

C.O.P. Condominium Association
 Balance Sheet
 Period Through: 7/31/2024

Assets

| | |
|-------------------------------------|--------------|
| Operating | |
| 102 - First Citizens Bank-Operating | \$33,040.72 |
| 108 - Due To/From Reserve | \$1,817.00 |
| Operating Total | \$34,857.72 |
| Reserve | |
| 106 - First Citizens Bank-Reserve | \$33,910.67 |
| 110 - Due To/From Operating | (\$1,817.00) |
| 117 - FCB-2103 4.75% 07/01/25 | \$6,512.46 |
| Reserve Total | \$38,606.13 |
| Assets Total | \$73,463.85 |

Liabilities and Equity

| | |
|--|-------------|
| Operating Equity | |
| 301 - Homeowners Equity | \$31,114.74 |
| Operating Current Year Surplus/Deficit | \$3,742.98 |
| Operating Equity Total | \$34,857.72 |
| Reserve Equity | |
| 320 - Reserve-Painting | \$13,213.54 |
| 322 - Reserve-Sprinkler | \$9,774.50 |
| 325 - Reserve-Major Maintenance | \$14,908.15 |
| 360 - Reserve-Interest | \$709.94 |
| Reserve Equity Total | \$38,606.13 |
| Liabilities & Equity Total | \$73,463.85 |

C.O.P. Condominium Association
Budget Comparison Report
7/1/2024 - 7/31/2024

| | 7/1/2024 - 7/31/2024 | | | 1/1/2024 - 7/31/2024 | | | Annual Budget |
|---|----------------------|-------------|--------------|----------------------|--------------|--------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Income | | | | | | | |
| <u>Income</u> | | | | | | | |
| 401 - Homeowners Assessments | \$16,120.00 | \$15,500.00 | \$620.00 | \$106,250.00 | \$108,500.00 | (\$2,250.00) | \$186,000.00 |
| 461 - Interest Operating Acct | \$10.71 | \$10.00 | \$0.71 | \$74.87 | \$70.00 | \$4.87 | \$120.00 |
| <u>Total Income</u> | \$16,130.71 | \$15,510.00 | \$620.71 | \$106,324.87 | \$108,570.00 | (\$2,245.13) | \$186,120.00 |
| Total Income | \$16,130.71 | \$15,510.00 | \$620.71 | \$106,324.87 | \$108,570.00 | (\$2,245.13) | \$186,120.00 |
| Expense | | | | | | | |
| <u>Admin Expenses</u> | | | | | | | |
| 503 - Accounting | \$201.00 | \$201.00 | \$0.00 | \$1,407.00 | \$1,407.00 | \$0.00 | \$2,412.00 |
| 504 - Legal/Collection | \$0.00 | \$10.00 | \$10.00 | \$0.00 | \$70.00 | \$70.00 | \$120.00 |
| 505 - Office Supplies | \$7.00 | \$30.00 | \$23.00 | \$70.12 | \$210.00 | \$139.88 | \$360.00 |
| 506 - Statements/Postage/Fees | \$51.90 | \$60.00 | \$8.10 | \$377.10 | \$420.00 | \$42.90 | \$720.00 |
| 581 - Insurance | \$1,362.00 | \$1,450.00 | \$88.00 | \$10,862.00 | \$10,150.00 | (\$712.00) | \$17,400.00 |
| 596 - Income Tax/Tax Prep | \$0.00 | \$40.00 | \$40.00 | \$425.00 | \$280.00 | (\$145.00) | \$480.00 |
| 599 - Miscellaneous Expenses | \$0.00 | \$50.00 | \$50.00 | \$174.58 | \$350.00 | \$175.42 | \$600.00 |
| <u>Total Admin Expenses</u> | \$1,621.90 | \$1,841.00 | \$219.10 | \$13,315.80 | \$12,887.00 | (\$428.80) | \$22,092.00 |
| <u>Electric/Water/Other Utilities</u> | | | | | | | |
| 512 - Water | \$9,899.70 | \$4,583.00 | (\$5,316.70) | \$29,766.80 | \$32,081.00 | \$2,314.20 | \$54,996.00 |
| 513 - Sewer | \$2,330.24 | \$2,100.00 | (\$230.24) | \$14,510.88 | \$14,700.00 | \$189.12 | \$25,200.00 |
| 514 - Electricity | \$0.00 | \$25.00 | \$25.00 | \$275.00 | \$175.00 | (\$100.00) | \$300.00 |
| 515 - Trash Removal | \$800.00 | \$800.00 | \$0.00 | \$5,600.00 | \$5,600.00 | \$0.00 | \$9,600.00 |
| <u>Total Electric/Water/Other Utilities</u> | \$13,029.94 | \$7,508.00 | (\$5,521.94) | \$50,152.68 | \$52,556.00 | \$2,403.32 | \$90,096.00 |
| <u>Landscaping</u> | | | | | | | |
| 531 - Yard Maint (Gardener) | \$2,283.00 | \$2,283.00 | \$0.00 | \$15,981.00 | \$15,981.00 | \$0.00 | \$27,396.00 |
| 532 - Extra Yard Maintenance | \$0.00 | \$50.00 | \$50.00 | \$0.00 | \$350.00 | \$350.00 | \$600.00 |
| 533 - Grass Seed/Fertilizer | \$0.00 | \$725.00 | \$725.00 | \$1,155.00 | \$5,075.00 | \$3,920.00 | \$8,700.00 |
| 534 - Irrigation Contract | \$400.00 | \$400.00 | \$0.00 | \$2,800.00 | \$2,800.00 | \$0.00 | \$4,800.00 |
| 535 - Sprinkler Repairs | \$0.00 | \$475.00 | \$475.00 | \$4,853.00 | \$3,325.00 | (\$1,528.00) | \$5,700.00 |
| 536 - Tree Maintenance | \$0.00 | \$450.00 | \$450.00 | \$2,470.00 | \$3,150.00 | \$680.00 | \$5,400.00 |
| 537 - Shrub & Tree Replacement | \$0.00 | \$185.00 | \$185.00 | \$0.00 | \$1,295.00 | \$1,295.00 | \$2,220.00 |
| 538 - Pest Control | \$275.63 | \$320.00 | \$44.37 | \$2,384.41 | \$2,240.00 | (\$144.41) | \$3,840.00 |
| 539 - Weed Control-Grass | \$0.00 | \$113.00 | \$113.00 | \$1,350.00 | \$791.00 | (\$559.00) | \$1,356.00 |
| <u>Total Landscaping</u> | \$2,958.63 | \$5,001.00 | \$2,042.37 | \$30,993.41 | \$35,007.00 | \$4,013.59 | \$60,012.00 |
| <u>Reserve Allocations</u> | | | | | | | |
| 720 - Painting | \$625.00 | \$625.00 | \$0.00 | \$4,375.00 | \$4,375.00 | \$0.00 | \$7,500.00 |
| 722 - Sprinkler | \$200.00 | \$200.00 | \$0.00 | \$1,400.00 | \$1,400.00 | \$0.00 | \$2,400.00 |
| 725 - Major Maintenance | \$335.00 | \$335.00 | \$0.00 | \$2,345.00 | \$2,345.00 | \$0.00 | \$4,020.00 |
| <u>Total Reserve Allocations</u> | \$1,160.00 | \$1,160.00 | \$0.00 | \$8,120.00 | \$8,120.00 | \$0.00 | \$13,920.00 |
| Total Expense | \$18,770.47 | \$15,510.00 | (\$3,260.47) | \$102,581.89 | \$108,570.00 | \$5,988.11 | \$186,120.00 |
| Operating Net Income | (\$2,639.76) | \$0.00 | (\$2,639.76) | \$3,742.98 | \$0.00 | \$3,742.98 | \$0.00 |
| Net Income | (\$2,639.76) | \$0.00 | (\$2,639.76) | \$3,742.98 | \$0.00 | \$3,742.98 | \$0.00 |

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
7/1/2024 - 7/31/2024

| | 7/1/2024 - 7/31/2024 | | | Year To Date | | | Annual Budget | Remaining |
|---|----------------------|-------------|--------------|--------------|--------------|--------------|---------------|-------------|
| | 2024 Actual | 2023 Actual | Variance | YTD 2024 | YTD 2023 | Variance | | |
| Income | | | | | | | | |
| <u>Income</u> | | | | | | | | |
| 401 - Homeowners Assessments | \$16,120.00 | \$14,725.00 | \$1,395.00 | \$106,250.00 | \$105,985.00 | \$265.00 | \$186,000.00 | \$79,750.00 |
| 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 | \$10.71 | \$10.65 | \$0.06 | \$74.87 | \$63.54 | \$11.33 | \$120.00 | \$45.13 |
| <u>Total Income</u> | \$16,130.71 | \$14,735.65 | \$1,395.06 | \$106,324.87 | \$106,048.54 | \$276.33 | \$186,120.00 | \$79,795.13 |
| Total Income | \$16,130.71 | \$14,735.65 | \$1,395.06 | \$106,324.87 | \$106,048.54 | \$276.33 | \$186,120.00 | \$79,795.13 |
| Expense | | | | | | | | |
| <u>Admin Expenses</u> | | | | | | | | |
| 503 - Accounting | \$201.00 | \$189.00 | (\$12.00) | \$1,407.00 | \$1,323.00 | (\$84.00) | \$2,412.00 | \$1,005.00 |
| 504 - Legal/Collection | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$120.00 | \$120.00 |
| 505 - Office Supplies | \$7.00 | \$11.81 | \$4.81 | \$70.12 | \$82.79 | \$12.67 | \$360.00 | \$289.88 |
| 506 - Statements/Postage/Fees | \$51.90 | \$54.50 | \$2.60 | \$377.10 | \$383.23 | \$6.13 | \$720.00 | \$342.90 |
| 581 - Insurance | \$1,362.00 | \$1,259.00 | (\$103.00) | \$10,862.00 | \$10,044.00 | (\$818.00) | \$17,400.00 | \$6,538.00 |
| 596 - Income Tax/Tax Prep | \$0.00 | \$0.00 | \$0.00 | \$425.00 | \$410.00 | (\$15.00) | \$480.00 | \$55.00 |
| 599 - Miscellaneous Expenses | \$0.00 | \$0.00 | \$0.00 | \$174.58 | \$476.08 | \$301.50 | \$600.00 | \$425.42 |
| <u>Total Admin Expenses</u> | \$1,621.90 | \$1,514.31 | (\$107.59) | \$13,315.80 | \$12,719.10 | (\$596.70) | \$22,092.00 | \$8,776.20 |
| <u>Electric/Water/Other Utilities</u> | | | | | | | | |
| 512 - Water | \$9,899.70 | \$7,287.50 | (\$2,612.20) | \$29,766.80 | \$25,196.60 | (\$4,570.20) | \$54,996.00 | \$25,229.20 |
| 513 - Sewer | \$2,330.24 | \$1,880.60 | (\$449.64) | \$14,510.88 | \$13,223.08 | (\$1,287.80) | \$25,200.00 | \$10,689.12 |
| 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) | \$5,600.00 | \$5,337.50 | (\$262.50) | \$9,600.00 | \$4,000.00 |
| <u>Total Electric/Water/Other Utilities</u> | \$13,029.94 | \$9,930.60 | (\$3,099.34) | \$50,152.68 | \$44,032.18 | (\$6,120.50) | \$90,096.00 | \$39,943.32 |
| <u>Landscaping</u> | | | | | | | | |
| 531 - Yard Maint (Gardener) | \$2,283.00 | \$2,283.00 | \$0.00 | \$15,981.00 | \$15,981.00 | \$0.00 | \$27,396.00 | \$11,415.00 |
| 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 | \$2,800.00 | \$2,800.00 | \$0.00 | \$4,800.00 | \$2,000.00 |
| 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 | \$0.00 | \$0.00 | \$0.00 | \$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 | \$0.00 | (\$275.63) | \$2,384.41 | \$2,411.28 | \$26.87 | \$3,840.00 | \$1,455.59 |
| 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> | \$2,958.63 | \$2,683.00 | (\$275.63) | \$30,993.41 | \$27,134.27 | (\$3,859.14) | \$60,012.00 | \$29,018.59 |
| <u>Reserve Allocations</u> | | | | | | | | |
| 720 - Painting | \$625.00 | \$720.00 | \$95.00 | \$4,375.00 | \$5,040.00 | \$665.00 | \$7,500.00 | \$3,125.00 |
| 722 - Sprinkler | \$200.00 | \$200.00 | \$0.00 | \$1,400.00 | \$1,400.00 | \$0.00 | \$2,400.00 | \$1,000.00 |
| 725 - Major Maintenance | \$335.00 | \$335.00 | \$0.00 | \$2,345.00 | \$2,345.00 | \$0.00 | \$4,020.00 | \$1,675.00 |
| <u>Total Reserve Allocations</u> | \$1,160.00 | \$1,255.00 | \$95.00 | \$8,120.00 | \$8,785.00 | \$665.00 | \$13,920.00 | \$5,800.00 |
| Total Expense | \$18,770.47 | \$15,382.91 | (\$3,387.56) | \$102,581.89 | \$92,670.55 | (\$9,911.34) | \$186,120.00 | \$83,538.11 |

C.O.P. Condominium Association
Income Statement - Prior Year Comparison - Other
7/1/2024 - 7/31/2024

| | 7/1/2024 - 7/31/2024 | | | Year To Date | | | Annual Budget | Remaining |
|------------------------|----------------------|--------------------|-----------------|-----------------|-----------------|-----------------|----------------------|------------------|
| | 2024 Actual | 2023 Actual | Variance | YTD 2024 | YTD 2023 | Variance | | |
| Total Other Net Income | (\$2,639.76) | (\$647.26) | (\$1,992.50) | \$3,742.98 | \$13,377.99 | (\$9,635.01) | \$0.00 | |

**C.O.P. Condominium Association
Reserve Statement
7/1/2024 - 7/31/2024**

| Account | 7/1/2024 - 7/31/2024 | | Begin Bal | YTD | | Balance |
|----------------------------------|-----------------------------|---------------------|------------------|-------------------|---------------------|----------------|
| | Allocation | Disbursement | | Allocation | Disbursement | |
| 320 Reserve-Painting | \$625.00 | \$0.00 | \$8,838.54 | \$5,625.00 | \$1,250.00 | \$13,213.54 |
| 322 Reserve-Sprinkler | \$200.00 | \$1,817.00 | \$10,191.50 | \$1,800.00 | \$2,217.00 | \$9,774.50 |
| 325 Reserve-Major Maintenance | \$335.00 | \$0.00 | \$13,663.15 | \$3,015.00 | \$1,770.00 | \$14,908.15 |
| 360 Reserve-Interest | \$12.95 | \$0.00 | \$491.04 | \$218.90 | \$0.00 | \$709.94 |
| Total: | \$1,172.95 | \$1,817.00 | \$33,184.23 | \$10,658.90 | \$5,237.00 | \$38,606.13 |

**C.O.P. Condominium Association
Homeowner Activity Report
7/1/2024 - 7/31/2024**

| <u>Account Number</u> | <u>Owner</u> | <u>Prior Balance</u> | <u>Charges</u> | <u>Payments</u> | <u>Adj</u> | <u>Balance</u> |
|-----------------------|--------------|----------------------|----------------|-----------------|------------|----------------|
|-----------------------|--------------|----------------------|----------------|-----------------|------------|----------------|

**C.O.P. Condominium Association
Check Register Report
7/1/2024 - 7/31/2024**

| Account # | Check # | Check Date Invoice | Vendor or Payee Line Item | Check Amt | Expense Account | Invoice | Paid |
|---------------|---------|---|---|--------------------|--|--------------------------|--------------------------|
| 102 | 0 | 7/3/2024 56997796 | Arrow Exterminators 6/21/24 Service | \$275.63 | 538 Pest Control | \$275.63 | \$275.63 |
| 102 | 0 | 7/12/2024 COPC-202406-0008 | Community Association Underwriters | \$1,362.00 | 581 Insurance | \$1,362.00 | \$1,362.00 |
| 102 | 0 | 7/12/2024 COPC-202407-0001 | Parks & Sons Of Sun City | \$800.00 | 515 Trash Removal | \$800.00 | \$800.00 |
| 102 | 0 | 7/12/2024 COPC-202407-0002 | CIT Bank | \$1,160.00 | 106 First Citizens Bank-Reserve | \$1,160.00 | \$1,160.00 |
| 102 | 0 | 7/12/2024 June - July 7 | Lawanda Samarripas Various Repairs @ Different Locations in June | \$1,817.00 | 322 Reserve-Sprinkler | \$1,817.00 | \$1,817.00 |
| 102 | 0 | 7/19/2024 COPC-202407-0003 | Colby Mgt - Statements Monthly Statements | \$51.90 | 506 Statements/Postage/Fees | \$51.90 | \$51.90 |
| 102 | 0 | 7/19/2024 COPC-202407-0004 | Colby Mgt - Misc Chgs Electronic Storage | \$7.00 | 505 Office Supplies | \$7.00 | \$7.00 |
| 102 | 0 | 7/26/2024 COPC-202407-0005 COPC-202407-0005 | Lawanda Samarripas | \$2,683.00 | 531 Yard Maint (Gardener) 534 Irrigation Contract | \$2,283.00 \$400.00 | \$2,283.00 \$400.00 |
| 102 | 0 | 7/26/2024 COPC-202407-0006 | Colby Mgt - Accounting | \$201.00 | 503 Accounting | \$201.00 | \$201.00 |
| 102 | 0 | 7/26/2024 COPC-202406-0009 COPC-202406-0009 | Epcor Water | \$12,229.94 | 512 Water 513 Sewer | \$9,899.70 \$2,330.24 | \$9,899.70 \$2,330.24 |
| Total: | | | | <u>\$20,587.47</u> | | | |

**C.O.P. Condominium Association
AP Distribution Report
7/1/2024 - 7/31/2024**

| Account | Posting Date | Check Date | Payee | Description | Invoice # | Check # | Amount |
|---|--------------|------------|--------------------------------------|---|------------------|---------|--------------------|
| 106 - First Citizens Bank-Reserve | 7/12/2024 | 7/12/2024 | First Citizens Bank - Transfer Funds | First Citizens Bank - Transfer Funds; | COPC-202407-0002 | 0 | \$1,160.00 |
| Total 106 - First Citizens Bank-Reserve: | | | | | | | \$1,160.00 |
| 322 - Reserve-Sprinkler | 7/12/2024 | 7/12/2024 | Lawanda Samarripas | Lawanda Samarripas; Various Repairs @ Different Locations in June | June - July 7 | 0 | \$1,817.00 |
| Total 322 - Reserve-Sprinkler: | | | | | | | \$1,817.00 |
| 503 - Accounting | 7/26/2024 | 7/26/2024 | Colby Mgt - Accounting | Colby Mgt - Accounting; | COPC-202407-0006 | 0 | \$201.00 |
| Total 503 - Accounting: | | | | | | | \$201.00 |
| 505 - Office Supplies | 7/19/2024 | 7/19/2024 | Colby Mgt - Misc Chgs | Colby Mgt - Misc Chgs; Electronic Storage | COPC-202407-0004 | 0 | \$7.00 |
| Total 505 - Office Supplies: | | | | | | | \$7.00 |
| 506 - Statements/Postage/Fees | 7/19/2024 | 7/19/2024 | Colby Mgt - Statements | Colby Mgt - Statements; Monthly Statements | COPC-202407-0003 | 0 | \$51.90 |
| Total 506 - Statements/Postage/Fees: | | | | | | | \$51.90 |
| 512 - Water | 7/26/2024 | 7/26/2024 | Epcor Water | Epcor Water; | COPC-202406-0009 | 0 | \$9,899.70 |
| Total 512 - Water: | | | | | | | \$9,899.70 |
| 513 - Sewer | 7/26/2024 | 7/26/2024 | Epcor Water | Epcor Water; | COPC-202406-0009 | 0 | \$2,330.24 |
| Total 513 - Sewer: | | | | | | | \$2,330.24 |
| 515 - Trash Removal | 7/12/2024 | 7/12/2024 | Parks & Sons Of Sun City | Parks & Sons Of Sun City; | COPC-202407-0001 | 0 | \$800.00 |
| Total 515 - Trash Removal: | | | | | | | \$800.00 |
| 531 - Yard Maint (Gardener) | 7/26/2024 | 7/26/2024 | Lawanda Samarripas | Lawanda Samarripas; | COPC-202407-0005 | 0 | \$2,283.00 |
| Total 531 - Yard Maint (Gardener): | | | | | | | \$2,283.00 |
| 534 - Irrigation Contract | 7/26/2024 | 7/26/2024 | Lawanda Samarripas | Lawanda Samarripas; | COPC-202407-0005 | 0 | \$400.00 |
| Total 534 - Irrigation Contract: | | | | | | | \$400.00 |
| 538 - Pest Control | 7/3/2024 | 7/3/2024 | Arrow Exterminators | Arrow Exterminators; 6/21/24 Service | 56997796 | 0 | \$275.63 |
| Total 538 - Pest Control: | | | | | | | \$275.63 |
| 581 - Insurance | 7/12/2024 | 7/12/2024 | Community Association Underwriters | Community Association Underwriters; | COPC-202406-0008 | 0 | \$1,362.00 |
| Total 581 - Insurance: | | | | | | | \$1,362.00 |
| Grand Total: | | | | | | | \$20,587.47 |

**C.O.P. Condominium Association
Homeowner Resale Report
Escrow Date: 7/1/2024-7/31/2024**

8/12/2024

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