

C.O.P. Condominium Association
Balance Sheet
Period Through: 10/31/2024

Assets

Operating		
102 - First Citizens Bank-Operating	\$35,159.81	
Operating Total	<u>\$35,159.81</u>	
Reserve		
106 - First Citizens Bank-Reserve	\$35,597.01	
117 - FCB-2103 4.75% 07/01/25	\$6,565.21	
Reserve Total	<u>\$42,162.22</u>	
Assets Total		<u><u>\$77,322.03</u></u>

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$31,114.74	
Operating Current Year Surplus/Deficit	\$4,045.07	
Operating Equity Total	<u>\$35,159.81</u>	
Reserve Equity		
320 - Reserve-Painting	\$15,088.54	
322 - Reserve-Sprinkler	\$10,374.50	
325 - Reserve-Major Maintenance	\$15,913.15	
360 - Reserve-Interest	\$786.03	
Reserve Equity Total	<u>\$42,162.22</u>	
Liabilities & Equity Total		<u><u>\$77,322.03</u></u>

C.O.P. Condominium Association
Budget Comparison Report
10/1/2024 - 10/31/2024

	10/1/2024 - 10/31/2024			1/1/2024 - 10/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$14,260.00	\$15,500.00	(\$1,240.00)	\$153,915.00	\$155,000.00	(\$1,085.00)	\$186,000.00
410 - Late Charges	\$0.00	\$0.00	\$0.00	\$120.00	\$0.00	\$120.00	\$0.00
430 - Legal/Collection Charged to Owners	\$35.00	\$0.00	\$35.00	\$70.00	\$0.00	\$70.00	\$0.00
461 - Interest Operating Acct	\$7.63	\$10.00	(\$2.37)	\$102.64	\$100.00	\$2.64	\$120.00
<u>Total Income</u>	\$14,302.63	\$15,510.00	(\$1,207.37)	\$154,207.64	\$155,100.00	(\$892.36)	\$186,120.00
Total Income	\$14,302.63	\$15,510.00	(\$1,207.37)	\$154,207.64	\$155,100.00	(\$892.36)	\$186,120.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$201.00	\$201.00	\$0.00	\$2,010.00	\$2,010.00	\$0.00	\$2,412.00
504 - Legal/Collection	\$10.00	\$10.00	\$0.00	\$10.00	\$100.00	\$90.00	\$120.00
505 - Office Supplies	\$76.49	\$30.00	(\$46.49)	\$278.88	\$300.00	\$21.12	\$360.00
506 - Statements/Postage/Fees	\$0.00	\$60.00	\$60.00	\$429.00	\$600.00	\$171.00	\$720.00
581 - Insurance	\$1,362.00	\$1,450.00	\$88.00	\$14,948.00	\$14,500.00	(\$448.00)	\$17,400.00
596 - Income Tax/Tax Prep	\$0.00	\$40.00	\$40.00	\$425.00	\$400.00	(\$25.00)	\$480.00
599 - Miscellaneous Expenses	\$73.90	\$50.00	(\$23.90)	\$248.48	\$500.00	\$251.52	\$600.00
<u>Total Admin Expenses</u>	\$1,723.39	\$1,841.00	\$117.61	\$18,349.36	\$18,410.00	\$60.64	\$22,092.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$3,988.89	\$4,583.00	\$594.11	\$45,673.55	\$45,830.00	\$156.45	\$54,996.00
513 - Sewer	\$2,336.00	\$2,100.00	(\$236.00)	\$21,507.36	\$21,000.00	(\$507.36)	\$25,200.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$250.00	(\$25.00)	\$300.00
515 - Trash Removal	\$800.00	\$800.00	\$0.00	\$8,000.00	\$8,000.00	\$0.00	\$9,600.00
<u>Total Electric/Water/Other Utilities</u>	\$7,124.89	\$7,508.00	\$383.11	\$75,455.91	\$75,080.00	(\$375.91)	\$90,096.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$22,830.00	\$22,830.00	\$0.00	\$27,396.00
532 - Extra Yard Maintenance	\$0.00	\$50.00	\$50.00	\$0.00	\$500.00	\$500.00	\$600.00
533 - Grass Seed/Fertilizer	\$3,570.00	\$725.00	(\$2,845.00)	\$4,725.00	\$7,250.00	\$2,525.00	\$8,700.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$4,000.00	\$4,000.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$475.00	\$475.00	\$5,496.00	\$4,750.00	(\$746.00)	\$5,700.00
536 - Tree Maintenance	\$0.00	\$450.00	\$450.00	\$3,145.00	\$4,500.00	\$1,355.00	\$5,400.00
537 - Shrub & Tree Replacement	\$0.00	\$185.00	\$185.00	\$0.00	\$1,850.00	\$1,850.00	\$2,220.00
538 - Pest Control	\$275.63	\$320.00	\$44.37	\$3,211.30	\$3,200.00	(\$11.30)	\$3,840.00
539 - Weed Control-Grass	\$0.00	\$113.00	\$113.00	\$1,350.00	\$1,130.00	(\$220.00)	\$1,356.00
<u>Total Landscaping</u>	\$6,528.63	\$5,001.00	(\$1,527.63)	\$44,757.30	\$50,010.00	\$5,252.70	\$60,012.00
<u>Reserve Allocations</u>							
720 - Painting	\$625.00	\$625.00	\$0.00	\$6,250.00	\$6,250.00	\$0.00	\$7,500.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$2,400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$3,350.00	\$3,350.00	\$0.00	\$4,020.00
<u>Total Reserve Allocations</u>	\$1,160.00	\$1,160.00	\$0.00	\$11,600.00	\$11,600.00	\$0.00	\$13,920.00
Total Expense	\$16,536.91	\$15,510.00	(\$1,026.91)	\$150,162.57	\$155,100.00	\$4,937.43	\$186,120.00
Operating Net Income	(\$2,234.28)	\$0.00	(\$2,234.28)	\$4,045.07	\$0.00	\$4,045.07	\$0.00

**C.O.P. Condominium Association
 Budget Comparison Report
 10/1/2024 - 10/31/2024**

	10/1/2024 - 10/31/2024			1/1/2024 - 10/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Net Income	(\$2,234.28)	\$0.00	(\$2,234.28)	\$4,045.07	\$0.00	\$4,045.07	\$0.00

C.O.P. Condominium Association
Income Statement - Prior Year Comparison
10/1/2024 - 10/31/2024

	10/1/2024 - 10/31/2024			Year To Date				
	2024 Actual	2023 Actual	Variance	YTD 2024	YTD 2023	Variance	Annual Budget	Remaining
Income								
<u>Income</u>								
401 - Homeowners Assessments	\$14,260.00	\$15,325.00	(\$1,065.00)	\$153,915.00	\$150,135.00	\$3,780.00	\$186,000.00	\$32,085.00
410 - Late Charges	\$0.00	\$0.00	\$0.00	\$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	\$70.00	\$182.00	(\$112.00)	\$0.00	(\$70.00)
461 - Interest Operating Acct	\$7.63	\$8.74	(\$1.11)	\$102.64	\$92.03	\$10.61	\$120.00	\$17.36
<u>Total Income</u>	\$14,302.63	\$15,333.74	(\$1,031.11)	\$154,207.64	\$150,227.03	\$3,980.61	\$186,120.00	\$31,912.36
Total Income	\$14,302.63	\$15,333.74	(\$1,031.11)	\$154,207.64	\$150,227.03	\$3,980.61	\$186,120.00	\$31,912.36
Expense								
<u>Admin Expenses</u>								
503 - Accounting	\$201.00	\$189.00	(\$12.00)	\$2,010.00	\$1,890.00	(\$120.00)	\$2,412.00	\$402.00
504 - Legal/Collection	\$10.00	\$0.00	(\$10.00)	\$10.00	\$0.00	(\$10.00)	\$120.00	\$110.00
505 - Office Supplies	\$76.49	\$12.29	(\$64.20)	\$278.88	\$117.98	(\$160.90)	\$360.00	\$81.12
506 - Statements/Postage/Fees	\$0.00	\$54.50	\$54.50	\$429.00	\$546.73	\$117.73	\$720.00	\$291.00
581 - Insurance	\$1,362.00	\$1,259.00	(\$103.00)	\$14,948.00	\$13,821.00	(\$1,127.00)	\$17,400.00	\$2,452.00
596 - Income Tax/Tax Prep	\$0.00	\$0.00	\$0.00	\$425.00	\$410.00	(\$15.00)	\$480.00	\$55.00
599 - Miscellaneous Expenses	\$73.90	\$0.00	(\$73.90)	\$248.48	\$476.08	\$227.60	\$600.00	\$351.52
<u>Total Admin Expenses</u>	\$1,723.39	\$1,514.79	(\$208.60)	\$18,349.36	\$17,261.79	(\$1,087.57)	\$22,092.00	\$3,742.64
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$3,988.89	\$3,579.63	(\$409.26)	\$45,673.55	\$41,185.51	(\$4,488.04)	\$54,996.00	\$9,322.45
513 - Sewer	\$2,336.00	\$1,880.60	(\$455.40)	\$21,507.36	\$19,209.19	(\$2,298.17)	\$25,200.00	\$3,692.64
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)	\$8,000.00	\$7,625.00	(\$375.00)	\$9,600.00	\$1,600.00
<u>Total Electric/Water/Other Utilities</u>	\$7,124.89	\$6,222.73	(\$902.16)	\$75,455.91	\$68,294.70	(\$7,161.21)	\$90,096.00	\$14,640.09
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$22,830.00	\$22,830.00	\$0.00	\$27,396.00	\$4,566.00
532 - Extra Yard Maintenance	\$0.00	\$685.00	\$685.00	\$0.00	\$685.00	\$685.00	\$600.00	\$600.00
533 - Grass Seed/Fertilizer	\$3,570.00	\$3,920.00	\$350.00	\$4,725.00	\$4,245.00	(\$480.00)	\$8,700.00	\$3,975.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$4,000.00	\$4,000.00	\$0.00	\$4,800.00	\$800.00
535 - Sprinkler Repairs	\$0.00	\$0.00	\$0.00	\$5,496.00	\$5,378.98	(\$117.02)	\$5,700.00	\$204.00
536 - Tree Maintenance	\$0.00	\$500.00	\$500.00	\$3,145.00	\$2,580.00	(\$565.00)	\$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	\$275.63	\$0.00	(\$275.63)	\$3,211.30	\$3,238.17	\$26.87	\$3,840.00	\$628.70
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>	\$6,528.63	\$7,788.00	\$1,259.37	\$44,757.30	\$46,175.15	\$1,417.85	\$60,012.00	\$15,254.70
<u>Reserve Allocations</u>								
720 - Painting	\$625.00	\$720.00	\$95.00	\$6,250.00	\$7,200.00	\$950.00	\$7,500.00	\$1,250.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$2,400.00	\$400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$3,350.00	\$3,350.00	\$0.00	\$4,020.00	\$670.00
<u>Total Reserve Allocations</u>	\$1,160.00	\$1,255.00	\$95.00	\$11,600.00	\$12,550.00	\$950.00	\$13,920.00	\$2,320.00
Total Expense	\$16,536.91	\$16,780.52	\$243.61	\$150,162.57	\$144,281.64	(\$5,880.93)	\$186,120.00	\$35,957.43

C.O.P. Condominium Association
Income Statement - Prior Year Comparison
10/1/2024 - 10/31/2024

	10/1/2024 - 10/31/2024			Year To Date			Annual Budget	Remaining
	2024 Actual	2023 Actual	Variance	YTD 2024	YTD 2023	Variance		
Total Other Net Income	(\$2,234.28)	(\$1,446.78)	(\$787.50)	\$4,045.07	\$5,945.39	(\$1,900.32)	\$0.00	

**C.O.P. Condominium Association
Reserve Statement
10/1/2024 - 10/31/2024**

Account	10/1/2024 - 10/31/2024		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$1,250.00	\$625.00	\$8,838.54	\$8,125.00	\$1,875.00	\$15,088.54
322 Reserve-Sprinkler	\$400.00	\$200.00	\$10,191.50	\$2,600.00	\$2,417.00	\$10,374.50
325 Reserve-Major Maintenance	\$670.00	\$335.00	\$13,663.15	\$4,355.00	\$2,105.00	\$15,913.15
360 Reserve-Interest	\$6.51	\$0.00	\$491.04	\$447.74	\$152.75	\$786.03
Total:	\$2,326.51	\$1,160.00	\$33,184.23	\$15,527.74	\$6,549.75	\$42,162.22

**C.O.P. Condominium Association
Check Register Report
10/1/2024 - 10/31/2024**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
102	0	10/4/2024 9/30/2024	Lawanda Samarripas Winter Grass Overseed	\$3,570.00	533 Grass Seed/Fertilizer	\$3,570.00	\$3,570.00
102	0	10/11/2024 COPC-202410-0001	Parks & Sons Of Sun City	\$800.00	515 Trash Removal	\$800.00	\$800.00
102	0	10/11/2024 COPC-202410-0002	First Citizens Bank	\$1,160.00	106 First Citizens Bank-Reserve	\$1,160.00	\$1,160.00
102	0	10/18/2024 58553852	Arrow Exterminators Pest Control	\$275.63	538 Pest Control	\$275.63	\$275.63
102	0	10/18/2024 COPC-202409-0006	Community Association Underwriters	\$1,362.00	581 Insurance	\$1,362.00	\$1,362.00
102	0	10/18/2024 COPC-202410-0003	Colby Mgt - Accounting	\$201.00	503 Accounting	\$201.00	\$201.00
102	0	10/25/2024 COPC-202410-0004 COPC-202410-0004	Lawanda Samarripas	\$2,683.00	534 Irrigation Contract 531 Yard Maint (Gardener)	\$400.00 \$2,283.00	\$400.00 \$2,283.00
102	0	10/25/2024 10/19/2024	Chester or Deborah M. Penta New tire for wheelbarrow	\$37.96	599 Miscellaneous Expenses	\$37.96	\$37.96
102	0	10/25/2024 10/17/2024	Kenneth D. or Sharon E. Davis Fax/Copies	\$10.94	599 Miscellaneous Expenses	\$10.94	\$10.94
102	0	10/25/2024 COPC-202409-0007 COPC-202409-0007	Epcor Water	\$6,324.89	513 Sewer 512 Water	\$2,336.00 \$3,988.89	\$2,336.00 \$3,988.89
102	0	10/25/2024 9/21/24 - 10/22/24 9/21/24 - 10/22/24 9/21/24 - 10/22/24	Colby Mgt - Other Misc Chgs Digital Storage Returned Payment Check Stock & Monthly Statements	\$101.49	505 Office Supplies 599 Miscellaneous Expenses 505 Office Supplies	\$16.99 \$25.00 \$59.50	\$16.99 \$25.00 \$59.50
Total:				\$16,526.91			

C.O.P. Condominium Association
AP Distribution Report
10/1/2024 - 10/31/2024

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - First Citizens Bank-Reserve	10/11/2024	10/11/2024	First Citizens Bank - Transfer Funds	First Citizens Bank - Transfer Funds;	COPC-202410-0002	0	\$1,160.00
Total 106 - First Citizens Bank-Reserve:							\$1,160.00
503 - Accounting	10/18/2024	10/18/2024	Colby Mgt - Accounting	Colby Mgt - Accounting;	COPC-202410-0003	0	\$201.00
Total 503 - Accounting:							\$201.00
505 - Office Supplies	10/25/2024	10/25/2024	Colby Mgt - Other Misc Chgs	Colby Mgt - Other Misc Chgs; Digital Storage	9/21/24 - 10/22/24	0	\$16.99
	10/25/2024	10/25/2024	Colby Mgt - Other Misc Chgs	Colby Mgt - Other Misc Chgs; Check Stock & Monthly Statements	9/21/24 - 10/22/24	0	\$59.50
Total 505 - Office Supplies:							\$76.49
512 - Water	10/25/2024	10/25/2024	Epcor Water	Epcor Water;	COPC-202409-0007	0	\$3,988.89
Total 512 - Water:							\$3,988.89
513 - Sewer	10/25/2024	10/25/2024	Epcor Water	Epcor Water;	COPC-202409-0007	0	\$2,336.00
Total 513 - Sewer:							\$2,336.00
515 - Trash Removal	10/11/2024	10/11/2024	Parks & Sons Of Sun City	Parks & Sons Of Sun City;	COPC-202410-0001	0	\$800.00
Total 515 - Trash Removal:							\$800.00
531 - Yard Maint (Gardener)	10/25/2024	10/25/2024	Lawanda Samarripas	Lawanda Samarripas;	COPC-202410-0004	0	\$2,283.00
Total 531 - Yard Maint (Gardener):							\$2,283.00
533 - Grass Seed/Fertilizer	10/4/2024	10/4/2024	Lawanda Samarripas	Lawanda Samarripas; Winter Grass Overseed	9/30/2024	0	\$3,570.00
Total 533 - Grass Seed/Fertilizer:							\$3,570.00
534 - Irrigation Contract	10/25/2024	10/25/2024	Lawanda Samarripas	Lawanda Samarripas;	COPC-202410-0004	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
538 - Pest Control	10/18/2024	10/18/2024	Arrow Exterminators	Arrow Exterminators; Pest Control	58553852	0	\$275.63
Total 538 - Pest Control:							\$275.63
581 - Insurance	10/18/2024	10/18/2024	Community Association Underwriters	Community Association Underwriters;	COPC-202409-0006	0	\$1,362.00
Total 581 - Insurance:							\$1,362.00
599 - Miscellaneous Expenses	10/25/2024	10/25/2024	Chester or Deborah M. Penta	Chester or Deborah M. Penta; New tire for wheelbarrow	10/19/2024	0	\$37.96
	10/25/2024	10/25/2024	Kenneth D. or Sharon E. Davis	Kenneth D. or Sharon E. Davis; Fax/Copies	10/17/2024	0	\$10.94
	10/25/2024	10/25/2024	Colby Mgt - Other Misc Chgs	Colby Mgt - Other Misc Chgs; Returned Payment	9/21/24 - 10/22/24	0	\$25.00
Total 599 - Miscellaneous Expenses:							\$73.90
Grand Total:							\$16,526.91

**C.O.P. Condominium Association
Homeowner Resale Report
Escrow Date: 10/1/2024-10/31/2024**

11/12/2024

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