73)	\$186,120.00	\$95,925.84
Expense								
<u>Admin Expenses</u>								
503 - Accounting	\$201.00	\$189.00	(\$12.00)	\$1,206.00	\$1,134.00	(\$72.00)	\$2,412.00	\$1,206.00
504 - Legal/Collection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00	\$120.00
505 - Office Supplies	\$14.00	\$11.96	(\$2.04)	\$63.12	\$70.98	\$7.86	\$360.00	\$296.88
506 - Statements/Postage/Fees	\$51.90	\$54.50	\$2.60	\$325.20	\$328.73	\$3.53	\$720.00	\$394.80
581 - Insurance	\$1,362.00	\$1,259.00	(\$103.00)	\$9,500.00	\$8,785.00	(\$715.00)	\$17,400.00	\$7,900.00
596 - Income Tax/Tax Prep	\$0.00	\$0.00	\$0.00	\$425.00	\$410.00	(\$15.00)	\$480.00	\$55.00
599 - Miscellaneous Expenses	\$44.58	\$0.00	(\$44.58)	\$174.58	\$476.08	\$301.50	\$600.00	\$425.42
<u>Total Admin Expenses</u>	\$1,673.48	\$1,514.46	(\$159.02)	\$11,693.90	\$11,204.79	(\$489.11)	\$22,092.00	\$10,398.10
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$5,474.03	\$5,577.53	\$103.50	\$19,867.10	\$17,909.10	(\$1,958.00)	\$54,996.00	\$35,128.90
513 - Sewer	\$2,330.24	\$1,880.60	(\$449.64)	\$12,180.64	\$11,342.48	(\$838.16)	\$25,200.00	\$13,019.36
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)	\$4,800.00	\$4,575.00	(\$225.00)	\$9,600.00	\$4,800.00
<u>Total Electric/Water/Other Utilities</u>	\$8,604.27	\$8,220.63	(\$383.64)	\$37,122.74	\$34,101.58	(\$3,021.16)	\$90,096.00	\$52,973.26
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$13,698.00	\$13,698.00	\$0.00	\$27,396.00	\$13,698.00
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	\$2,400.00	\$2,400.00	\$0.00	\$4,800.00	\$2,400.00
535 - Sprinkler Repairs	\$0.00	\$0.00	\$0.00	\$4,853.00	\$643.99	(\$4,209.01)	\$5,700.00	\$847.00
536 - Tree Maintenance	\$1,870.00	\$0.00	(\$1,870.00)	\$2,470.00	\$2,080.00	(\$390.00)	\$5,400.00	\$2,930.00
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	\$275.63	\$551.26	\$275.63	\$2,108.78	\$2,411.28	\$302.50	\$3,840.00	\$1,731.22
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>	\$4,828.63	\$3,234.26	(\$1,594.37)	\$28,034.78	\$24,451.27	(\$3,583.51)	\$60,012.00	\$31,977.22
<u>Reserve Allocations</u>								
720 - Painting	\$625.00	\$720.00	\$95.00	\$3,750.00	\$4,320.00	\$570.00	\$7,500.00	\$3,750.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$1,200.00	\$1,200.00	\$0.00	\$2,400.00	\$1,200.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$2,010.00	\$2,010.00	\$0.00	\$4,020.00	\$2,010.00
<u>Total Reserve Allocations</u>	\$1,160.00	\$1,255.00	\$95.00	\$6,960.00	\$7,530.00	\$570.00	\$13,920.00	\$6,960.00
Total Expense	\$16,266.38	\$14,224.35	(\$2,042.03)	\$83,811.42	\$77,287.64	(\$6,523.78)	\$186,120.00	\$102,308.58

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
6/1/2024 - 6/30/2024

	6/1/2024 - 6/30/2024			Year To Date				
	2024 Actual	2023 Actual	Variance	YTD 2024	YTD 2023	Variance	Annual Budget	Remaining
Total Other Net Income	(\$2,265.34)	\$1,985.89	(\$4,251.23)	\$6,382.74	\$14,025.25	(\$7,642.51)	\$0.00	

**C.O.P. Condominium Association
Reserve Statement
6/1/2024 - 6/30/2024**

Account	6/1/2024 - 6/30/2024		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$625.00	\$0.00	\$8,838.54	\$5,000.00	\$1,250.00	\$12,588.54
322 Reserve-Sprinkler	\$200.00	\$0.00	\$10,191.50	\$1,600.00	\$400.00	\$11,391.50
325 Reserve-Major Maintenance	\$335.00	\$0.00	\$13,663.15	\$2,680.00	\$1,770.00	\$14,573.15
360 Reserve-Interest	\$89.42	\$0.00	\$491.04	\$205.95	\$0.00	\$696.99
Total:	\$1,249.42	\$0.00	\$33,184.23	\$9,485.95	\$3,420.00	\$39,250.18

**C.O.P. Condominium Association
Check Register Report
6/1/2024 - 6/30/2024**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
102	0	6/7/2024 COPC-202406-0001	Parks & Sons Of Sun City	\$800.00	515 Trash Removal	\$800.00	\$800.00
102	0	6/7/2024 6022024	Lawanda Samarripas 22 Olive Trees Trimmed	\$1,870.00	536 Tree Maintenance	\$1,870.00	\$1,870.00
102	0	6/7/2024 COPC-202404-0012	Community Association Underwriters	\$1,362.00	581 Insurance	\$1,362.00	\$1,362.00
102	0	6/7/2024 COPC-202406-0002	Colby Mgt - Misc Chgs Electronic Storage	\$7.00	505 Office Supplies	\$7.00	\$7.00
102	0	6/7/2024 56560286	Arrow Exterminators 5/17/24 Service	\$275.63	538 Pest Control	\$275.63	\$275.63
102	0	6/14/2024 COPC-202406-0003	CIT Bank	\$1,160.00	106 First Citizens Bank- Reserve	\$1,160.00	\$1,160.00
102	0	6/14/2024 6122024	Myra Fribourg 6 Months Microsoft Office Usage	\$44.58	599 Miscellaneous Expenses	\$44.58	\$44.58
102	0	6/21/2024 COPC-202406-0004	Colby Mgt - Accounting	\$201.00	503 Accounting	\$201.00	\$201.00
102	0	6/21/2024 COPC-202406-0005	Colby Mgt - Misc Chgs Electronic Storage	\$7.00	505 Office Supplies	\$7.00	\$7.00
102	0	6/21/2024 COPC-202406-0006	Colby Mgt - Statements Monthly Statements	\$51.90	506 Statements/Postage/Fees	\$51.90	\$51.90
102	0	6/28/2024 COPC-202406-0007 COPC-202406-0007	Lawanda Samarripas	\$2,683.00	534 Irrigation Contract 531 Yard Maint (Gardener)	\$400.00 \$2,283.00	\$400.00 \$2,283.00
102	0	6/28/2024 COPC-202405-0006 COPC-202405-0006	Epcor Water	\$7,804.27	513 Sewer 512 Water	\$2,330.24 \$5,474.03	\$2,330.24 \$5,474.03
Total:				\$16,266.38			

C.O.P. Condominium Association
AP Distribution Report
6/1/2024 - 6/30/2024

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - First Citizens Bank-Reserve							
	6/14/2024	6/14/2024	CIT Bank - Transfer Funds	CIT Bank - Transfer Funds;	COPC-202406-0003	0	\$1,160.00
Total 106 - First Citizens Bank-Reserve:							\$1,160.00
503 - Accounting							
	6/21/2024	6/21/2024	Colby Mgt - Accounting	Colby Mgt - Accounting;	COPC-202406-0004	0	\$201.00
Total 503 - Accounting:							\$201.00
505 - Office Supplies							
	6/7/2024	6/7/2024	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; Electronic Storage	COPC-202406-0002	0	\$7.00
	6/21/2024	6/21/2024	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; Electronic Storage	COPC-202406-0005	0	\$7.00
Total 505 - Office Supplies:							\$14.00
506 - Statements/Postage/Fees							
	6/21/2024	6/21/2024	Colby Mgt - Statements	Colby Mgt - Statements; Monthly Statements	COPC-202406-0006	0	\$51.90
Total 506 - Statements/Postage/Fees:							\$51.90
512 - Water							
	6/28/2024	6/28/2024	Epcor Water	Epcor Water;	COPC-202405-0006	0	\$5,474.03
Total 512 - Water:							\$5,474.03
513 - Sewer							
	6/28/2024	6/28/2024	Epcor Water	Epcor Water;	COPC-202405-0006	0	\$2,330.24
Total 513 - Sewer:							\$2,330.24
515 - Trash Removal							
	6/7/2024	6/7/2024	Parks & Sons Of Sun City	Parks & Sons Of Sun City;	COPC-202406-0001	0	\$800.00
Total 515 - Trash Removal:							\$800.00
531 - Yard Maint (Gardener)							
	6/28/2024	6/28/2024	Lawanda Samarripas	Lawanda Samarripas;	COPC-202406-0007	0	\$2,283.00
Total 531 - Yard Maint (Gardener):							\$2,283.00
534 - Irrigation Contract							
	6/28/2024	6/28/2024	Lawanda Samarripas	Lawanda Samarripas;	COPC-202406-0007	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
536 - Tree Maintenance							
	6/7/2024	6/7/2024	Lawanda Samarripas	Lawanda Samarripas; 22 Olive Trees Trimmed	6022024	0	\$1,870.00
Total 536 - Tree Maintenance:							\$1,870.00
538 - Pest Control							
	6/7/2024	6/7/2024	Arrow Exterminators	Arrow Exterminators; 5/17/24 Service	56560286	0	\$275.63
Total 538 - Pest Control:							\$275.63
581 - Insurance							
	6/7/2024	6/7/2024	Community Association Underwriters	Community Association Underwriters;	COPC-202404-0012	0	\$1,362.00
Total 581 - Insurance:							\$1,362.00
599 - Miscellaneous Expenses							
	6/14/2024	6/14/2024	Myra Fribourg	Myra Fribourg; 6 Months Microsoft Office Usage	6122024	0	\$44.58
Total 599 - Miscellaneous Expenses:							\$44.58

**C.O.P. Condominium Association
AP Distribution Report
6/1/2024 - 6/30/2024**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
Grand Total: \$16,266.38							

**C.O.P. Condominium Association
Homeowner Resale Report
Escrow Date: 6/1/2024-6/30/2024**

7/9/2024

New Account #	New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
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