

C.O.P. Condominium Association
Balance Sheet
Period Through: 9/30/2024

Assets

Operating		
102 - First Citizens Bank-Operating	\$37,394.09	
Operating Total	<u>\$37,394.09</u>	
Reserve		
106 - First Citizens Bank-Reserve	\$34,430.50	
117 - FCB-2103 4.75% 07/01/25	\$6,565.21	
Reserve Total	<u>\$40,995.71</u>	
Assets Total		<u><u>\$78,389.80</u></u>

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$31,114.74	
Operating Current Year Surplus/Deficit	\$6,279.35	
Operating Equity Total	<u>\$37,394.09</u>	
Reserve Equity		
320 - Reserve-Painting	\$14,463.54	
322 - Reserve-Sprinkler	\$10,174.50	
325 - Reserve-Major Maintenance	\$15,578.15	
360 - Reserve-Interest	\$779.52	
Reserve Equity Total	<u>\$40,995.71</u>	
Liabilities & Equity Total		<u><u>\$78,389.80</u></u>

C.O.P. Condominium Association
Budget Comparison Report
9/1/2024 - 9/30/2024

	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$18,485.00	\$15,500.00	\$2,985.00	\$139,655.00	\$139,500.00	\$155.00	\$186,000.00
410 - Late Charges	\$120.00	\$0.00	\$120.00	\$120.00	\$0.00	\$120.00	\$0.00
430 - Legal/Collection Charged to Owners	\$35.00	\$0.00	\$35.00	\$35.00	\$0.00	\$35.00	\$0.00
461 - Interest Operating Acct	\$10.06	\$10.00	\$0.06	\$95.01	\$90.00	\$5.01	\$120.00
<u>Total Income</u>	\$18,650.06	\$15,510.00	\$3,140.06	\$139,905.01	\$139,590.00	\$315.01	\$186,120.00
Total Income	\$18,650.06	\$15,510.00	\$3,140.06	\$139,905.01	\$139,590.00	\$315.01	\$186,120.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$201.00	\$201.00	\$0.00	\$1,809.00	\$1,809.00	\$0.00	\$2,412.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$90.00	\$90.00	\$120.00
505 - Office Supplies	\$86.49	\$30.00	(\$56.49)	\$202.39	\$270.00	\$67.61	\$360.00
506 - Statements/Postage/Fees	\$0.00	\$60.00	\$60.00	\$429.00	\$540.00	\$111.00	\$720.00
581 - Insurance	\$1,362.00	\$1,450.00	\$88.00	\$13,586.00	\$13,050.00	(\$536.00)	\$17,400.00
596 - Income Tax/Tax Prep	\$0.00	\$40.00	\$40.00	\$425.00	\$360.00	(\$65.00)	\$480.00
599 - Miscellaneous Expenses	\$0.00	\$50.00	\$50.00	\$174.58	\$450.00	\$275.42	\$600.00
<u>Total Admin Expenses</u>	\$1,649.49	\$1,841.00	\$191.51	\$16,625.97	\$16,569.00	(\$56.97)	\$22,092.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$5,920.38	\$4,583.00	(\$1,337.38)	\$41,684.66	\$41,247.00	(\$437.66)	\$54,996.00
513 - Sewer	\$2,330.24	\$2,100.00	(\$230.24)	\$19,171.36	\$18,900.00	(\$271.36)	\$25,200.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$225.00	(\$50.00)	\$300.00
515 - Trash Removal	\$800.00	\$800.00	\$0.00	\$7,200.00	\$7,200.00	\$0.00	\$9,600.00
<u>Total Electric/Water/Other Utilities</u>	\$9,050.62	\$7,508.00	(\$1,542.62)	\$68,331.02	\$67,572.00	(\$759.02)	\$90,096.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$20,547.00	\$20,547.00	\$0.00	\$27,396.00
532 - Extra Yard Maintenance	\$0.00	\$50.00	\$50.00	\$0.00	\$450.00	\$450.00	\$600.00
533 - Grass Seed/Fertilizer	\$0.00	\$725.00	\$725.00	\$1,155.00	\$6,525.00	\$5,370.00	\$8,700.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$3,600.00	\$3,600.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$475.00	\$475.00	\$5,496.00	\$4,275.00	(\$1,221.00)	\$5,700.00
536 - Tree Maintenance	\$0.00	\$450.00	\$450.00	\$3,145.00	\$4,050.00	\$905.00	\$5,400.00
537 - Shrub & Tree Replacement	\$0.00	\$185.00	\$185.00	\$0.00	\$1,665.00	\$1,665.00	\$2,220.00
538 - Pest Control	\$0.00	\$320.00	\$320.00	\$2,935.67	\$2,880.00	(\$55.67)	\$3,840.00
539 - Weed Control-Grass	\$0.00	\$113.00	\$113.00	\$1,350.00	\$1,017.00	(\$333.00)	\$1,356.00
<u>Total Landscaping</u>	\$2,683.00	\$5,001.00	\$2,318.00	\$38,228.67	\$45,009.00	\$6,780.33	\$60,012.00
<u>Reserve Allocations</u>							
720 - Painting	\$625.00	\$625.00	\$0.00	\$5,625.00	\$5,625.00	\$0.00	\$7,500.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$1,800.00	\$1,800.00	\$0.00	\$2,400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$3,015.00	\$3,015.00	\$0.00	\$4,020.00
<u>Total Reserve Allocations</u>	\$1,160.00	\$1,160.00	\$0.00	\$10,440.00	\$10,440.00	\$0.00	\$13,920.00
Total Expense	\$14,543.11	\$15,510.00	\$966.89	\$133,625.66	\$139,590.00	\$5,964.34	\$186,120.00
Operating Net Income	\$4,106.95	\$0.00	\$4,106.95	\$6,279.35	\$0.00	\$6,279.35	\$0.00

**C.O.P. Condominium Association
 Budget Comparison Report
 9/1/2024 - 9/30/2024**

	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Net Income	\$4,106.95	\$0.00	\$4,106.95	\$6,279.35	\$0.00	\$6,279.35	\$0.00

C.O.P. Condominium Association
Income Statement - Prior Year Comparison
9/1/2024 - 9/30/2024

	9/1/2024 - 9/30/2024			Year To Date			Annual Budget	Remaining
	2024 Actual	2023 Actual	Variance	YTD 2024	YTD 2023	Variance		
Income								
<u>Income</u>								
401 - Homeowners Assessments	\$18,485.00	\$14,100.00	\$4,385.00	\$139,655.00	\$134,810.00	\$4,845.00	\$186,000.00	\$46,345.00
410 - Late Charges	\$120.00	\$0.00	\$120.00	\$120.00	\$0.00	\$120.00	\$0.00	(\$120.00)
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	\$35.00	\$0.00	\$35.00	\$35.00	\$182.00	(\$147.00)	\$0.00	(\$35.00)
461 - Interest Operating Acct	\$10.06	\$9.71	\$0.35	\$95.01	\$83.29	\$11.72	\$120.00	\$24.99
<u>Total Income</u>	\$18,650.06	\$14,109.71	\$4,540.35	\$139,905.01	\$134,893.29	\$5,011.72	\$186,120.00	\$46,214.99
Total Income	\$18,650.06	\$14,109.71	\$4,540.35	\$139,905.01	\$134,893.29	\$5,011.72	\$186,120.00	\$46,214.99
Expense								
<u>Admin Expenses</u>								
503 - Accounting	\$201.00	\$189.00	(\$12.00)	\$1,809.00	\$1,701.00	(\$108.00)	\$2,412.00	\$603.00
504 - Legal/Collection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00	\$120.00
505 - Office Supplies	\$86.49	\$11.33	(\$75.16)	\$202.39	\$105.69	(\$96.70)	\$360.00	\$157.61
506 - Statements/Postage/Fees	\$0.00	\$54.50	\$54.50	\$429.00	\$492.23	\$63.23	\$720.00	\$291.00
581 - Insurance	\$1,362.00	\$2,518.00	\$1,156.00	\$13,586.00	\$12,562.00	(\$1,024.00)	\$17,400.00	\$3,814.00
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>	\$1,649.49	\$2,772.83	\$1,123.34	\$16,625.97	\$15,747.00	(\$878.97)	\$22,092.00	\$5,466.03
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$5,920.38	\$6,076.63	\$156.25	\$41,684.66	\$37,605.88	(\$4,078.78)	\$54,996.00	\$13,311.34
513 - Sewer	\$2,330.24	\$2,224.91	(\$105.33)	\$19,171.36	\$17,328.59	(\$1,842.77)	\$25,200.00	\$6,028.64
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)	\$7,200.00	\$6,862.50	(\$337.50)	\$9,600.00	\$2,400.00
<u>Total Electric/Water/Other Utilities</u>	\$9,050.62	\$9,064.04	\$13.42	\$68,331.02	\$62,071.97	(\$6,259.05)	\$90,096.00	\$21,764.98
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$20,547.00	\$20,547.00	\$0.00	\$27,396.00	\$6,849.00
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	\$325.00	(\$830.00)	\$8,700.00	\$7,545.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$3,600.00	\$3,600.00	\$0.00	\$4,800.00	\$1,200.00
535 - Sprinkler Repairs	\$0.00	\$2,720.00	\$2,720.00	\$5,496.00	\$5,378.98	(\$117.02)	\$5,700.00	\$204.00
536 - Tree Maintenance	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$551.26	\$551.26	\$2,935.67	\$3,238.17	\$302.50	\$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>	\$2,683.00	\$5,954.26	\$3,271.26	\$38,228.67	\$38,387.15	\$158.48	\$60,012.00	\$21,783.33
<u>Reserve Allocations</u>								
720 - Painting	\$625.00	\$720.00	\$95.00	\$5,625.00	\$6,480.00	\$855.00	\$7,500.00	\$1,875.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$1,800.00	\$1,800.00	\$0.00	\$2,400.00	\$600.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$3,015.00	\$3,015.00	\$0.00	\$4,020.00	\$1,005.00
<u>Total Reserve Allocations</u>	\$1,160.00	\$1,255.00	\$95.00	\$10,440.00	\$11,295.00	\$855.00	\$13,920.00	\$3,480.00
Total Expense	\$14,543.11	\$19,046.13	\$4,503.02	\$133,625.66	\$127,501.12	(\$6,124.54)	\$186,120.00	\$52,494.34

C.O.P. Condominium Association
Income Statement - Prior Year Comparison
9/1/2024 - 9/30/2024

	9/1/2024 - 9/30/2024			Year To Date			Annual Budget	Remaining
	2024 Actual	2023 Actual	Variance	YTD 2024	YTD 2023	Variance		
Total Other Net Income	\$4,106.95	(\$4,936.42)	\$9,043.37	\$6,279.35	\$7,392.17	(\$1,112.82)	\$0.00	

**C.O.P. Condominium Association
Reserve Statement
9/1/2024 - 9/30/2024**

Account	9/1/2024 - 9/30/2024		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$625.00	\$0.00	\$8,838.54	\$6,875.00	\$1,250.00	\$14,463.54
322 Reserve-Sprinkler	\$200.00	\$0.00	\$10,191.50	\$2,200.00	\$2,217.00	\$10,174.50
325 Reserve-Major Maintenance	\$335.00	\$0.00	\$13,663.15	\$3,685.00	\$1,770.00	\$15,578.15
360 Reserve-Interest	\$213.70	\$152.75	\$491.04	\$441.23	\$152.75	\$779.52
Total:	\$1,373.70	\$152.75	\$33,184.23	\$13,201.23	\$5,389.75	\$40,995.71

**C.O.P. Condominium Association
Check Register Report
9/1/2024 - 9/30/2024**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
102	0	9/6/2024 COPC-202409-0001	Parks & Sons Of Sun City	\$800.00	515 Trash Removal	\$800.00	\$800.00
102	0	9/6/2024 COPC-202408-0007	Community Association Underwriters	\$1,362.00	581 Insurance	\$1,362.00	\$1,362.00
102	0	9/13/2024 COPC-202409-0002	First Citizens Bank	\$1,160.00	106 First Citizens Bank-Reserve	\$1,160.00	\$1,160.00
102	0	9/27/2024 COPC-202409-0003	Lawanda Samarripas	\$2,683.00	534 Irrigation Contract	\$400.00	\$400.00
		COPC-202409-0003			531 Yard Maint (Gardener)	\$2,283.00	\$2,283.00
102	0	9/27/2024 COPC-202408-0008	Epcor Water	\$8,250.62	513 Sewer	\$2,330.24	\$2,330.24
		COPC-202408-0008			512 Water	\$5,920.38	\$5,920.38
102	0	9/27/2024 COPC-202409-0005	Colby Mgt - Accounting	\$201.00	503 Accounting	\$201.00	\$201.00
102	0	9/27/2024	Colby Mgt - Other Misc Chgs	\$86.49			
		8/1/24 - 9/20/24	Check Stock		505 Office Supplies	\$12.00	\$12.00
		8/1/24 - 9/20/24	Digital Storage		505 Office Supplies	\$16.99	\$16.99
		8/1/24 - 9/20/24	Monthly Statement		505 Office Supplies	\$57.50	\$57.50
Total:				\$14,543.11			

**C.O.P. Condominium Association
AP Distribution Report
9/1/2024 - 9/30/2024**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - First Citizens Bank-Reserve	9/13/2024	9/13/2024	First Citizens Bank - Transfer Funds	First Citizens Bank - Transfer Funds;	COPC-202409-0002	0	\$1,160.00
Total 106 - First Citizens Bank-Reserve:							\$1,160.00
503 - Accounting	9/27/2024	9/27/2024	Colby Mgt - Accounting	Colby Mgt - Accounting;	COPC-202409-0005	0	\$201.00
Total 503 - Accounting:							\$201.00
505 - Office Supplies	9/27/2024	9/27/2024	Colby Mgt - Other Misc Chgs	Colby Mgt - Other Misc Chgs; Digital Storage	8/1/24 - 9/20/24	0	\$16.99
	9/27/2024	9/27/2024	Colby Mgt - Other Misc Chgs	Colby Mgt - Other Misc Chgs; Monthly Statement	8/1/24 - 9/20/24	0	\$57.50
	9/27/2024	9/27/2024	Colby Mgt - Other Misc Chgs	Colby Mgt - Other Misc Chgs; Check Stock	8/1/24 - 9/20/24	0	\$12.00
Total 505 - Office Supplies:							\$86.49
512 - Water	9/27/2024	9/27/2024	Epcor Water	Epcor Water;	COPC-202408-0008	0	\$5,920.38
Total 512 - Water:							\$5,920.38
513 - Sewer	9/27/2024	9/27/2024	Epcor Water	Epcor Water;	COPC-202408-0008	0	\$2,330.24
Total 513 - Sewer:							\$2,330.24
515 - Trash Removal	9/6/2024	9/6/2024	Parks & Sons Of Sun City	Parks & Sons Of Sun City;	COPC-202409-0001	0	\$800.00
Total 515 - Trash Removal:							\$800.00
531 - Yard Maint (Gardener)	9/27/2024	9/27/2024	Lawanda Samarripas	Lawanda Samarripas;	COPC-202409-0003	0	\$2,283.00
Total 531 - Yard Maint (Gardener):							\$2,283.00
534 - Irrigation Contract	9/27/2024	9/27/2024	Lawanda Samarripas	Lawanda Samarripas;	COPC-202409-0003	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
581 - Insurance	9/6/2024	9/6/2024	Community Association Underwriters	Community Association Underwriters;	COPC-202408-0007	0	\$1,362.00
Total 581 - Insurance:							\$1,362.00

Grand Total: \$14,543.11

**C.O.P. Condominium Association
Homeowner Resale Report
Escrow Date: 9/1/2024-9/30/2024**

10/10/2024

New Account #	New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
138003021	Dana J. Taylor	12623 W Castle Rock Drive	302	Nancy Kessler	9/18/2024	9/11/2024
138000831	James J. Campbell, Jr. and Linda J. DelaPaz	12522 W Prospect Drive	83	James and Sally Illingworth	9/16/2024	9/11/2024