

C.O.P. Condominium Association
Balance Sheet
Period Through: 8/31/2024

Assets

Operating		
102 - First Citizens Bank-Operating	\$33,287.14	
Operating Total	<u>\$33,287.14</u>	
Reserve		
106 - First Citizens Bank-Reserve	\$33,262.30	
117 - FCB-2103 4.75% 07/01/25	\$6,512.46	
Reserve Total	<u>\$39,774.76</u>	
Assets Total		<u><u>\$73,061.90</u></u>

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$31,114.74	
Operating Current Year Surplus/Deficit	\$2,172.40	
Operating Equity Total	<u>\$33,287.14</u>	
Reserve Equity		
320 - Reserve-Painting	\$13,838.54	
322 - Reserve-Sprinkler	\$9,974.50	
325 - Reserve-Major Maintenance	\$15,243.15	
360 - Reserve-Interest	\$718.57	
Reserve Equity Total	<u>\$39,774.76</u>	
Liabilities & Equity Total		<u><u>\$73,061.90</u></u>

C.O.P. Condominium Association
Budget Comparison Report
8/1/2024 - 8/31/2024

	8/1/2024 - 8/31/2024			1/1/2024 - 8/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$14,920.00	\$15,500.00	(\$580.00)	\$121,170.00	\$124,000.00	(\$2,830.00)	\$186,000.00
461 - Interest Operating Acct	\$10.08	\$10.00	\$0.08	\$84.95	\$80.00	\$4.95	\$120.00
<u>Total Income</u>	\$14,930.08	\$15,510.00	(\$579.92)	\$121,254.95	\$124,080.00	(\$2,825.05)	\$186,120.00
Total Income	\$14,930.08	\$15,510.00	(\$579.92)	\$121,254.95	\$124,080.00	(\$2,825.05)	\$186,120.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$201.00	\$201.00	\$0.00	\$1,608.00	\$1,608.00	\$0.00	\$2,412.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$80.00	\$80.00	\$120.00
505 - Office Supplies	\$45.78	\$30.00	(\$15.78)	\$115.90	\$240.00	\$124.10	\$360.00
506 - Statements/Postage/Fees	\$51.90	\$60.00	\$8.10	\$429.00	\$480.00	\$51.00	\$720.00
581 - Insurance	\$1,362.00	\$1,450.00	\$88.00	\$12,224.00	\$11,600.00	(\$624.00)	\$17,400.00
596 - Income Tax/Tax Prep	\$0.00	\$40.00	\$40.00	\$425.00	\$320.00	(\$105.00)	\$480.00
599 - Miscellaneous Expenses	\$0.00	\$50.00	\$50.00	\$174.58	\$400.00	\$225.42	\$600.00
<u>Total Admin Expenses</u>	\$1,660.68	\$1,841.00	\$180.32	\$14,976.48	\$14,728.00	(\$248.48)	\$22,092.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$5,997.48	\$4,583.00	(\$1,414.48)	\$35,764.28	\$36,664.00	\$899.72	\$54,996.00
513 - Sewer	\$2,330.24	\$2,100.00	(\$230.24)	\$16,841.12	\$16,800.00	(\$41.12)	\$25,200.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$200.00	(\$75.00)	\$300.00
515 - Trash Removal	\$800.00	\$800.00	\$0.00	\$6,400.00	\$6,400.00	\$0.00	\$9,600.00
<u>Total Electric/Water/Other Utilities</u>	\$9,127.72	\$7,508.00	(\$1,619.72)	\$59,280.40	\$60,064.00	\$783.60	\$90,096.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$18,264.00	\$18,264.00	\$0.00	\$27,396.00
532 - Extra Yard Maintenance	\$0.00	\$50.00	\$50.00	\$0.00	\$400.00	\$400.00	\$600.00
533 - Grass Seed/Fertilizer	\$0.00	\$725.00	\$725.00	\$1,155.00	\$5,800.00	\$4,645.00	\$8,700.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$3,200.00	\$3,200.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$643.00	\$475.00	(\$168.00)	\$5,496.00	\$3,800.00	(\$1,696.00)	\$5,700.00
536 - Tree Maintenance	\$675.00	\$450.00	(\$225.00)	\$3,145.00	\$3,600.00	\$455.00	\$5,400.00
537 - Shrub & Tree Replacement	\$0.00	\$185.00	\$185.00	\$0.00	\$1,480.00	\$1,480.00	\$2,220.00
538 - Pest Control	\$551.26	\$320.00	(\$231.26)	\$2,935.67	\$2,560.00	(\$375.67)	\$3,840.00
539 - Weed Control-Grass	\$0.00	\$113.00	\$113.00	\$1,350.00	\$904.00	(\$446.00)	\$1,356.00
<u>Total Landscaping</u>	\$4,552.26	\$5,001.00	\$448.74	\$35,545.67	\$40,008.00	\$4,462.33	\$60,012.00
<u>Reserve Allocations</u>							
720 - Painting	\$625.00	\$625.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$7,500.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$1,600.00	\$1,600.00	\$0.00	\$2,400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$2,680.00	\$2,680.00	\$0.00	\$4,020.00
<u>Total Reserve Allocations</u>	\$1,160.00	\$1,160.00	\$0.00	\$9,280.00	\$9,280.00	\$0.00	\$13,920.00
Total Expense	\$16,500.66	\$15,510.00	(\$990.66)	\$119,082.55	\$124,080.00	\$4,997.45	\$186,120.00
Operating Net Income	(\$1,570.58)	\$0.00	(\$1,570.58)	\$2,172.40	\$0.00	\$2,172.40	\$0.00
Net Income	(\$1,570.58)	\$0.00	(\$1,570.58)	\$2,172.40	\$0.00	\$2,172.40	\$0.00

C.O.P. Condominium Association
Income Statement - Prior Year Comparison
8/1/2024 - 8/31/2024

	8/1/2024 - 8/31/2024			Year To Date			Annual Budget	Remaining
	2024 Actual	2023 Actual	Variance	YTD 2024	YTD 2023	Variance		
Income								
<u>Income</u>								
401 - Homeowners Assessments	\$14,920.00	\$14,725.00	\$195.00	\$121,170.00	\$120,710.00	\$460.00	\$186,000.00	\$64,830.00
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	\$10.08	\$10.04	\$0.04	\$84.95	\$73.58	\$11.37	\$120.00	\$35.05
<u>Total Income</u>	\$14,930.08	\$14,735.04	\$195.04	\$121,254.95	\$120,783.58	\$471.37	\$186,120.00	\$64,865.05
Total Income	\$14,930.08	\$14,735.04	\$195.04	\$121,254.95	\$120,783.58	\$471.37	\$186,120.00	\$64,865.05
Expense								
<u>Admin Expenses</u>								
503 - Accounting	\$201.00	\$189.00	(\$12.00)	\$1,608.00	\$1,512.00	(\$96.00)	\$2,412.00	\$804.00
504 - Legal/Collection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00	\$120.00
505 - Office Supplies	\$45.78	\$11.57	(\$34.21)	\$115.90	\$94.36	(\$21.54)	\$360.00	\$244.10
506 - Statements/Postage/Fees	\$51.90	\$54.50	\$2.60	\$429.00	\$437.73	\$8.73	\$720.00	\$291.00
581 - Insurance	\$1,362.00	\$0.00	(\$1,362.00)	\$12,224.00	\$10,044.00	(\$2,180.00)	\$17,400.00	\$5,176.00
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>	\$1,660.68	\$255.07	(\$1,405.61)	\$14,976.48	\$12,974.17	(\$2,002.31)	\$22,092.00	\$7,115.52
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$5,997.48	\$6,332.65	\$335.17	\$35,764.28	\$31,529.25	(\$4,235.03)	\$54,996.00	\$19,231.72
513 - Sewer	\$2,330.24	\$1,880.60	(\$449.64)	\$16,841.12	\$15,103.68	(\$1,737.44)	\$25,200.00	\$8,358.88
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)	\$6,400.00	\$6,100.00	(\$300.00)	\$9,600.00	\$3,200.00
<u>Total Electric/Water/Other Utilities</u>	\$9,127.72	\$8,975.75	(\$151.97)	\$59,280.40	\$53,007.93	(\$6,272.47)	\$90,096.00	\$30,815.60
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$18,264.00	\$18,264.00	\$0.00	\$27,396.00	\$9,132.00
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	\$325.00	\$325.00	\$1,155.00	\$325.00	(\$830.00)	\$8,700.00	\$7,545.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$3,200.00	\$3,200.00	\$0.00	\$4,800.00	\$1,600.00
535 - Sprinkler Repairs	\$643.00	\$2,014.99	\$1,371.99	\$5,496.00	\$2,658.98	(\$2,837.02)	\$5,700.00	\$204.00
536 - Tree Maintenance	\$675.00	\$0.00	(\$675.00)	\$3,145.00	\$2,080.00	(\$1,065.00)	\$5,400.00	\$2,255.00
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	\$551.26	\$275.63	(\$275.63)	\$2,935.67	\$2,686.91	(\$248.76)	\$3,840.00	\$904.33
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>	\$4,552.26	\$5,298.62	\$746.36	\$35,545.67	\$32,432.89	(\$3,112.78)	\$60,012.00	\$24,466.33
<u>Reserve Allocations</u>								
720 - Painting	\$625.00	\$720.00	\$95.00	\$5,000.00	\$5,760.00	\$760.00	\$7,500.00	\$2,500.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$1,600.00	\$1,600.00	\$0.00	\$2,400.00	\$800.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$2,680.00	\$2,680.00	\$0.00	\$4,020.00	\$1,340.00
<u>Total Reserve Allocations</u>	\$1,160.00	\$1,255.00	\$95.00	\$9,280.00	\$10,040.00	\$760.00	\$13,920.00	\$4,640.00
Total Expense	\$16,500.66	\$15,784.44	(\$716.22)	\$119,082.55	\$108,454.99	(\$10,627.56)	\$186,120.00	\$67,037.45

C.O.P. Condominium Association
Income Statement - Prior Year Comparison
8/1/2024 - 8/31/2024

	8/1/2024 - 8/31/2024			Year To Date			Annual Budget Remaining
	2024 Actual	2023 Actual	Variance	YTD 2024	YTD 2023	Variance	
Total Other Net Income	(\$1,570.58)	(\$1,049.40)	(\$521.18)	\$2,172.40	\$12,328.59	(\$10,156.19)	\$0.00

**C.O.P. Condominium Association
Reserve Statement
8/1/2024 - 8/31/2024**

Account	8/1/2024 - 8/31/2024		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$625.00	\$0.00	\$8,838.54	\$6,250.00	\$1,250.00	\$13,838.54
322 Reserve-Sprinkler	\$200.00	\$0.00	\$10,191.50	\$2,000.00	\$2,217.00	\$9,974.50
325 Reserve-Major Maintenance	\$335.00	\$0.00	\$13,663.15	\$3,350.00	\$1,770.00	\$15,243.15
360 Reserve-Interest	\$8.63	\$0.00	\$491.04	\$227.53	\$0.00	\$718.57
Total:	\$1,168.63	\$0.00	\$33,184.23	\$11,827.53	\$5,237.00	\$39,774.76

**C.O.P. Condominium Association
Homeowner Activity Report
8/1/2024 - 8/31/2024**

<u>Account Number</u>	<u>Owner</u>	<u>Prior Balance</u>	<u>Charges</u>	<u>Payments</u>	<u>Adj</u>	<u>Balance</u>
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**C.O.P. Condominium Association
Check Register Report
8/1/2024 - 8/31/2024**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
102	0	8/2/2024 7292024	Kenneth D. or Sharon E. Davis	\$28.79	505 Office Supplies	\$28.79	\$28.79
102	0	8/2/2024 57423873	Arrow Exterminators 7/19/24 Service	\$275.63	538 Pest Control	\$275.63	\$275.63
102	0	8/9/2024 COPC-202408-0001	First Citizens Bank	\$1,160.00	106 First Citizens Bank-Reserve	\$1,160.00	\$1,160.00
102	0	8/9/2024 COPC-202408-0002	Parks & Sons Of Sun City	\$800.00	515 Trash Removal	\$800.00	\$800.00
102	0	8/9/2024 COPC-202407-0007	Community Association Underwriters	\$1,362.00	581 Insurance	\$1,362.00	\$1,362.00
102	0	8/9/2024 8012024 8/02/2024	Lawanda Samarripas 12711 Leak Repair 9 Palm Trees Trim	\$1,318.00	535 Sprinkler Repairs 536 Tree Maintenance	\$643.00 \$675.00	\$643.00 \$675.00
102	0	8/23/2024 COPC-202408-0003	Colby Mgt - Accounting	\$201.00	503 Accounting	\$201.00	\$201.00
102	0	8/23/2024 COPC-202408-0004	Colby Mgt - Misc Chgs Electronic Storage	\$16.99	505 Office Supplies	\$16.99	\$16.99
102	0	8/23/2024 COPC-202408-0005	Colby Mgt - Statements Monthly Statements	\$51.90	506 Statements/Postage/Fees	\$51.90	\$51.90
102	0	8/30/2024 COPC-202408-0006 COPC-202408-0006	Lawanda Samarripas	\$2,683.00	534 Irrigation Contract 531 Yard Maint (Gardener)	\$400.00 \$2,283.00	\$400.00 \$2,283.00
102	0	8/30/2024 57857259	Arrow Exterminators Pest Control	\$275.63	538 Pest Control	\$275.63	\$275.63
102	0	8/30/2024 COPC-202407-0008 COPC-202407-0008	Epcor Water	\$8,327.72	513 Sewer 512 Water	\$2,330.24 \$5,997.48	\$2,330.24 \$5,997.48
Total:				\$16,500.66			

**C.O.P. Condominium Association
AP Distribution Report
8/1/2024 - 8/31/2024**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - First Citizens Bank-Reserve	8/9/2024	8/9/2024	First Citizens Bank - Transfer Funds	First Citizens Bank - Transfer Funds;	COPC-202408-0001	0	\$1,160.00
Total 106 - First Citizens Bank-Reserve:							\$1,160.00
503 - Accounting	8/23/2024	8/23/2024	Colby Mgt - Accounting	Colby Mgt - Accounting;	COPC-202408-0003	0	\$201.00
Total 503 - Accounting:							\$201.00
505 - Office Supplies	8/2/2024	8/2/2024	Kenneth D. or Sharon E. Davis	Kenneth D. or Sharon E. Davis;	7292024	0	\$28.79
	8/23/2024	8/23/2024	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; Electronic Storage	COPC-202408-0004	0	\$16.99
Total 505 - Office Supplies:							\$45.78
506 - Statements/Postage/Fees	8/23/2024	8/23/2024	Colby Mgt - Statements	Colby Mgt - Statements; Monthly Statements	COPC-202408-0005	0	\$51.90
Total 506 - Statements/Postage/Fees:							\$51.90
512 - Water	8/30/2024	8/30/2024	Epcor Water	Epcor Water;	COPC-202407-0008	0	\$5,997.48
Total 512 - Water:							\$5,997.48
513 - Sewer	8/30/2024	8/30/2024	Epcor Water	Epcor Water;	COPC-202407-0008	0	\$2,330.24
Total 513 - Sewer:							\$2,330.24
515 - Trash Removal	8/9/2024	8/9/2024	Parks & Sons Of Sun City	Parks & Sons Of Sun City;	COPC-202408-0002	0	\$800.00
Total 515 - Trash Removal:							\$800.00
531 - Yard Maint (Gardener)	8/30/2024	8/30/2024	Lawanda Samarripas	Lawanda Samarripas;	COPC-202408-0006	0	\$2,283.00
Total 531 - Yard Maint (Gardener):							\$2,283.00
534 - Irrigation Contract	8/30/2024	8/30/2024	Lawanda Samarripas	Lawanda Samarripas;	COPC-202408-0006	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
535 - Sprinkler Repairs	8/9/2024	8/9/2024	Lawanda Samarripas	Lawanda Samarripas; 12711 Leak Repair	8012024	0	\$643.00
Total 535 - Sprinkler Repairs:							\$643.00
536 - Tree Maintenance	8/9/2024	8/9/2024	Lawanda Samarripas	Lawanda Samarripas; 9 Palm Trees Trim	8/02/2024	0	\$675.00
Total 536 - Tree Maintenance:							\$675.00
538 - Pest Control	8/2/2024	8/2/2024	Arrow Exterminators	Arrow Exterminators; 7/19/24 Service	57423873	0	\$275.63
	8/30/2024	8/30/2024	Arrow Exterminators	Arrow Exterminators; Pest Control	57857259	0	\$275.63
Total 538 - Pest Control:							\$551.26
581 - Insurance	8/9/2024	8/9/2024	Community Association Underwriters	Community Association Underwriters;	COPC-202407-0007	0	\$1,362.00
Total 581 - Insurance:							\$1,362.00

**C.O.P. Condominium Association
AP Distribution Report
8/1/2024 - 8/31/2024**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
Grand Total: \$16,500.66							

**C.O.P. Condominium Association
Homeowner Resale Report
Escrow Date: 8/1/2024-8/31/2024**

9/9/2024

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