COPPERSTONE CONDOMINIUM ASSOCIATION, INC.

FY2022 BUDGET

Ratified
December 6, 2021

This budget is based on assessments remaining the same at $290.00 per unit per month The garage assessment will remain at the current level of $10.00 per unit per month for those that have garages. There are 164 units. There are 85 garages.

Assessments are paid monthly.

Prepared by
MSI, LLC

Copperstone Condominium Association, Inc.

Top line is budget

Budget Projection Report

Cash Balance Est 12/31/2020 $60,043.77

Bottom line is actual

Prepared on: 9/13/2021

Cash Balance Act 12/31/2020 $21,657.43

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
Administrative														
602000	$279.17	$279.17	$279.17	$279.17	$279.17	$279.17	$279.17	$279.17	$279.17	$279.17	$279.17	$279.13	$3,350.00	$166.51
Administrative	$96.85	$590.15	$175.70	$744.00	$103.75	$166.95	$96.60	$305.00	$279.17	$279.17	$279.17	$400.00	$3,516.51	4.97%
602020	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$900.00	($410.57)
Postage	$14.58	$132.94	$27.24	$18.14	$8.28	$11.31	$18.92	$93.02	$30.00	$30.00	$30.00	$75.00	$489.43	-45.62%
602070	$135.00	$135.00	$135.00	$135.00	$135.00	$135.00	$135.00	$135.00	$135.00	$135.00	$135.00	$135.00	$1,620.00	($55.00)
A/R Processing Fee	$150.00	$90.00	$195.00	$0.00	$125.00	$105.00	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00	$1,565.00	-3.40%
602080	$100.00	$0.00	$0.00	$0.00	$100.00	$0.00	$0.00	$0.00	$100.00	$0.00	$0.00	$100.00	$400.00	($200.00)
Lien Processing Fee	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100.00	$0.00	$100.00	$0.00	$0.00	$0.00	$200.00	-50.00%
603000	$4,860.75	$4,860.75	$4,860.75	$4,860.75	$4,860.75	$4,860.75	$4,860.75	$4,860.75	$4,860.75	$4,860.75	$4,860.75	$4,860.75	$58,329.00	$4,165.04
Insurance	$4,794.00	$9,422.04	$4,865.00	$4,794.00	$4,794.00	$4,794.00	$4,794.00	$4,794.00	$4,860.75	$4,860.75	$4,860.75	$4,860.75	$62,494.04	7.14%
Building Maintenance/Repairs														
625000	$0.00	$0.00	$0.00	$2,500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,500.00	$0.00	$5,000.00	$9,204.95
Building Repairs - Roofing/G	$0.00	$3,150.00	$2,747.24	$3,150.00	$1,009.93	$165.50	$566.91	$415.37	$500.00	$0.00	$2,500.00	$0.00	$14,204.95	184.10%
625200	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$36,000.00	($20,664.77)
Building Repairs - Other	$0.00	$0.00	$677.56	$0.00	$347.76	$0.00	$2,309.91	$0.00	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$15,335.23	-57.40%
625210	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.63	$6,500.00	$5,737.87
Building Repairs - Exterior	$0.00	$104.00	$436.50	$3,646.84	$0.00	$0.00	$1,613.42	$1,307.11	$3,480.00	$550.00	$550.00	$550.00	$12,237.87	88.27%
625600	$416.67	$416.67	$416.67	$416.67	$416.67	$416.67	$416.67	$416.67	$416.67	$416.67	$416.67	$416.63	$5,000.00	$4,081.92
Fire Alarm Monitoring	$0.00	$0.00	$1,056.00	$1,009.92	$1,960.00	$1,056.00	$0.00	$0.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$9,081.92	81.64%
625615	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.63	$6,500.00	($3,152.24)
Fire Inspections	$0.00	$0.00	$0.00	$2,757.76	$90.00	$0.00	$0.00	$0.00	$500.00	$0.00	$0.00	$0.00	$3,347.76	-48.50%
625700	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00	$1,800.00	($1,511.00)
Garage Maintenance & Repairs	$0.00	$0.00	$289.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$289.00	-83.94%
Grounds Maintenance/ Repairs														
607000	$1,299.95	$1,299.95	$1,299.95	$2,599.90	$2,599.90	$2,599.90	$2,599.90	$2,599.90	$2,599.90	$2,599.90	$2,599.90	$1,299.95	$25,999.00	$0.00
Grounds Maintenance	$1,299.95	$0.00	$2,599.90	$2,599.90	$2,599.90	$2,599.90	$2,599.90	$2,599.90	$2,599.90	$2,599.90	$2,599.90	$1,299.95	$25,999.00	0.00%
607200	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,595.49
Grounds Improvements	$0.00	$0.00	$5,628.62	$0.00	$0.00	$0.00	$0.00	$4,966.87	$0.00	$0.00	$0.00	$0.00	$10,595.49	0.00%
607310	$0.00	$0.00	$0.00	$0.00	$0.00	$7,500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$7,500.00	($7,500.00)
Tree/Shrub Maintenance	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	-100.00%
607400	$0.00	$0.00	$0.00	$0.00	$1,000.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$500.00	$0.00	$9,000.00	$1,793.20
Grounds Repairs - Sprinklers	$0.00	$0.00	$120.00	$0.00	$1,979.13	$1,118.24	$724.93	$850.90	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$10,793.20	19.92%

Copperstone Condominium Association, Inc.

Top line is budget

Budget Projection Report

Cash Balance Est 12/31/2020
$60,043.77

Bottom line is actual

Prepared on: 9/13/2021

Cash Balance Act 12/31/2020
$21,657.43

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
607410	$0.00	$0.00	$0.00	$1,500.00	$500.00	$1,000.00	$1,000.00	$1,000.00	$500.00	$0.00	$0.00	$0.00	$5,500.00	($110.51)
Grounds Repairs - Other	$0.00	$0.00	$0.00	$0.00	$649.49	$0.00	$4,240.00	$0.00	$500.00	$0.00	$0.00	$0.00	$5,389.49	-2.01%
607634	$104.42	$104.42	$104.42	$104.42	$104.42	$104.42	$104.42	$104.42	$104.42	$104.42	$104.42	$104.38	$1,253.00	($288.60)
Pet Waste Clean Up	$103.80	$103.80	$103.80	$103.80	$103.80	$103.80	$103.80	$237.80	$0.00	$0.00	$0.00	$0.00	$964.40	-23.03%
615000	$437.08	$437.08	$437.08	$437.08	$437.08	$437.08	$437.08	$437.08	$437.08	$437.08	$437.08	$437.12	$5,245.00	$143.38
Lighting Maintenance	$264.36	$0.00	$1,034.45	$510.19	$25.00	$1,873.75	$655.63	$25.00	$0.00	$500.00	$0.00	$500.00	$5,388.38	2.73%
620000	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$2,400.00	$610.00
Pest Control	$0.00	$744.00	$240.00	$0.00	$456.00	$240.00	$240.00	$240.00	$250.00	$200.00	$200.00	$200.00	$3,010.00	25.42%
621000	$3,500.00	$2,500.00	$22,000.00	$15,000.00	$3,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,500.00	$48,500.00	($24,043.68)
Snow Removal	$0.00	$0.00	$7,460.34	$13,640.98	$0.00	$495.00	$360.00	$0.00	$0.00	$0.00	$0.00	$2,500.00	$24,456.32	-49.57%
Miscellaneous/Contingency														
660000	$14,583.33	$14,583.33	$14,583.33	$14,583.33	$14,583.33	$14,583.33	$14,583.33	$14,583.33	$14,583.33	$14,583.33	$14,583.33	$14,583.37	$175,000.00	($43,749.99)
Transfer to Reserves	$14,583.33	$14,583.33	$14,583.33	$0.00	$0.00	$0.00	$14,583.33	$14,583.33	$14,583.33	$14,583.33	$14,583.33	$14,583.37	$131,250.01	-25.00%
Pool Maintenance/Repairs														
640000	$0.00	$0.00	$0.00	$0.00	$988.00	$1,748.00	$1,748.00	$1,748.00	$1,368.00	$0.00	$0.00	$0.00	$7,600.00	($1,600.00)
Pool Maintenance	$0.00	$0.00	$0.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$0.00	$0.00	$0.00	$6,000.00	-21.05%
640030	$0.00	$0.00	$0.00	$0.00	$425.00	$425.00	$425.00	$425.00	$0.00	$0.00	$0.00	$0.00	$1,700.00	($928.45)
Pool Chemicals	$0.00	$0.00	$0.00	$0.00	$546.67	$0.00	$0.00	$224.88	$0.00	$0.00	$0.00	$0.00	$771.55	-54.61%
640035	$0.00	$0.00	$0.00	$700.00	$0.00	$0.00	$700.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,400.00	($1,037.37)
Pool Repairs	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$362.63	$0.00	$0.00	$0.00	$0.00	$0.00	$362.63	-74.10%
640040	$0.00	$0.00	$0.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$0.00	$0.00	$0.00	$600.00	($391.02)
Pool Supplies	$0.00	$0.00	$0.00	$0.00	$208.98	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$208.98	-65.17%
640075	$37.00	$37.00	$37.00	$37.00	$66.00	$66.00	$66.00	$66.00	$66.00	$37.00	$37.00	$37.00	$589.00	($48.85)
Pool Telephone	$36.67	$38.17	$38.27	$38.27	$92.86	$74.75	$74.75	$71.66	$74.75	$0.00	$0.00	$0.00	$540.15	-8.29%
Professional Fees														
605000	$2,236.00	$2,236.00	$2,236.00	$2,236.00	$2,236.00	$2,236.00	$2,236.00	$2,303.00	$2,303.00	$2,303.00	$2,303.00	$2,303.00	$27,167.00	$1,106.25
Management	$2,354.75	$2,236.00	$2,426.00	$2,259.75	$2,986.00	$2,236.00	$2,259.75	$2,303.00	$2,303.00	$2,303.00	$2,303.00	$2,303.00	$28,273.25	4.07%
605007	$0.00	$2,575.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,575.00	$0.00
Audit Preparation	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,575.00	$0.00	$0.00	$2,575.00	0.00%
605008	$0.00	$200.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200.00	($200.00)
Tax Preparation	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	-100.00%
606000	$657.92	$657.92	$657.92	$657.92	$657.92	$657.92	$657.92	$657.92	$657.92	$657.92	$657.92	$657.88	$7,895.00	$5,938.78
Legal	$1,173.39	$760.00	$4,175.55	$946.00	$1,250.00	$723.12	$553.72	$1,452.00	$700.00	$700.00	$700.00	$700.00	$13,833.78	75.22%
Utilities														
600200	$7,280.67	$7,280.67	$7,280.67	$7,280.67	$7,280.67	$7,280.67	$7,280.67	$7,280.67	$7,280.67	$7,280.67	$7,280.67	$7,280.63	$87,368.00	($334.09)
Water/Sewer	$6,488.16	$6,924.05	$6,787.34	$6,747.71	$6,280.19	$6,103.79	$9,525.95	$9,054.08	$7,280.67	$7,280.67	$7,280.67	$7,280.63	$87,033.91	-0.38%

Copperstone Condominium Association, Inc.

Top line is budget

Budget Projection Report

Cash Balance Est 12/31/2020
$60,043.77

Bottom line is actual

Prepared on: 9/13/2021

Cash Balance Act 12/31/2020
$21,657.43

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
600700	$901.42	$901.42	$901.42	$901.42	$901.42	$901.42	$901.42	$901.42	$901.42	$901.42	$901.42	$901.38	$10,817.00	$280.88
Gas/Electricity	$959.81	$860.10	$811.93	$832.54	$786.59	$1,200.96	$967.44	$1,072.83	$901.42	$901.42	$901.42	$901.42	$11,097.88	2.60%
614000	$2,194.00	$2,194.00	$2,194.00	$2,194.00	$2,194.00	$2,194.00	$2,194.00	$2,194.00	$2,194.00	$2,259.00	$2,259.00	$2,259.00	$26,523.00	$136.64
Trash Removal	$1,981.27	$2,404.00	$2,019.91	$2,570.10	$2,036.43	$2,080.81	$2,056.39	$2,410.73	$2,200.00	$2,300.00	$2,300.00	$2,300.00	$26,659.64	0.52%

Top line is budget
Bottom line is actual

Copperstone Condominium Association, Inc.
Budget Projection Report
Prepared on: 9/13/2021

Cash Balance Est 12/31/2020 $60,043.77
Cash Balance Act 12/31/2020 $21,657.43

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
Inflow	$48,410.00	$48,410.00	$48,410.00	$48,410.00	$48,410.00	$48,410.00	$48,410.00	$48,410.00	$48,410.00	$48,410.00	$48,410.00	$48,410.00	$580,920.00	($52,965.84)
	$40,050.53	$62,142.79	$36,149.49	$49,102.97	$24,984.34	$45,060.30	$53,699.72	$53,790.40	$17,743.62	$48,410.00	$48,410.00	$48,410.00	$527,954.16	-9.12%
Expense	$43,531.72	$45,206.72	$61,931.72	$61,031.67	$47,373.67	$53,533.67	$46,733.67	$46,100.67	$44,895.67	$42,863.67	$44,363.67	$42,663.48	$580,230.00	$62,265.23
	$34,300.92	$42,142.58	$58,498.68	$47,369.90	$29,439.76	$26,148.88	$49,957.98	$48,157.48	$47,792.99	$45,313.24	$44,738.24	$44,104.12	$517,964.77	10.73%
Net	$4,878.28	$3,203.28	($13,521.72)	($12,621.67)	$1,036.33	($5,123.67)	$1,676.33	$2,309.33	$3,514.33	$5,546.33	$4,046.33	$5,746.52		
	$5,749.61	$20,000.21	($22,349.19)	$1,733.07	($4,455.42)	$18,911.42	$3,741.74	$5,632.92	($30,049.37)	$3,096.76	$3,671.76	$4,305.88		
Gain/Loss	$4,878.28	$8,081.56	($5,440.16)	($18,061.83)	($17,025.50)	($22,149.17)	($20,472.84)	($18,163.51)	($14,649.18)	($9,102.85)	($5,056.52)	$690.00		
	$5,749.61	$25,749.82	$3,400.63	$5,133.70	$678.28	$19,589.70	$23,331.44	$28,964.36	($1,085.01)	$2,011.75	$5,683.51	$9,989.39		
													Position	
Cash	$64,922.05	$68,125.33	$54,603.61	$41,981.94	$43,018.27	$37,894.60	$39,570.93	$41,880.26	$45,394.59	$50,940.92	$54,987.25	$60,733.77	Different	
Balance	$27,407.04	$47,407.25	$25,058.06	$26,791.13	$22,335.71	$41,247.13	$44,988.87	$50,621.79	$20,572.42	$23,669.18	$27,340.94	$31,646.82	Than	
													Expected	
More/Less	($37,515.01)	($20,718.08)	($29,545.55)	($15,190.81)	($20,682.56)	$3,352.53	$5,417.94	$8,741.53	($24,822.17)	($27,271.74)	($27,646.31)	($29,086.95)	by	$9,299.39

Copperstone Condominium Association, Inc.
Annual Budget Report
11/15/2021

Accounts	2022 Budget
Income:	
400000 - Assessments - Owners	$570,720.00
400085 - Assessments - Garage/Carport/Parking	$10,200.00
Total Income:	**$580,920.00**
Expense:	
600200 - Water/Sewer	$89,635.00
600700 - Gas/Electricity	$11,450.00
602000 - Administrative	$4,050.00
602020 - Postage	$650.00
602070 - A/R Processing Fee	$1,940.00
602080 - Lien Processing Fee	$300.00
603000 - Insurance	$69,175.00
605000 - Management	$27,996.00
605007 - Audit Preparation	$2,575.00
605008 - Tax Preparation	$200.00
606000 - Legal	$8,000.00
607000 - Grounds Maintenance	$26,195.25
607200 - Grounds Improvements	$10,000.00
607310 - Tree/Shrub Maintenance	$5,000.00
607400 - Grounds Repairs - Sprinklers	$9,000.00
607410 - Grounds Repairs - Other	$6,000.00
607634 - Pet Waste Clean Up	$1,260.00
614000 - Trash Removal	$28,010.00
615000 - Lighting Maintenance	$5,400.00
620000 - Pest Control	$2,600.00
621000 - Snow Removal	$32,250.00
625000 - Building Repairs - Roofing/Gutters	$7,000.00
625035 - Gutter Cleaning	$3,500.00
625200 - Building Repairs - Other	$25,000.00
625210 - Building Repairs - Exterior	$9,000.00
625600 - Fire Alarm Monitoring	$8,700.00
625615 - Fire Inspections	$5,500.00
640000 - Pool Maintenance	$8,100.00
640030 - Pool Chemicals	$1,000.00
640035 - Pool Repairs	$1,000.00
640040 - Pool Supplies	$500.00
640075 - Pool Telephone	$530.00
660000 - Transfer to Reserves	$160,000.00
Total Expense:	**$571,516.25**

Copperstone Condominium Association, Inc.
Annual Budget Report
11/15/2021

Accounts	2022 Budget
Budget Difference:	**$9,403.75**

Copperstone Condominium Association, Inc.

2022 - Budget Detail Report

Cash Balance Est 12/31/2021 $31,646.82

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
Administrative														
602000	$200.00	$650.00	$200.00	$750.00	$200.00	$200.00	$200.00	$350.00	$300.00	$300.00	$300.00	$400.00	$4,050.00	($4,050.00)
Administrative													$0.00	-100.00%
602020	$40.00	$90.00	$40.00	$40.00	$40.00	$40.00	$40.00	$110.00	$40.00	$40.00	$40.00	$90.00	$650.00	($650.00)
Postage													$0.00	-100.00%
602070	$165.00	$135.00	$210.00	$135.00	$140.00	$165.00	$165.00	$165.00	$165.00	$165.00	$165.00	$165.00	$1,940.00	($1,940.00)
A/R Processing Fee													$0.00	-100.00%
602080	$100.00	$0.00	$0.00	$0.00	$100.00	$0.00	$0.00	$0.00	$100.00	$0.00	$0.00	$0.00	$300.00	($300.00)
Lien Processing Fee													$0.00	-100.00%
603000	$5,275.00	$10,400.00	$5,400.00	$5,275.00	$5,275.00	$5,275.00	$5,275.00	$5,400.00	$5,400.00	$5,400.00	$5,400.00	$5,400.00	$69,175.00	($69,175.00)
Insurance													$0.00	-100.00%
Building Maintenance/Repairs														
625000	$583.33	$583.33	$583.33	$583.33	$583.33	$583.33	$583.33	$583.33	$583.33	$583.33	$583.33	$583.37	$7,000.00	($7,000.00)
Building Repairs - Roofing/G													$0.00	-100.00%
625035	$291.67	$291.67	$291.67	$291.67	$291.67	$291.67	$291.67	$291.67	$291.67	$291.67	$291.67	$291.63	$3,500.00	($3,500.00)
Gutter Cleaning													$0.00	-100.00%
625200	$2,083.33	$2,083.33	$2,083.33	$2,083.33	$2,083.33	$2,083.33	$2,083.33	$2,083.33	$2,083.33	$2,083.33	$2,083.33	$2,083.37	$25,000.00	($25,000.00)
Building Repairs - Other													$0.00	-100.00%
625210	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00	$9,000.00	($9,000.00)
Building Repairs - Exterior													$0.00	-100.00%
625600	$450.00	$450.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$450.00	$450.00	$450.00	$450.00	$8,700.00	($8,700.00)
Fire Alarm Monitoring													$0.00	-100.00%
625615	$458.33	$458.33	$458.33	$458.33	$458.33	$458.33	$458.33	$458.33	$458.33	$458.33	$458.33	$458.37	$5,500.00	($5,500.00)
Fire Inspections													$0.00	-100.00%
Grounds Maintenance/ Repairs														
607000	$1,299.95	$1,299.95	$1,299.95	$2,599.90	$2,599.90	$2,599.90	$2,599.90	$2,599.90	$2,599.90	$2,678.00	$2,678.00	$1,340.00	$26,195.25	($26,195.25)
Grounds Maintenance													$0.00	-100.00%
607200	$0.00	$0.00	$5,000.00	$0.00	$0.00	$0.00	$0.00	$5,000.00	$0.00	$0.00	$0.00	$0.00	$10,000.00	($10,000.00)
Grounds Improvements													$0.00	-100.00%
607310	$0.00	$0.00	$0.00	$0.00	$0.00	$5,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,000.00	($5,000.00)
Tree/Shrub Maintenance													$0.00	-100.00%
607400	$0.00	$0.00	$0.00	$0.00	$2,000.00	$1,500.00	$1,000.00	$1,000.00	$1,500.00	$1,500.00	$500.00	$0.00	$9,000.00	($9,000.00)
Grounds Repairs - Sprinklers													$0.00	-100.00%
607410	$0.00	$0.00	$0.00	$1,250.00	$500.00	$750.00	$2,500.00	$750.00	$250.00	$0.00	$0.00	$0.00	$6,000.00	($6,000.00)
Grounds Repairs - Other													$0.00	-100.00%

Copperstone Condominium Association, Inc.

2022 - Budget Detail Report

Cash Balance Est 12/31/2021 $31,646.82

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
607634	$105.00	$105.00	$105.00	$105.00	$105.00	$105.00	$105.00	$105.00	$105.00	$105.00	$105.00	$105.00	$1,260.00	($1,260.00)
Pet Waste Clean Up													$0.00	-100.00%
615000	$450.00	$450.00	$450.00	$450.00	$450.00	$450.00	$450.00	$450.00	$450.00	$450.00	$450.00	$450.00	$5,400.00	($5,400.00)
Lighting Maintenance													$0.00	-100.00%
620000	$150.00	$150.00	$150.00	$200.00	$500.00	$300.00	$250.00	$250.00	$200.00	$150.00	$150.00	$150.00	$2,600.00	($2,600.00)
Pest Control													$0.00	-100.00%
621000	$3,750.00	$2,750.00	$8,000.00	$15,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,750.00	$32,250.00	($32,250.00)
Snow Removal													$0.00	-100.00%
Miscellaneous/Contingency														
660000	$13,333.33	$13,333.33	$13,333.33	$13,333.33	$13,333.33	$13,333.33	$13,333.33	$13,333.33	$13,333.33	$13,333.33	$13,333.33	$13,333.37	$160,000.00	($160,000.00)
Transfer to Reserves													$0.00	-100.00%
Pool Maintenance/Repairs														
640000	$675.00	$675.00	$675.00	$675.00	$675.00	$675.00	$675.00	$675.00	$675.00	$675.00	$675.00	$675.00	$8,100.00	($8,100.00)
Pool Maintenance													$0.00	-100.00%
640030	$0.00	$0.00	$0.00	$0.00	$250.00	$250.00	$250.00	$250.00	$0.00	$0.00	$0.00	$0.00	$1,000.00	($1,000.00)
Pool Chemicals													$0.00	-100.00%
640035	$0.00	$0.00	$0.00	$0.00	$500.00	$0.00	$0.00	$500.00	$0.00	$0.00	$0.00	$0.00	$1,000.00	($1,000.00)
Pool Repairs													$0.00	-100.00%
640040	$0.00	$0.00	$0.00	$0.00	$100.00	$100.00	$100.00	$100.00	$100.00	$0.00	$0.00	$0.00	$500.00	($500.00)
Pool Supplies													$0.00	-100.00%
640075	$0.00	$0.00	$0.00	$130.00	$80.00	$80.00	$80.00	$80.00	$80.00	$0.00	$0.00	$0.00	$530.00	($530.00)
Pool Telephone													$0.00	-100.00%
Professional Fees														
605000	$2,303.00	$2,303.00	$2,303.00	$2,303.00	$2,303.00	$2,303.00	$2,303.00	$2,375.00	$2,375.00	$2,375.00	$2,375.00	$2,375.00	$27,996.00	($27,996.00)
Management													$0.00	-100.00%
605007	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,575.00	$0.00	$0.00	$2,575.00	($2,575.00)
Audit Preparation													$0.00	-100.00%
605008	$0.00	$200.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200.00	($200.00)
Tax Preparation													$0.00	-100.00%
606000	$666.67	$666.67	$666.67	$666.67	$666.67	$666.67	$666.67	$666.67	$666.67	$666.67	$666.67	$666.63	$8,000.00	($8,000.00)
Legal													$0.00	-100.00%
Utilities														
600200	$6,680.00	$7,130.00	$6,990.00	$6,950.00	$6,470.00	$6,290.00	$9,800.00	$9,325.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$89,635.00	($89,635.00)
Water/Sewer													$0.00	-100.00%
600700	$990.00	$885.00	$840.00	$860.00	$810.00	$1,240.00	$1,000.00	$1,105.00	$930.00	$930.00	$930.00	$930.00	$11,450.00	($11,450.00)
Gas/Electricity													$0.00	-100.00%
614000	$2,080.00	$2,525.00	$2,120.00	$2,700.00	$2,140.00	$2,185.00	$2,160.00	$2,530.00	$2,310.00	$2,420.00	$2,420.00	$2,420.00	$28,010.00	($28,010.00)
Trash Removal													$0.00	-100.00%

Copperstone Condominium Association, Inc.

2022 - Budget Detail Report

Cash Balance Est 12/31/2021 $31,646.82

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
Inflow	$48,410.00	$48,410.00	$48,410.00	$48,410.00	$48,410.00	$48,410.00	$48,410.00	$48,410.00	$48,410.00	$48,410.00	$48,410.00	$48,410.00	$580,920.00	($580,920.00)
Expense	$42,879.61	$48,364.61	$52,949.61	$58,589.56	$44,404.56	$48,674.56	$48,119.56	$52,286.56	$43,696.56	$45,879.66	$42,304.66	$43,366.74	$571,516.25	$571,516.25
Net	$5,530.39	$45.39	($4,539.61)	($10,179.56)	$4,005.44	($264.56)	$290.44	($3,876.56)	$4,713.44	$2,530.34	$6,105.34	$5,043.26		
Gain/Loss	$5,530.39	$5,575.78	$1,036.17	($9,143.39)	($5,137.95)	($5,402.51)	($5,112.07)	($8,988.63)	($4,275.19)	($1,744.85)	$4,360.49	$9,403.75		
													Position	
Cash	$37,177.21	$37,222.60	$32,682.99	$22,503.43	$26,508.87	$26,244.31	$26,534.75	$22,658.19	$27,371.63	$29,901.97	$36,007.31	$41,050.57	Different	
													Expected	
More/Less	($37,177.21)	($37,222.60)	($32,682.99)	($22,503.43)	($26,508.87)	($26,244.31)	($26,534.75)	($22,658.19)	($27,371.63)	($29,901.97)	($36,007.31)	($41,050.57)	by	($9,403.75)

Component Funding Information For Copperstone Condominium Association

ID	Component Name	Ave Current Cost	Future Cost	Ideal Balance	Current Fund Balance	Monthly
105	Comp Shingle Roof - Replace (Garages)	$76,475	$113,649	$38,238	$0	$423.43
105	Comp Shingle Roof - Replace (Newer)	$311,938	$484,429	$138,639	$0	$1,727.17
105	Comp Shingle Roof - Replace (Original)	$33,063	$73,018	$33,063	$33,063	$183.06
120	Gutters/Downspouts - Replace (Garages)	$11,325	$16,105	$6,292	$0	$62.71
120	Gutters/Downspouts - Replace (Newer)	$39,388	$56,013	$21,882	$0	$218.08
120	Gutters/Downspouts - Replace (Original)	$3,888	$8,585	$3,888	$3,888	$21.52
203	Garage Buildings - Repaint	$24,438	$29,142	$24,438	$24,438	$608.89
204	Building Exteriors - Repaint (9408/48/88)	$45,750	$54,558	$45,750	$45,750	$1,139.91
204	Building Exteriors - Repaint (9530/50/90/9468)	$61,000	$63,745	$45,750	$45,750	$1,519.88
205	Building Ext Surfaces - Repair & Repaint (Origin	$27,175	$31,011	$6,794	$0	$677.09
301	Hardboard Siding - Replace (Garages)	$16,738	$17,491	$14,645	$14,645	$208.52
301	Hardboard Siding - Replace (Newer 1)	$24,500	$34,841	$24,500	$24,500	$305.22
301	Hardboard Siding - Replace (Newer 2)	$33,000	$34,485	$28,875	$26,776	$411.12
401	Asphalt - Overlay	$121,063	$244,833	$43,583	$0	$482.62
402	Asphalt - Seal Coat/crack fill	$15,075	$15,753	$11,306	$0	$375.61
406	Concrete Drain Swales - Repair/Replace	$7,750	$9,658	$2,906	$0	$96.55
407	Curb and Gutters - Repair	$5,588	$6,963	$2,095	$0	$69.61
503	Utility Doors - Replace	$7,000	$8,723	$4,083	$0	$58.14
601	Concrete Sidewalks - Repair	$9,500	$9,928	$7,125	$0	$236.70
607	Access Staircases - Repair	$2,500	$2,853	$625	$0	$62.29
608	Pool Deck - Replace	$2,613	$3,256	$980	$0	$32.55
703	Hot Water Heater - Replace	$1,350	$2,289	$1,350	$1,350	$11.21
801	Monument - Rebuild	$1,250	$1,365	$1,042	$0	$10.38
803	Mailboxes - Replace	$22,650	$35,175	$11,325	$0	$112.87
901	Fire Protection System - Replace (9510)	$2,250	$6,762	$2,250	$2,250	$8.97
901	Fire Protection System - Replace (9590)	$15,750	$24,459	$7,875	$0	$78.49
1001	Wood Fencing - Replace	$31,025	$35,405	$25,854	$0	$171.78
1002	Ironwork Fence/Rail - Replace	$52,950	$127,700	$17,650	$0	$175.91
1002	Pool Fence - Replace	$7,425	$10,559	$5,445	$0	$24.67
1010	Trash Enclosures - Replace	$3,750	$4,472	$1,607	$0	$53.39
1101	Pool - Resurface	$9,975	$11,383	$6,983	$0	$99.42
1102	Spa - Resurface	$1,750	$2,181	$875	$0	$17.44
1104	Coping Stone / Tile - Replace	$4,750	$8,055	$1,900	$0	$23.67
1105	Pool Heater - Replace	$3,750	$5,333	$1,250	$0	$31.15
1106	Spa Heater - Replace	$2,750	$3,911	$917	$0	$22.84
1108	Pool Filter - Replace	$1,350	$1,474	$1,242	$0	$5.38
1111	Assorted Pool/Spa Equipment - Replace	$1,750	$1,997	$700	$0	$34.88
1113	Pool Cover - Replace	$3,438	$4,888	$688	$0	$34.26
1121	Pool Furniture - Replace	$5,713	$7,439	$2,285	$0	$56.93
1413	Restroom - Remodel	$4,500	$6,124	$2,400	$0	$29.90
1602	Exterior Wall Mount - Replace	$9,950	$15,452	$4,975	$0	$49.58
1604	Pole Lights - Replace	$20,250	$39,189	$8,100	$0	$80.73
1703	Irrigation Timeclocks - Replace	$2,700	$3,081	$2,025	$0	$22.42
1811	Concrete Drain Swales - Repair	$1,850	$2,518	$231	$0	$23.05

Yearly Cash Flow For Copperstone Condominium Association

Year	2010	2011	2012	2013	2014
Starting Balance	$222,409	$214,923	$206,488	$344,252	$408,102
Reserve Income	$121,200	$126,654	$132,353	$138,309	$144,533
Interest Earnings	$6,551	$6,313	$8,250	$11,270	$13,270
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$350,160	$347,890	$347,092	$493,832	$565,905
Reserve Expenditures	$135,238	$141,402	$2,839	$85,730	$88,172
Ending Balance	$214,923	$206,488	$344,252	$408,102	$477,733

Year	2015	2016	2017	2018	2019
Starting Balance	$477,733	$506,086	$674,161	$812,340	$774,517
Reserve Income	$151,037	$157,834	$164,936	$172,359	$180,115
Interest Earnings	$14,738	$17,680	$22,268	$23,771	$21,510
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$643,508	$681,600	$861,365	$1,008,470	$976,142
Reserve Expenditures	$137,423	$7,439	$49,025	$233,953	$314,736
Ending Balance	$506,086	$674,161	$812,340	$774,517	$661,405

Year	2020	2021	2022	2023	2024
Starting Balance	$661,405	$304,581	$458,457	$549,726	$580,750
Reserve Income	$188,220	$196,690	$205,541	$214,790	$224,456
Interest Earnings	$14,471	$11,430	$15,103	$16,935	$21,042
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$864,096	$512,701	$679,100	$781,451	$826,248
Reserve Expenditures	$559,515	$54,244	$129,375	$200,701	$2,315
Ending Balance	$304,581	$458,457	$549,726	$580,750	$823,933

Year	2025	2026	2027	2028	2029
Starting Balance	$823,933	$976,651	$800,505	$779,556	$972,122
Reserve Income	$234,556	$245,111	$256,141	$267,668	$279,713
Interest Earnings	$26,973	$26,622	$23,670	$26,240	$32,780
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$1,085,462	$1,248,384	$1,080,316	$1,073,464	$1,284,615
Reserve Expenditures	$108,811	$447,879	$300,760	$101,342	$68,486
Ending Balance	$976,651	$800,505	$779,556	$972,122	$1,216,130

Year	2030	2031	2032	2033	2034
Starting Balance	$1,216,130	$1,232,461	$1,240,908	$1,590,672	$1,856,848
Reserve Income	$292,300	$305,453	$319,199	$333,563	$348,573
Interest Earnings	$36,680	$37,051	$42,418	$51,644	$57,578
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$1,545,110	$1,574,966	$1,602,524	$1,975,879	$2,262,999
Reserve Expenditures	$312,649	$334,058	$11,851	$119,031	$276,205
Ending Balance	$1,232,461	$1,240,908	$1,590,672	$1,856,848	$1,986,794

Year	2035	2036	2037	2038	2039
Starting Balance	$1,986,794	$1,980,519	$2,243,304	$2,348,188	$1,493,044
Reserve Income	$364,259	$380,650	$397,780	$415,680	$434,385
Interest Earnings	$59,431	$63,274	$68,781	$57,542	$46,103
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$2,410,484	$2,424,443	$2,709,865	$2,821,409	$1,973,532
Reserve Expenditures	$429,965	$181,139	$361,677	$1,328,366	$388,958
Ending Balance	$1,980,519	$2,243,304	$2,348,188	$1,493,044	$1,584,575

CPS Homeowners Association, Inc.

2022 Annual Actuals Report

(Actuals are through 08/31/2021)

Accounts	*2022 BUDGET*	*2021 Projected Actuals through 12/31/21*	*2020 Actuals*	*2019 Actuals*
Income:				
400000 - Assessments - Owners	$570,720.00	$517,754.16	$521,520.00	$482,160.00
400085 - Assessments - Garage/Carport/Parking	$10,200.00	$10,200.00	$10,200.00	$10,200.00
410000 - Interest - Operating Fund	$0.00	$0.00		$0.00
420000 - Late/Interest Fee	$0.00	$0.00	$2,064.88	$2,047.28
420015 - Legal Collection Fee Reimbursable	$0.00	$0.00	$1,195.00	$651.87
420030 - Fines	$0.00	$0.00	$2,700.00	$600.00
430000 - Working Capital	$0.00	$0.00	$0.00	$6,720.00
460050 - Cable Income	$0.00	$0.00	$1,962.00	$1,962.00
420020 - Legal Fee - Rish Sharing	$0.00	$0.00	($60.00)	($1,961.20)
Total Income:	**$580,920.00**	**$527,954.16**	**$539,581.88**	**$502,479.95**
Expense:				
600200 - Water/Sewer	$89,635.00	$87,033.91	$94,272.68	$85,118.00
600700 - Gas/Electricity	$11,450.00	$11,097.88	$9,208.33	$10,278.38
602000 - Administrative	$4,050.00	$3,516.51	$3,575.10	$2,993.55
602020 - Postage	$650.00	$489.43	$932.89	$509.99
602070 - A/R Processing Fee	$1,940.00	$1,565.00	$1,450.00	$1,325.00
602080 - Lien Processing Fee	$300.00	$200.00	$0.00	$200.00
603000 - Insurance	$69,175.00	$62,494.04	$51,778.28	$44,232.88
605000 - Management	$27,996.00	$28,273.25	$27,117.00	$27,127.00
605007 - Audit Preparation	$2,575.00	$2,575.00	$2,421.90	$0.00
605008 - Tax Preparation	$200.00	$0.00	$200.00	$200.00
606000 - Legal	$8,000.00	$13,833.78	$8,901.08	$5,843.13
607000 - Grounds Maintenance	$26,195.25	$25,999.00	$25,657.71	$26,290.32
607200 - Grounds Improvements	$10,000.00	$10,595.49	$0.00	$0.00
607300 - Tree/Shrub Pruning	$5,000.00	$0.00	$7,711.50	$6,211.50
607400 - Grounds Repairs - Sprinklers	$9,000.00	$10,793.20	$5,350.24	$2,074.72
607410 - Grounds Repairs - Other	$6,000.00	$5,389.49	$3,941.30	$4,089.00
614000 - Trash Removal	$28,010.00	$26,659.64	$23,926.02	$22,666.02
615000 - Lighting Maintenance	$5,400.00	$5,388.38	$5,411.85	$7,832.12
620000 - Pest Control	$2,600.00	$3,010.00	$3,414.00	$3,116.60
621000 - Snow Removal	$32,250.00	$24,456.32	$58,043.43	$55,915.09
625000 - Building Repairs - Roofing/Gutters	$7,000.00	$14,204.95	$4,028.50	$4,468.98
625035 - Gutter Cleaning	$3,500.00	$0.00	$0.00	$0.00
625200 - Building Repairs - Other	$25,000.00	$15,335.23	$30,371.67	$65,560.15
625210 - Building Repairs - Exterior	$9,000.00	$12,237.87	$1,693.47	$4,806.23

625600 - Building Repairs - Fire Alarm Monitoring	$8,700.00	$9,081.92	$5,424.01	$6,163.35
625615 - Building Repairs -Fire Inspections	$5,500.00	$3,347.76	$6,221.53	$4,434.21
625700- Garage Maintenance & Repairs	$0.00	$289.00	$1,848.50	$342.50
607634-Pet Waste Clean Up	$1,260.00	$964.40	$1,216.65	$1,008.00
630500 - Keys/Locks	$0.00	$0.00	$1,092.49	$307.20
640000 - Pool Maintenance	$8,100.00	$6,000.00	$4,484.00	$7,698.89
640030 - Pool Chemicals	$1,000.00	$771.55	$1,203.90	$1,691.24
640035 - Pool Repairs	$1,000.00	$362.63	$0.00	$109.06
640040 - Pool Supplies	$500.00	$208.98	$0.00	$1,308.67
640075-Pool Telephone	$530.00	$540.15	$419.81	$600.30
660000 - Transfer to Reserves	$160,000.00	$131,250.01	$126,666.68	$120,000.00
680000 - Miscellaneous	$0.00	$0.00	$2,622.40	$497.69
Total Expense:	**$571,516.25**	**$517,964.77**	**$520,606.92**	**$525,019.77**

Budget Difference:	**$9,403.75**	**$9,989.39**	**$18,974.96**	**($22,539.82)**