

C.O.P. Condominium Association  
Balance Sheet  
Period Through: 11/30/2024

**Assets**

Operating		
102 - First Citizens Bank-Operating	\$31,674.52	
Operating Total	<u>\$31,674.52</u>	
Reserve		
106 - First Citizens Bank-Reserve	\$36,763.58	
117 - FCB-2103 4.75% 07/01/25	\$6,565.21	
Reserve Total	<u>\$43,328.79</u>	
Assets Total		<u><u>\$75,003.31</u></u>

**Liabilities and Equity**

Operating Equity		
301 - Homeowners Equity	\$31,114.74	
Operating Current Year Surplus/Deficit	\$559.78	
Operating Equity Total	<u>\$31,674.52</u>	
Reserve Equity		
320 - Reserve-Painting	\$15,713.54	
322 - Reserve-Sprinkler	\$10,574.50	
325 - Reserve-Major Maintenance	\$16,248.15	
360 - Reserve-Interest	\$792.60	
Reserve Equity Total	<u>\$43,328.79</u>	
Liabilities & Equity Total		<u><u>\$75,003.31</u></u>

**C.O.P. Condominium Association**  
**Budget Comparison Report**  
**11/1/2024 - 11/30/2024**

	11/1/2024 - 11/30/2024			1/1/2024 - 11/30/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$15,540.00	\$15,500.00	\$40.00	\$169,455.00	\$170,500.00	(\$1,045.00)	\$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	\$105.00	\$0.00	\$105.00	\$0.00
461 - Interest Operating Acct	\$7.31	\$10.00	(\$2.69)	\$109.95	\$110.00	(\$0.05)	\$120.00
<u>Total Income</u>	\$15,582.31	\$15,510.00	\$72.31	\$169,789.95	\$170,610.00	(\$820.05)	\$186,120.00
<b>Total Income</b>	\$15,582.31	\$15,510.00	\$72.31	\$169,789.95	\$170,610.00	(\$820.05)	\$186,120.00
<b>Expense</b>							
<u>Admin Expenses</u>							
503 - Accounting	\$201.00	\$201.00	\$0.00	\$2,211.00	\$2,211.00	\$0.00	\$2,412.00
504 - Legal/Collection	\$10.00	\$10.00	\$0.00	\$20.00	\$110.00	\$90.00	\$120.00
505 - Office Supplies	\$85.99	\$30.00	(\$55.99)	\$364.87	\$330.00	(\$34.87)	\$360.00
506 - Statements/Postage/Fees	\$0.00	\$60.00	\$60.00	\$429.00	\$660.00	\$231.00	\$720.00
581 - Insurance	\$1,362.00	\$1,450.00	\$88.00	\$16,310.00	\$15,950.00	(\$360.00)	\$17,400.00
596 - Income Tax/Tax Prep	\$0.00	\$40.00	\$40.00	\$425.00	\$440.00	\$15.00	\$480.00
599 - Miscellaneous Expenses	\$28.00	\$50.00	\$22.00	\$276.48	\$550.00	\$273.52	\$600.00
<u>Total Admin Expenses</u>	\$1,686.99	\$1,841.00	\$154.01	\$20,036.35	\$20,251.00	\$214.65	\$22,092.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$7,450.98	\$4,583.00	(\$2,867.98)	\$53,124.53	\$50,413.00	(\$2,711.53)	\$54,996.00
513 - Sewer	\$2,336.00	\$2,100.00	(\$236.00)	\$23,843.36	\$23,100.00	(\$743.36)	\$25,200.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$275.00	\$0.00	\$300.00
515 - Trash Removal	\$800.00	\$800.00	\$0.00	\$8,800.00	\$8,800.00	\$0.00	\$9,600.00
<u>Total Electric/Water/Other Utilities</u>	\$10,586.98	\$7,508.00	(\$3,078.98)	\$86,042.89	\$82,588.00	(\$3,454.89)	\$90,096.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$25,113.00	\$25,113.00	\$0.00	\$27,396.00
532 - Extra Yard Maintenance	\$0.00	\$50.00	\$50.00	\$0.00	\$550.00	\$550.00	\$600.00
533 - Grass Seed/Fertilizer	\$0.00	\$725.00	\$725.00	\$4,725.00	\$7,975.00	\$3,250.00	\$8,700.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$4,400.00	\$4,400.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$475.00	\$475.00	\$5,496.00	\$5,225.00	(\$271.00)	\$5,700.00
536 - Tree Maintenance	\$0.00	\$450.00	\$450.00	\$3,145.00	\$4,950.00	\$1,805.00	\$5,400.00
537 - Shrub & Tree Replacement	\$2,415.00	\$185.00	(\$2,230.00)	\$2,415.00	\$2,035.00	(\$380.00)	\$2,220.00
538 - Pest Control	\$535.63	\$320.00	(\$215.63)	\$3,746.93	\$3,520.00	(\$226.93)	\$3,840.00
539 - Weed Control-Grass	\$0.00	\$113.00	\$113.00	\$1,350.00	\$1,243.00	(\$107.00)	\$1,356.00
<u>Total Landscaping</u>	\$5,633.63	\$5,001.00	(\$632.63)	\$50,390.93	\$55,011.00	\$4,620.07	\$60,012.00
<u>Reserve Allocations</u>							
720 - Painting	\$625.00	\$625.00	\$0.00	\$6,875.00	\$6,875.00	\$0.00	\$7,500.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$2,200.00	\$2,200.00	\$0.00	\$2,400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$3,685.00	\$3,685.00	\$0.00	\$4,020.00
<u>Total Reserve Allocations</u>	\$1,160.00	\$1,160.00	\$0.00	\$12,760.00	\$12,760.00	\$0.00	\$13,920.00
<b>Total Expense</b>	\$19,067.60	\$15,510.00	(\$3,557.60)	\$169,230.17	\$170,610.00	\$1,379.83	\$186,120.00
Operating Net Income	(\$3,485.29)	\$0.00	(\$3,485.29)	\$559.78	\$0.00	\$559.78	\$0.00

**C.O.P. Condominium Association  
 Budget Comparison Report  
 11/1/2024 - 11/30/2024**

	11/1/2024 - 11/30/2024			1/1/2024 - 11/30/2024			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
Net Income	(\$3,485.29)	\$0.00	(\$3,485.29)	\$559.78	\$0.00	\$559.78	\$0.00

**C.O.P. Condominium Association**  
**Income Statement - Prior Year Comparison**  
**11/1/2024 - 11/30/2024**

	11/1/2024 - 11/30/2024			Year To Date			Annual Budget	Remaining
	2024 Actual	2023 Actual	Variance	YTD 2024	YTD 2023	Variance		
<b>Income</b>								
<u>Income</u>								
401 - Homeowners Assessments	\$15,540.00	\$14,125.00	\$1,415.00	\$169,455.00	\$164,260.00	\$5,195.00	\$186,000.00	\$16,545.00
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	\$105.00	\$182.00	(\$77.00)	\$0.00	(\$105.00)
461 - Interest Operating Acct	\$7.31	\$7.97	(\$0.66)	\$109.95	\$100.00	\$9.95	\$120.00	\$10.05
<u>Total Income</u>	\$15,582.31	\$14,132.97	\$1,449.34	\$169,789.95	\$164,360.00	\$5,429.95	\$186,120.00	\$16,330.05
<b>Total Income</b>	\$15,582.31	\$14,132.97	\$1,449.34	\$169,789.95	\$164,360.00	\$5,429.95	\$186,120.00	\$16,330.05
<b>Expense</b>								
<u>Admin Expenses</u>								
503 - Accounting	\$201.00	\$189.00	(\$12.00)	\$2,211.00	\$2,079.00	(\$132.00)	\$2,412.00	\$201.00
504 - Legal/Collection	\$10.00	\$35.00	\$25.00	\$20.00	\$35.00	\$15.00	\$120.00	\$100.00
505 - Office Supplies	\$85.99	\$11.81	(\$74.18)	\$364.87	\$129.79	(\$235.08)	\$360.00	(\$4.87)
506 - Statements/Postage/Fees	\$0.00	\$54.50	\$54.50	\$429.00	\$601.23	\$172.23	\$720.00	\$291.00
581 - Insurance	\$1,362.00	\$1,259.00	(\$103.00)	\$16,310.00	\$15,080.00	(\$1,230.00)	\$17,400.00	\$1,090.00
596 - Income Tax/Tax Prep	\$0.00	\$0.00	\$0.00	\$425.00	\$410.00	(\$15.00)	\$480.00	\$55.00
599 - Miscellaneous Expenses	\$28.00	\$135.00	\$107.00	\$276.48	\$611.08	\$334.60	\$600.00	\$323.52
<u>Total Admin Expenses</u>	\$1,686.99	\$1,684.31	(\$2.68)	\$20,036.35	\$18,946.10	(\$1,090.25)	\$22,092.00	\$2,055.65
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$7,450.98	\$6,337.17	(\$1,113.81)	\$53,124.53	\$47,522.68	(\$5,601.85)	\$54,996.00	\$1,871.47
513 - Sewer	\$2,336.00	\$1,880.60	(\$455.40)	\$23,843.36	\$21,089.79	(\$2,753.57)	\$25,200.00	\$1,356.64
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)	\$8,800.00	\$8,387.50	(\$412.50)	\$9,600.00	\$800.00
<u>Total Electric/Water/Other Utilities</u>	\$10,586.98	\$8,980.27	(\$1,606.71)	\$86,042.89	\$77,274.97	(\$8,767.92)	\$90,096.00	\$4,053.11
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$25,113.00	\$25,113.00	\$0.00	\$27,396.00	\$2,283.00
532 - Extra Yard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$685.00	\$685.00	\$600.00	\$600.00
533 - Grass Seed/Fertilizer	\$0.00	\$585.00	\$585.00	\$4,725.00	\$4,830.00	\$105.00	\$8,700.00	\$3,975.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$4,400.00	\$4,400.00	\$0.00	\$4,800.00	\$400.00
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	\$450.00	\$450.00	\$3,145.00	\$3,030.00	(\$115.00)	\$5,400.00	\$2,255.00
537 - Shrub & Tree Replacement	\$2,415.00	\$0.00	(\$2,415.00)	\$2,415.00	\$1,918.00	(\$497.00)	\$2,220.00	(\$195.00)
538 - Pest Control	\$535.63	\$435.63	(\$100.00)	\$3,746.93	\$3,673.80	(\$73.13)	\$3,840.00	\$93.07
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>	\$5,633.63	\$4,153.63	(\$1,480.00)	\$50,390.93	\$50,328.78	(\$62.15)	\$60,012.00	\$9,621.07
<u>Reserve Allocations</u>								
720 - Painting	\$625.00	\$720.00	\$95.00	\$6,875.00	\$7,920.00	\$1,045.00	\$7,500.00	\$625.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$2,200.00	\$2,200.00	\$0.00	\$2,400.00	\$200.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$3,685.00	\$3,685.00	\$0.00	\$4,020.00	\$335.00
<u>Total Reserve Allocations</u>	\$1,160.00	\$1,255.00	\$95.00	\$12,760.00	\$13,805.00	\$1,045.00	\$13,920.00	\$1,160.00
<b>Total Expense</b>	\$19,067.60	\$16,073.21	(\$2,994.39)	\$169,230.17	\$160,354.85	(\$8,875.32)	\$186,120.00	\$16,889.83

**C.O.P. Condominium Association**  
**Income Statement - Prior Year Comparison**  
**11/1/2024 - 11/30/2024**

	11/1/2024 - 11/30/2024			Year To Date			Annual Budget	Remaining
	2024 Actual	2023 Actual	Variance	YTD 2024	YTD 2023	Variance		
Total Other Net Income	(\$3,485.29)	(\$1,940.24)	(\$1,545.05)	\$559.78	\$4,005.15	(\$3,445.37)	\$0.00	

**C.O.P. Condominium Association  
Reserve Statement  
11/1/2024 - 11/30/2024**

<b>Account</b>	<b>11/1/2024 - 11/30/2024</b>		<b>Begin Bal</b>	<b>YTD</b>		<b>Balance</b>
	<b>Allocation</b>	<b>Disbursement</b>		<b>Allocation</b>	<b>Disbursement</b>	
320 Reserve-Painting	\$625.00	\$0.00	\$8,838.54	\$8,750.00	\$1,875.00	\$15,713.54
322 Reserve-Sprinkler	\$200.00	\$0.00	\$10,191.50	\$2,800.00	\$2,417.00	\$10,574.50
325 Reserve-Major Maintenance	\$335.00	\$0.00	\$13,663.15	\$4,690.00	\$2,105.00	\$16,248.15
360 Reserve-Interest	\$6.57	\$0.00	\$491.04	\$454.31	\$152.75	\$792.60
Total:	\$1,166.57	\$0.00	\$33,184.23	\$16,694.31	\$6,549.75	\$43,328.79

**C.O.P. Condominium Association  
Check Register Report  
11/1/2024 - 11/30/2024**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
102	0	11/1/2024 58968732	<b>Arrow Exterminators</b> Pest Control	<b>\$275.63</b>	538 Pest Control	\$275.63	\$275.63
102	0	11/8/2024 COPC-202411-0001	<b>First Citizens Bank</b>	<b>\$1,160.00</b>	106 First Citizens Bank-Reserve	\$1,160.00	\$1,160.00
102	0	11/8/2024 COPC-202411-0002	<b>Parks &amp; Sons Of Sun City</b>	<b>\$800.00</b>	515 Trash Removal	\$800.00	\$800.00
102	0	11/8/2024 300	<b>Beesville Bee Farm LLC</b> Removed hive from olive trees	<b>\$260.00</b>	538 Pest Control	\$260.00	\$260.00
102	0	11/8/2024 COPC-202410-0005	<b>Community Association Underwriters</b>	<b>\$1,362.00</b>	581 Insurance	\$1,362.00	\$1,362.00
102	0	11/22/2024 COPC-202411-0004	<b>Colby Mgt - Accounting</b>	<b>\$201.00</b>	503 Accounting	\$201.00	\$201.00
102	0	11/22/2024 11/20/24	<b>Lawanda Samarripas</b> Tree and Shrubs	<b>\$2,415.00</b>	537 Shrub & Tree Replacement	\$2,415.00	\$2,415.00
102	0	11/27/2024 COPC-202411-0003	<b>Colby Mgt - Misc Chgs</b> Check Stock 10/23 - 11/22	<b>\$113.99</b>	505 Office Supplies	\$9.00	\$9.00
		COPC-202411-0003	ACH Set Up		599 Miscellaneous Expenses	\$3.00	\$3.00
		COPC-202411-0003	Statements		505 Office Supplies	\$60.00	\$60.00
		COPC-202411-0003	Electronic Storage		505 Office Supplies	\$16.99	\$16.99
		COPC-202411-0003	Returned Payment Lot # 75		599 Miscellaneous Expenses	\$25.00	\$25.00
102	0	11/27/2024 COPC-202410-0006	<b>Epcor Water</b>	<b>\$9,786.98</b>	513 Sewer	\$2,336.00	\$2,336.00
		COPC-202410-0006			512 Water	\$7,450.98	\$7,450.98
102	0	11/27/2024 COPC-202411-0005	<b>Lawanda Samarripas</b>	<b>\$2,683.00</b>	531 Yard Maint (Gardener)	\$2,283.00	\$2,283.00
		COPC-202411-0005			534 Irrigation Contract	\$400.00	\$400.00
<b>Total:</b>				<b>\$19,057.60</b>			

**C.O.P. Condominium Association  
AP Distribution Report  
11/1/2024 - 11/30/2024**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - First Citizens Bank-Reserve							
	11/8/2024	11/8/2024	First Citizens Bank - Transfer Funds	First Citizens Bank - Transfer Funds;	COPC-202411-0001	0	\$1,160.00
<b>Total 106 - First Citizens Bank-Reserve:</b>							<b>\$1,160.00</b>
503 - Accounting							
	11/22/2024	11/22/2024	Colby Mgt - Accounting	Colby Mgt - Accounting;	COPC-202411-0004	0	\$201.00
<b>Total 503 - Accounting:</b>							<b>\$201.00</b>
505 - Office Supplies							
	11/27/2024	11/27/2024	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; Electronic Storage	COPC-202411-0003	0	\$16.99
	11/27/2024	11/27/2024	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; Check Stock 10/23 - 11/22	COPC-202411-0003	0	\$9.00
	11/27/2024	11/27/2024	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; Statements	COPC-202411-0003	0	\$60.00
<b>Total 505 - Office Supplies:</b>							<b>\$85.99</b>
512 - Water							
	11/27/2024	11/27/2024	Epcor Water	Epcor Water;	COPC-202410-0006	0	\$7,450.98
<b>Total 512 - Water:</b>							<b>\$7,450.98</b>
513 - Sewer							
	11/27/2024	11/27/2024	Epcor Water	Epcor Water;	COPC-202410-0006	0	\$2,336.00
<b>Total 513 - Sewer:</b>							<b>\$2,336.00</b>
515 - Trash Removal							
	11/8/2024	11/8/2024	Parks & Sons Of Sun City	Parks & Sons Of Sun City;	COPC-202411-0002	0	\$800.00
<b>Total 515 - Trash Removal:</b>							<b>\$800.00</b>
531 - Yard Maint (Gardener)							
	11/27/2024	11/27/2024	Lawanda Samarripas	Lawanda Samarripas;	COPC-202411-0005	0	\$2,283.00
<b>Total 531 - Yard Maint (Gardener):</b>							<b>\$2,283.00</b>
534 - Irrigation Contract							
	11/27/2024	11/27/2024	Lawanda Samarripas	Lawanda Samarripas;	COPC-202411-0005	0	\$400.00
<b>Total 534 - Irrigation Contract:</b>							<b>\$400.00</b>
537 - Shrub & Tree Replacement							
	11/22/2024	11/22/2024	Lawanda Samarripas	Lawanda Samarripas; Tree and Shrubs	11/20/24	0	\$2,415.00
<b>Total 537 - Shrub &amp; Tree Replacement:</b>							<b>\$2,415.00</b>
538 - Pest Control							
	11/1/2024	11/1/2024	Arrow Exterminators	Arrow Exterminators; Pest Control	58968732	0	\$275.63
	11/8/2024	11/8/2024	Beesville Bee Farm LLC	Beesville Bee Farm LLC; Removed hive from olive trees	300	0	\$260.00
<b>Total 538 - Pest Control:</b>							<b>\$535.63</b>
581 - Insurance							
	11/8/2024	11/8/2024	Community Association Underwriters	Community Association Underwriters;	COPC-202410-0005	0	\$1,362.00
<b>Total 581 - Insurance:</b>							<b>\$1,362.00</b>
599 - Miscellaneous Expenses							
	11/27/2024	11/27/2024	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; ACH Set Up	COPC-202411-0003	0	\$3.00
	11/27/2024	11/27/2024	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; Returned Payment Lot # 75	COPC-202411-0003	0	\$25.00
<b>Total 599 - Miscellaneous Expenses:</b>							<b>\$28.00</b>



**C.O.P. Condominium Association  
AP Distribution Report  
11/1/2024 - 11/30/2024**

<b>Account</b>	<b>Posting Date</b>	<b>Check Date</b>	<b>Payee</b>	<b>Description</b>	<b>Invoice #</b>	<b>Check #</b>	<b>Amount</b>
<b>Grand Total: \$19,057.60</b>							

**C.O.P. Condominium Association  
Homeowner Resale Report  
Escrow Date: 11/1/2024-11/30/2024**

**12/11/2024**

<b>New Account #</b>	<b>New Owner</b>	<b>Unit Address 1</b>	<b>Lot #</b>	<b>Previous Owner</b>	<b>Process Date</b>	<b>Escrow Date</b>
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