

C.O.P. Condominium Association
Balance Sheet
Period Through: 12/31/2024

Assets

Operating		
102 - First Citizens Bank-Operating	\$32,453.20	
108 - Due To/From Reserve	\$1,925.00	
Operating Total	<u>\$34,378.20</u>	
Reserve		
106 - First Citizens Bank-Reserve	\$37,930.51	
110 - Due To/From Operating	(\$1,925.00)	
117 - FCB-2103 4.75% 07/01/25	\$6,643.42	
Reserve Total	<u>\$42,648.93</u>	
Assets Total		<u><u>\$77,027.13</u></u>

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$31,114.74	
Operating Current Year Surplus/Deficit	\$3,263.46	
Operating Equity Total	<u>\$34,378.20</u>	
Reserve Equity		
320 - Reserve-Painting	\$16,338.54	
322 - Reserve-Sprinkler	\$8,849.50	
325 - Reserve-Major Maintenance	\$16,583.15	
360 - Reserve-Interest	\$877.74	
Reserve Equity Total	<u>\$42,648.93</u>	
Liabilities & Equity Total		<u><u>\$77,027.13</u></u>

C.O.P. Condominium Association
Budget Comparison Report
12/1/2024 - 12/31/2024

	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$15,600.00	\$15,500.00	\$100.00	\$185,055.00	\$186,000.00	(\$945.00)	\$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	\$0.00	\$0.00	\$0.00	\$105.00	\$0.00	\$105.00	\$0.00
461 - Interest Operating Acct	\$7.18	\$10.00	(\$2.82)	\$117.13	\$120.00	(\$2.87)	\$120.00
<u>Total Income</u>	\$15,607.18	\$15,510.00	\$97.18	\$185,397.13	\$186,120.00	(\$722.87)	\$186,120.00
Total Income	\$15,607.18	\$15,510.00	\$97.18	\$185,397.13	\$186,120.00	(\$722.87)	\$186,120.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$201.00	\$201.00	\$0.00	\$2,412.00	\$2,412.00	\$0.00	\$2,412.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$20.00	\$120.00	\$100.00	\$120.00
505 - Office Supplies	\$86.99	\$30.00	(\$56.99)	\$451.86	\$360.00	(\$91.86)	\$360.00
506 - Statements/Postage/Fees	\$0.00	\$60.00	\$60.00	\$429.00	\$720.00	\$291.00	\$720.00
581 - Insurance	\$0.00	\$1,450.00	\$1,450.00	\$16,310.00	\$17,400.00	\$1,090.00	\$17,400.00
596 - Income Tax/Tax Prep	\$0.00	\$40.00	\$40.00	\$425.00	\$480.00	\$55.00	\$480.00
599 - Miscellaneous Expenses	\$439.87	\$50.00	(\$389.87)	\$716.35	\$600.00	(\$116.35)	\$600.00
<u>Total Admin Expenses</u>	\$727.86	\$1,841.00	\$1,113.14	\$20,764.21	\$22,092.00	\$1,327.79	\$22,092.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$4,921.01	\$4,583.00	(\$338.01)	\$58,045.54	\$54,996.00	(\$3,049.54)	\$54,996.00
513 - Sewer	\$2,336.00	\$2,100.00	(\$236.00)	\$26,179.36	\$25,200.00	(\$979.36)	\$25,200.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$300.00	\$25.00	\$300.00
515 - Trash Removal	\$800.00	\$800.00	\$0.00	\$9,600.00	\$9,600.00	\$0.00	\$9,600.00
<u>Total Electric/Water/Other Utilities</u>	\$8,057.01	\$7,508.00	(\$549.01)	\$94,099.90	\$90,096.00	(\$4,003.90)	\$90,096.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$27,396.00	\$27,396.00	\$0.00	\$27,396.00
532 - Extra Yard Maintenance	\$0.00	\$50.00	\$50.00	\$0.00	\$600.00	\$600.00	\$600.00
533 - Grass Seed/Fertilizer	\$0.00	\$725.00	\$725.00	\$4,725.00	\$8,700.00	\$3,975.00	\$8,700.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$4,800.00	\$4,800.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$475.00	\$475.00	\$5,496.00	\$5,700.00	\$204.00	\$5,700.00
536 - Tree Maintenance	\$0.00	\$450.00	\$450.00	\$3,145.00	\$5,400.00	\$2,255.00	\$5,400.00
537 - Shrub & Tree Replacement	\$0.00	\$185.00	\$185.00	\$2,415.00	\$2,220.00	(\$195.00)	\$2,220.00
538 - Pest Control	\$275.63	\$320.00	\$44.37	\$4,022.56	\$3,840.00	(\$182.56)	\$3,840.00
539 - Weed Control-Grass	\$0.00	\$113.00	\$113.00	\$1,350.00	\$1,356.00	\$6.00	\$1,356.00
<u>Total Landscaping</u>	\$2,958.63	\$5,001.00	\$2,042.37	\$53,349.56	\$60,012.00	\$6,662.44	\$60,012.00
<u>Reserve Allocations</u>							
720 - Painting	\$625.00	\$625.00	\$0.00	\$7,500.00	\$7,500.00	\$0.00	\$7,500.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$2,400.00	\$2,400.00	\$0.00	\$2,400.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$4,020.00	\$4,020.00	\$0.00	\$4,020.00
<u>Total Reserve Allocations</u>	\$1,160.00	\$1,160.00	\$0.00	\$13,920.00	\$13,920.00	\$0.00	\$13,920.00
Total Expense	\$12,903.50	\$15,510.00	\$2,606.50	\$182,133.67	\$186,120.00	\$3,986.33	\$186,120.00
Operating Net Income	\$2,703.68	\$0.00	\$2,703.68	\$3,263.46	\$0.00	\$3,263.46	\$0.00

**C.O.P. Condominium Association
 Budget Comparison Report
 12/1/2024 - 12/31/2024**

	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Net Income	\$2,703.68	\$0.00	\$2,703.68	\$3,263.46	\$0.00	\$3,263.46	\$0.00

C.O.P. Condominium Association
Income Statement - Prior Year Comparison
12/1/2024 - 12/31/2024

	12/1/2024 - 12/31/2024			Year To Date				
	2024 Actual	2023 Actual	Variance	YTD 2024	YTD 2023	Variance	Annual Budget	Remaining
Income								
<u>Income</u>								
401 - Homeowners Assessments	\$15,600.00	\$16,000.00	(\$400.00)	\$185,055.00	\$180,260.00	\$4,795.00	\$186,000.00	\$945.00
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	\$0.00	\$0.00	\$0.00	\$105.00	\$182.00	(\$77.00)	\$0.00	(\$105.00)
461 - Interest Operating Acct	\$7.18	\$7.72	(\$0.54)	\$117.13	\$107.72	\$9.41	\$120.00	\$2.87
<u>Total Income</u>	\$15,607.18	\$16,007.72	(\$400.54)	\$185,397.13	\$180,367.72	\$5,029.41	\$186,120.00	\$722.87
Total Income	\$15,607.18	\$16,007.72	(\$400.54)	\$185,397.13	\$180,367.72	\$5,029.41	\$186,120.00	\$722.87
Expense								
<u>Admin Expenses</u>								
503 - Accounting	\$201.00	\$189.00	(\$12.00)	\$2,412.00	\$2,268.00	(\$144.00)	\$2,412.00	\$0.00
504 - Legal/Collection	\$0.00	\$0.00	\$0.00	\$20.00	\$35.00	\$15.00	\$120.00	\$100.00
505 - Office Supplies	\$86.99	\$12.05	(\$74.94)	\$451.86	\$141.84	(\$310.02)	\$360.00	(\$91.86)
506 - Statements/Postage/Fees	\$0.00	\$55.65	\$55.65	\$429.00	\$656.88	\$227.88	\$720.00	\$291.00
581 - Insurance	\$0.00	\$0.00	\$0.00	\$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	\$439.87	\$316.96	(\$122.91)	\$716.35	\$928.04	\$211.69	\$600.00	(\$116.35)
<u>Total Admin Expenses</u>	\$727.86	\$573.66	(\$154.20)	\$20,764.21	\$19,519.76	(\$1,244.45)	\$22,092.00	\$1,327.79
<u>Electric/Water/Other Utilities</u>								
512 - Water	\$4,921.01	\$3,513.31	(\$1,407.70)	\$58,045.54	\$51,035.99	(\$7,009.55)	\$54,996.00	(\$3,049.54)
513 - Sewer	\$2,336.00	\$1,880.60	(\$455.40)	\$26,179.36	\$22,970.39	(\$3,208.97)	\$25,200.00	(\$979.36)
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)	\$9,600.00	\$9,150.00	(\$450.00)	\$9,600.00	\$0.00
<u>Total Electric/Water/Other Utilities</u>	\$8,057.01	\$6,156.41	(\$1,900.60)	\$94,099.90	\$83,431.38	(\$10,668.52)	\$90,096.00	(\$4,003.90)
<u>Landscaping</u>								
531 - Yard Maint (Gardener)	\$2,283.00	\$2,283.00	\$0.00	\$27,396.00	\$27,396.00	\$0.00	\$27,396.00	\$0.00
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	\$0.00	\$0.00	\$4,725.00	\$4,830.00	\$105.00	\$8,700.00	\$3,975.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$4,800.00	\$4,800.00	\$0.00	\$4,800.00	\$0.00
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	\$0.00	\$0.00	\$3,145.00	\$3,030.00	(\$115.00)	\$5,400.00	\$2,255.00
537 - Shrub & Tree Replacement	\$0.00	\$0.00	\$0.00	\$2,415.00	\$1,918.00	(\$497.00)	\$2,220.00	(\$195.00)
538 - Pest Control	\$275.63	\$275.63	\$0.00	\$4,022.56	\$3,949.43	(\$73.13)	\$3,840.00	(\$182.56)
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	\$2,958.63	\$0.00	\$53,349.56	\$53,287.41	(\$62.15)	\$60,012.00	\$6,662.44
<u>Reserve Allocations</u>								
720 - Painting	\$625.00	\$720.00	\$95.00	\$7,500.00	\$8,640.00	\$1,140.00	\$7,500.00	\$0.00
722 - Sprinkler	\$200.00	\$200.00	\$0.00	\$2,400.00	\$2,400.00	\$0.00	\$2,400.00	\$0.00
725 - Major Maintenance	\$335.00	\$335.00	\$0.00	\$4,020.00	\$4,020.00	\$0.00	\$4,020.00	\$0.00
<u>Total Reserve Allocations</u>	\$1,160.00	\$1,255.00	\$95.00	\$13,920.00	\$15,060.00	\$1,140.00	\$13,920.00	\$0.00
Total Expense	\$12,903.50	\$10,943.70	(\$1,959.80)	\$182,133.67	\$171,298.55	(\$10,835.12)	\$186,120.00	\$3,986.33

C.O.P. Condominium Association
Income Statement - Prior Year Comparison
12/1/2024 - 12/31/2024

	12/1/2024 - 12/31/2024			Year To Date			Annual Budget	Remaining
	2024 Actual	2023 Actual	Variance	YTD 2024	YTD 2023	Variance		
Total Other Net Income	\$2,703.68	\$5,064.02	(\$2,360.34)	\$3,263.46	\$9,069.17	(\$5,805.71)	\$0.00	

**C.O.P. Condominium Association
Reserve Statement
12/1/2024 - 12/31/2024**

Account	12/1/2024 - 12/31/2024		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
320 Reserve-Painting	\$625.00	\$0.00	\$8,838.54	\$9,375.00	\$1,875.00	\$16,338.54
322 Reserve-Sprinkler	\$200.00	\$1,925.00	\$10,191.50	\$3,000.00	\$4,342.00	\$8,849.50
325 Reserve-Major Maintenance	\$335.00	\$0.00	\$13,663.15	\$5,025.00	\$2,105.00	\$16,583.15
360 Reserve-Interest	\$85.14	\$0.00	\$491.04	\$539.45	\$152.75	\$877.74
Total:	\$1,245.14	\$1,925.00	\$33,184.23	\$17,939.45	\$8,474.75	\$42,648.93

**C.O.P. Condominium Association
Check Register Report
12/1/2024 - 12/31/2024**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
102	0	12/6/2024 COPC-202412-0001	Parks & Sons Of Sun City	\$800.00	515 Trash Removal	\$800.00	\$800.00
102	0	12/6/2024 11/25/24	Kenneth D. or Sharon E. Davis Turkey Potluck	\$101.87	599 Miscellaneous Expenses	\$101.87	\$101.87
102	0	12/13/2024 COPC-202412-0002	First Citizens Bank	\$1,160.00	106 First Citizens Bank-Reserve	\$1,160.00	\$1,160.00
102	0	12/13/2024 2025	Organization of HOA's In Sun City West	\$135.00	599 Miscellaneous Expenses	\$135.00	\$135.00
102	0	12/13/2024 121024	Lawanda Samarripas	\$1,925.00	322 Reserve-Sprinkler	\$1,925.00	\$1,925.00
102	0	12/20/2024 59369277	Arrow Exterminators	\$275.63	538 Pest Control	\$275.63	\$275.63
102	0	12/27/2024 COPC-202412-0003 COPC-202412-0003	Lawanda Samarripas	\$2,683.00	534 Irrigation Contract 531 Yard Maint (Gardener)	\$400.00 \$2,283.00	\$400.00 \$2,283.00
102	0	12/27/2024 COPC-202412-0004	Colby Mgt - Accounting	\$201.00	503 Accounting	\$201.00	\$201.00
102	0	12/30/2024 COPC-202411-0006 COPC-202411-0006	Epcor Water	\$7,257.01	513 Sewer 512 Water	\$2,336.00 \$4,921.01	\$2,336.00 \$4,921.01
102	0	12/30/2024 COPC-202412-0005 COPC-202412-0005 COPC-202412-0005 COPC-202412-0005	Colby Mgt - Misc Chgs ACH Set Up Lot 75 Check Stock Electronic Storage Statements	\$89.99	599 Miscellaneous Expenses 505 Office Supplies 505 Office Supplies 505 Office Supplies	\$3.00 \$10.00 \$16.99 \$60.00	\$3.00 \$10.00 \$16.99 \$60.00
102	0	12/30/2024 122024	Lawanda Samarripas Bonus	\$200.00	599 Miscellaneous Expenses	\$200.00	\$200.00
Total:				\$14,828.50			

**C.O.P. Condominium Association
AP Distribution Report
12/1/2024 - 12/31/2024**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - First Citizens Bank-Reserve	12/13/2024	12/13/2024	First Citizens Bank - Transfer Funds	First Citizens Bank - Transfer Funds;	COPC-202412-0002	0	\$1,160.00
Total 106 - First Citizens Bank-Reserve:							\$1,160.00
322 - Reserve-Sprinkler	12/13/2024	12/13/2024	Lawanda Samarripas	Lawanda Samarripas;	121024	0	\$1,925.00
Total 322 - Reserve-Sprinkler:							\$1,925.00
503 - Accounting	12/27/2024	12/27/2024	Colby Mgt - Accounting	Colby Mgt - Accounting;	COPC-202412-0004	0	\$201.00
Total 503 - Accounting:							\$201.00
505 - Office Supplies	12/30/2024	12/30/2024	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; Electronic Storage	COPC-202412-0005	0	\$16.99
	12/30/2024	12/30/2024	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; Check Stock	COPC-202412-0005	0	\$10.00
	12/30/2024	12/30/2024	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; Statements	COPC-202412-0005	0	\$60.00
Total 505 - Office Supplies:							\$86.99
512 - Water	12/30/2024	12/30/2024	Epcor Water	Epcor Water;	COPC-202411-0006	0	\$4,921.01
Total 512 - Water:							\$4,921.01
513 - Sewer	12/30/2024	12/30/2024	Epcor Water	Epcor Water;	COPC-202411-0006	0	\$2,336.00
Total 513 - Sewer:							\$2,336.00
515 - Trash Removal	12/6/2024	12/6/2024	Parks & Sons Of Sun City	Parks & Sons Of Sun City;	COPC-202412-0001	0	\$800.00
Total 515 - Trash Removal:							\$800.00
531 - Yard Maint (Gardener)	12/27/2024	12/27/2024	Lawanda Samarripas	Lawanda Samarripas;	COPC-202412-0003	0	\$2,283.00
Total 531 - Yard Maint (Gardener):							\$2,283.00
534 - Irrigation Contract	12/27/2024	12/27/2024	Lawanda Samarripas	Lawanda Samarripas;	COPC-202412-0003	0	\$400.00
Total 534 - Irrigation Contract:							\$400.00
538 - Pest Control	12/20/2024	12/20/2024	Arrow Exterminators	Arrow Exterminators;	59369277	0	\$275.63
Total 538 - Pest Control:							\$275.63
599 - Miscellaneous Expenses	12/6/2024	12/6/2024	Kenneth D. or Sharon E. Davis	Kenneth D. or Sharon E. Davis; Turkey Potluck	11/25/24	0	\$101.87
	12/13/2024	12/13/2024	Organization of HOA's In Sun City West	Organization of HOA's In Sun City West;	2025	0	\$135.00
	12/30/2024	12/30/2024	Colby Mgt - Misc Chgs	Colby Mgt - Misc Chgs; ACH Set Up Lot 75	COPC-202412-0005	0	\$3.00
	12/30/2024	12/30/2024	Lawanda Samarripas	Lawanda Samarripas; Bonus	122024	0	\$200.00
Total 599 - Miscellaneous Expenses:							\$439.87

Grand Total: \$14,828.50

**C.O.P. Condominium Association
Homeowner Resale Report
Escrow Date: 12/1/2024-12/31/2024**

1/8/2025

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