



Copperstone Condominium Association, Inc.

As Of 12/31/2021

Monthly Financial Reports

Created by MSI, LLC



Copperstone Condominium Association, Inc.

Cash Flow

12/1/2021 - 12/31/2021

Description	Operating	Reserve
Beginning Cash Balance	<u>\$95,172.54</u>	<u>\$500,746.15</u>
Cash Received		
100000 A/R - Owners	(\$4,563.45)	\$0.00
100500 Suspense - Operating Account	\$5,587.00	\$0.00
200000 Accounts Payable	\$25.00	\$0.00
210000 Prepaid Assessments	\$1,249.91	\$0.00
320020 Unrealized Gain/Loss	\$0.00	(\$440.51)
400000 Assessments - Owners	\$47,560.00	\$0.00
400085 Assessments - Garage/Carport/Parking	\$850.00	\$0.00
420000 Late/Interest Fee	\$312.39	\$0.00
420015 Legal Collection Fee Reimbursable	\$35.00	\$0.00
420030 Fines	(\$300.00)	\$0.00
800000 Transfer from Operating	\$0.00	\$29,166.70
820000 Interest - Reserve Fund	\$0.00	\$114.72
820050 Realized Gain/Loss	<u>\$0.00</u>	<u>\$4.32</u>
Total Inflow	\$50,755.85	\$28,845.23
Cash Disbursed		
600200 Water/Sewer	\$6,293.42	\$0.00
600700 Gas/Electricity	\$932.13	\$0.00
602000 Administrative	\$215.95	\$0.00
602020 Postage	\$25.44	\$0.00
602070 A/R Processing Fee	\$195.00	\$0.00
603000 Insurance	\$14,074.50	\$0.00
605000 Management	\$4,606.00	\$0.00
606000 Legal	\$0.00	\$0.00
606005 Legal - Collections	\$35.00	\$0.00
606015 Legal - General	\$420.00	\$0.00
607000 Grounds Maintenance	\$2,599.90	\$0.00
607200 Grounds Improvements	\$95.00	\$0.00
607634 Pet Waste Clean Up	\$207.60	\$0.00
614000 Trash Removal	\$3,146.50	\$0.00
615000 Lighting Maintenance	\$172.50	\$0.00
620000 Pest Control	\$720.00	\$0.00
625000 Building Repairs - Roofing/Gutters	\$3,150.00	\$0.00
625035 Gutter Cleaning	\$0.00	\$0.00
625200 Building Repairs - Other	\$1,185.88	\$0.00
625210 Building Repairs - Exterior	\$49,180.00	\$0.00
625600 Fire Alarm Monitoring	\$1,286.45	\$0.00
640000 Pool Maintenance	\$2,000.00	\$0.00
640075 Pool Telephone	(\$35.01)	\$0.00
660000 Transfer to Reserves	\$29,166.70	\$0.00
903700 Reserve Expense - Major Painting	<u>\$0.00</u>	<u>\$12,500.00</u>
Total Outflow	\$119,672.96	\$12,500.00
Ending Cash Balance	<u>\$26,255.43</u>	<u>\$517,091.38</u>

Copperstone Condominium Association, Inc.

Budget Comparison Report

1/1/2021 - 12/31/2021

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

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

Top line is budget
Bottom line is actual

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under	Tot Budget
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	(\$592.20)	\$3,350.00
Administrative	\$96.85	\$590.15	\$175.70	\$744.00	\$103.75	\$166.95	\$96.60	\$305.00	\$137.10	\$125.75	\$0.00	\$215.95	\$2,757.80	-17.68%	
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	(\$518.80)	\$900.00
Postage	\$14.58	\$132.94	\$27.24	\$18.14	\$8.28	\$11.31	\$18.92	\$93.02	\$17.04	\$14.29	\$0.00	\$25.44	\$381.20	-57.64%	
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	(\$115.00)	\$1,620.00
A/R Processing Fee	\$150.00	\$90.00	\$195.00	\$0.00	\$125.00	\$105.00	\$150.00	\$150.00	\$150.00	\$150.00	\$195.00	\$195.00	\$1,505.00	-7.10%	
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)	\$400.00
Lien Processing Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00	\$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	(\$1,203.46)	\$58,329.00
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	\$4,794.00	\$4,794.00	(\$9,588.00)	\$14,074.50	\$57,125.54	-2.06%	
Administrative Total	\$5,449.92	\$5,349.92	\$5,349.92	\$5,349.92	\$5,449.92	\$5,349.92	\$5,349.92	\$5,349.92	\$5,349.92	\$5,349.92	\$5,349.92	\$5,449.88	\$64,599.00	(\$2,629.46)	\$64,599.00
	\$5,055.43	\$10,235.13	\$5,262.94	\$5,556.14	\$5,031.03	\$5,077.26	\$5,159.52	\$5,342.02	\$5,098.14	\$5,229.04	(\$9,588.00)	\$14,510.89	\$61,969.54	-4.07%	
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	\$10,104.95	\$5,000.00
Building Repairs - Roofing/G	\$0.00	\$3,150.00	\$2,747.24	\$3,150.00	\$1,009.93	\$165.50	\$566.91	\$415.37	\$0.00	\$750.00	\$0.00	\$3,150.00	\$15,104.95	202.10%	
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	(\$28,081.96)	\$36,000.00
Building Repairs - Other	\$0.00	\$0.00	\$677.56	\$0.00	\$347.76	\$0.00	\$2,309.91	\$0.00	\$1,251.16	\$0.00	\$2,145.77	\$1,185.88	\$7,918.04	-78.01%	
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	\$50,782.87	\$6,500.00
Building Repairs - Exterior	\$0.00	\$104.00	\$436.50	\$3,646.84	\$0.00	\$0.00	\$1,613.42	\$1,307.11	\$0.00	\$995.00	\$0.00	\$49,180.00	\$57,282.87	781.27%	
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	\$2,885.27	\$5,000.00
Fire Alarm Monitoring	\$0.00	\$0.00	\$1,056.00	\$1,009.92	\$1,960.00	\$1,056.00	\$0.00	\$0.00	\$1,516.90	\$0.00	\$0.00	\$1,286.45	\$7,885.27	57.71%	
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	(\$3,652.24)	\$6,500.00
Fire Inspections	\$0.00	\$0.00	\$0.00	\$2,757.76	\$90.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,847.76	-56.19%	
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)	\$1,800.00
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%	
Building Maintenance/Repairs Total	\$4,650.01	\$4,650.01	\$4,650.01	\$7,150.01	\$4,650.01	\$4,650.01	\$4,650.01	\$4,650.01	\$4,650.01	\$4,650.01	\$7,150.01	\$4,649.89	\$60,800.00	\$30,527.89	\$60,800.00
	\$0.00	\$3,254.00	\$5,206.30	\$10,564.52	\$3,407.69	\$1,221.50	\$4,490.24	\$1,722.48	\$2,768.06	\$1,745.00	\$2,145.77	\$54,802.33	\$91,327.89	50.21%	
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	(\$1,299.95)	\$25,999.00
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	\$0.00	\$2,599.90	\$24,699.05	-5.00%	

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Bottom line is actual

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under	Tot Budget
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	\$10,690.49	\$0.00
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	\$95.00	\$10,690.49	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)	\$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	(\$2,864.37)	\$9,000.00
Grounds Repairs - Sprinklers	\$0.00	\$0.00	\$120.00	\$0.00	\$1,979.13	\$1,118.24	\$724.93	\$850.90	\$874.08	\$468.35	\$0.00	\$0.00	\$6,135.63	-31.83%	
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	(\$610.51)	\$5,500.00
Grounds Repairs - Other	\$0.00	\$0.00	\$0.00	\$0.00	\$649.49	\$0.00	\$4,240.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,889.49	-11.10%	
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	\$126.60	\$1,253.00
Pet Waste Clean Up	\$103.80	\$103.80	\$103.80	\$103.80	\$103.80	\$103.80	\$103.80	\$237.80	\$103.80	\$103.80	\$0.00	\$207.60	\$1,379.60	10.10%	
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	\$246.89	\$5,245.00
Lighting Maintenance	\$264.36	\$0.00	\$1,034.45	\$510.19	\$25.00	\$1,873.75	\$655.63	\$25.00	\$534.01	\$397.00	\$0.00	\$172.50	\$5,491.89	4.71%	
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	\$960.00	\$2,400.00
Pest Control	\$0.00	\$744.00	\$240.00	\$0.00	\$456.00	\$240.00	\$240.00	\$240.00	\$480.00	\$0.00	\$0.00	\$720.00	\$3,360.00	40.00%	
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	(\$26,543.68)	\$48,500.00
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	\$0.00	\$21,956.32	-54.73%	
Grounds Maintenance/ Repairs Total	\$5,541.45	\$4,541.45	\$24,041.45	\$19,841.40	\$7,841.40	\$13,341.40	\$5,841.40	\$5,841.40	\$5,341.40	\$4,841.40	\$3,841.40	\$4,541.45	\$105,397.00	(\$26,794.53)	\$105,397.00
	\$1,668.11	\$847.80	\$17,187.11	\$16,854.87	\$5,813.32	\$6,430.69	\$8,924.26	\$8,920.47	\$4,591.79	\$3,569.05	\$0.00	\$3,795.00	\$78,602.47	-25.42%	
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)	\$175,000.00
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	\$0.00	\$29,166.70	\$131,250.01	-25.00%	
Miscellaneous/Contingency Total	\$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)	\$175,000.00
	\$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	\$0.00	\$29,166.70	\$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	\$668.00	\$7,600.00
Pool Maintenance	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	\$1,268.00	\$0.00	\$2,000.00	\$8,268.00	8.79%	
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	\$500.07	\$1,700.00
Pool Chemicals	\$0.00	\$0.00	\$0.00	\$0.00	\$546.67	\$0.00	\$0.00	\$224.88	\$1,138.61	\$289.91	\$0.00	\$0.00	\$2,200.07	29.42%	
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)	\$1,400.00
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	(\$55.10)	\$600.00
Pool Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$208.98	\$0.00	\$0.00	\$0.00	\$264.42	\$71.50	\$0.00	\$0.00	\$544.90	-9.18%	
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	\$139.53	\$589.00

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1/1/2021 - 12/31/2021

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

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Top line is budget
Bottom line is actual

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under	Tot Budget
Pool Telephone	\$36.67	\$38.17	\$38.27	\$38.27	\$92.86	\$74.75	\$74.75	\$71.66	\$0.00	\$244.98	\$53.16	(\$35.01)	\$728.53	23.69%	
Pool Maintenance/Repairs Total	\$37.00	\$37.00	\$37.00	\$837.00	\$1,579.00	\$2,339.00	\$3,039.00	\$2,339.00	\$1,534.00	\$37.00	\$37.00	\$37.00	\$11,889.00	\$215.13	\$11,889.00
	\$36.67	\$38.17	\$38.27	\$1,038.27	\$1,848.51	\$1,074.75	\$1,437.38	\$1,296.54	\$1,403.03	\$1,874.39	\$53.16	\$1,964.99	\$12,104.13	1.81%	
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	\$27,167.00
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	\$0.00	\$4,606.00	\$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	(\$153.10)	\$2,575.00
Audit Preparation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,421.90	\$0.00	\$0.00	\$0.00	\$2,421.90	-5.95%	
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)	\$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	\$3,334.64	\$7,895.00
Legal	\$1,173.39	\$760.00	\$4,175.55	\$946.00	\$1,250.00	\$723.12	\$553.72	\$1,452.00	(\$259.14)	\$0.00	\$0.00	\$455.00	\$11,229.64	42.24%	
Professional Fees Total	\$2,893.92	\$5,668.92	\$2,893.92	\$2,893.92	\$2,893.92	\$2,893.92	\$2,893.92	\$2,960.92	\$2,960.92	\$2,960.92	\$2,960.92	\$2,960.88	\$37,837.00	\$4,087.79	\$37,837.00
	\$3,528.14	\$2,996.00	\$6,601.55	\$3,205.75	\$4,236.00	\$2,959.12	\$2,813.47	\$3,755.00	\$4,465.76	\$2,303.00	\$0.00	\$5,061.00	\$41,924.79	10.80%	
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	\$2,265.80	\$87,368.00
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	\$9,499.49	\$8,705.69	\$7,223.93	\$6,293.42	\$89,633.80	2.59%	
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	\$281.81	\$10,817.00
Gas/Electricity	\$959.81	\$860.10	\$811.93	\$832.54	\$786.59	\$1,200.96	\$967.44	\$1,072.83	\$1,071.30	\$816.18	\$787.00	\$932.13	\$11,098.81	2.61%	
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	\$166.53	\$26,523.00
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	\$2,118.48	\$1,868.39	\$1,996.52	\$3,146.50	\$26,689.53	0.63%	
Utilities Total	\$10,376.09	\$10,376.09	\$10,376.09	\$10,376.09	\$10,376.09	\$10,376.09	\$10,376.09	\$10,376.09	\$10,376.09	\$10,441.09	\$10,441.09	\$10,441.01	\$124,708.00	\$2,714.14	\$124,708.00
	\$9,429.24	\$10,188.15	\$9,619.18	\$10,150.35	\$9,103.21	\$9,385.56	\$12,549.78	\$12,537.64	\$12,689.27	\$11,390.26	\$10,007.45	\$10,372.05	\$127,422.14	2.18%	

Copperstone Condominium Association, Inc.
Balance Sheet
Period Through: 12/31/2021

Assets

Cash - Operating Fund		
130000 - Cash - Operating Fund	\$26,255.43	
Cash - Operating Fund Total	\$26,255.43	
Cash - Reserve Fund		
140000 - Cash - Reserve Fund	\$517,091.38	
Cash - Reserve Fund Total	\$517,091.38	
Accounts Receivable		
100000 - A/R - Owners	\$27,827.73	
100850 - Allowance for Doubtful Accounts	(\$1,500.00)	
Accounts Receivable Total	\$26,327.73	
Other Asset		
100500 - Suspense - Operating Account	\$1,254.74	
100555 - Prepaid Insurance	\$13,250.00	
100575 - Prepaid Administrative Expense	\$500.00	
100800 - Due to Operating Account	\$5,269.37	
Other Asset Total	\$20,274.11	
Assets Total		\$589,948.65
Liabilities and Equity		
Liability		
200000 - Accounts Payable	\$10,015.00	
200005 - A/P - Deferred Legal	\$5,543.05	
210000 - Prepaid Assessments	\$10,988.91	
210100 - Deferred Income - Comcast	\$11,777.00	
220805 - Due From Reserves	\$5,269.37	
Liability Total	\$43,593.33	
Equity		
320020 - Unrealized Gain/Loss	\$1,504.40	
Equity Total	\$1,504.40	
Operating Equity	(\$4,668.74)	
Reserve Equity	\$416,831.86	
Operating Net Income	\$39,202.05	
Reserve Net Income	\$93,485.75	
Liabilities & Equity Total		\$589,948.65

Copperstone Condominium Association, Inc.
Income Statement - Prior Year Comparison - Other
12/1/2021 - 12/31/2021

	12/1/2021 - 12/31/2021			Year To Date			Annual Budget	Remaining
	2021 Actual	2020 Actual	Variance	YTD 2021	YTD 2020	Variance		
Income								
<u>Income</u>								
400000 - Assessments - Owners	\$47,560.00	\$43,460.00	\$4,100.00	\$570,720.00	\$521,520.00	\$49,200.00	\$570,720.00	\$0.00
400085 - Assessments - Garage/Carport/Parking	\$850.00	\$850.00	\$0.00	\$10,200.00	\$10,200.00	\$0.00	\$10,200.00	\$0.00
420000 - Late/Interest Fee	\$312.39	\$130.66	\$181.73	\$2,754.75	\$2,064.88	\$689.87	\$0.00	(\$2,754.75)
420010 - Lien Fee Reimbursable	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00	(\$200.00)
420015 - Legal Collection Fee Reimbursable	\$35.00	\$0.00	\$35.00	\$1,259.58	\$1,195.00	\$64.58	\$0.00	(\$1,259.58)
420020 - Legal Fee - Risk Sharing	\$0.00	\$0.00	\$0.00	(\$3,793.31)	(\$60.00)	(\$3,733.31)	\$0.00	\$3,793.31
420030 - Fines	(\$300.00)	\$1,300.00	(\$1,600.00)	\$500.00	\$2,700.00	(\$2,200.00)	\$0.00	(\$500.00)
460050 - Cable Income	\$0.00	\$0.00	\$0.00	\$1,962.00	\$1,962.00	\$0.00	\$0.00	(\$1,962.00)
<u>Total Income</u>	\$48,457.39	\$45,740.66	\$2,716.73	\$583,803.02	\$539,581.88	\$44,221.14	\$580,920.00	(\$2,883.02)
Total Income	\$48,457.39	\$45,740.66	\$2,716.73	\$583,803.02	\$539,581.88	\$44,221.14	\$580,920.00	(\$2,883.02)
Expense								
<u>Administrative</u>								
602000 - Administrative	\$215.95	\$119.05	(\$96.90)	\$2,757.80	\$3,575.10	\$817.30	\$3,350.00	\$592.20
602020 - Postage	\$25.44	\$119.00	\$93.56	\$381.20	\$932.89	\$551.69	\$900.00	\$518.80
602070 - A/R Processing Fee	\$195.00	\$75.00	(\$120.00)	\$1,505.00	\$1,450.00	(\$55.00)	\$1,620.00	\$115.00
602080 - Lien Processing Fee	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	(\$200.00)	\$400.00	\$200.00
603000 - Insurance	\$14,074.50	\$13,136.00	(\$938.50)	\$57,125.54	\$51,778.28	(\$5,347.26)	\$58,329.00	\$1,203.46
<u>Total Administrative</u>	\$14,510.89	\$13,449.05	(\$1,061.84)	\$61,969.54	\$57,736.27	(\$4,233.27)	\$64,599.00	\$2,629.46
<u>Building Maintenance/Repairs</u>								
625000 - Building Repairs - Roofing/Gutters	\$3,150.00	\$0.00	(\$3,150.00)	\$15,104.95	\$4,028.50	(\$11,076.45)	\$5,000.00	(\$10,104.95)
625035 - Gutter Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
625200 - Building Repairs - Other	\$1,185.88	\$570.72	(\$615.16)	\$7,918.04	\$30,371.67	\$22,453.63	\$36,000.00	\$28,081.96
625210 - Building Repairs - Exterior	\$49,180.00	\$1,194.97	(\$47,985.03)	\$57,282.87	\$1,693.47	(\$55,589.40)	\$6,500.00	(\$50,782.87)
625600 - Fire Alarm Monitoring	\$1,286.45	\$1,056.00	(\$230.45)	\$7,885.27	\$5,424.01	(\$2,461.26)	\$5,000.00	(\$2,885.27)
625615 - Fire Inspections	\$0.00	\$0.00	\$0.00	\$2,847.76	\$6,221.53	\$3,373.77	\$6,500.00	\$3,652.24
625700 - Garage Maintenance & Repairs	\$0.00	\$515.00	\$515.00	\$289.00	\$1,848.50	\$1,559.50	\$1,800.00	\$1,511.00
<u>Total Building Maintenance/Repairs</u>	\$54,802.33	\$3,336.69	(\$51,465.64)	\$91,327.89	\$49,587.68	(\$41,740.21)	\$60,800.00	(\$30,527.89)
<u>Grounds Maintenance/ Repairs</u>								
607000 - Grounds Maintenance	\$2,599.90	\$1,299.95	(\$1,299.95)	\$24,699.05	\$25,657.71	\$958.66	\$25,999.00	\$1,299.95
607200 - Grounds Improvements	\$95.00	\$0.00	(\$95.00)	\$10,690.49	\$0.00	(\$10,690.49)	\$0.00	(\$10,690.49)
607310 - Tree/Shrub Maintenance	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$7,711.50	\$7,711.50	\$7,500.00	\$7,500.00
607400 - Grounds Repairs - Sprinklers	\$0.00	\$0.00	\$0.00	\$6,135.63	\$5,350.24	(\$785.39)	\$9,000.00	\$2,864.37

Copperstone Condominium Association, Inc.
Income Statement - Prior Year Comparison - Other
12/1/2021 - 12/31/2021

	12/1/2021 - 12/31/2021			Year To Date			Annual Budget	Remaining
	2021 Actual	2020 Actual	Variance	YTD 2021	YTD 2020	Variance		
607410 - Grounds Repairs - Other	\$0.00	\$150.00	\$150.00	\$4,889.49	\$3,941.30	(\$948.19)	\$5,500.00	\$610.51
607634 - Pet Waste Clean Up	\$207.60	\$103.80	(\$103.80)	\$1,379.60	\$1,216.65	(\$162.95)	\$1,253.00	(\$126.60)
615000 - Lighting Maintenance	\$172.50	\$841.54	\$669.04	\$5,491.89	\$5,411.85	(\$80.04)	\$5,245.00	(\$246.89)
620000 - Pest Control	\$720.00	\$0.00	(\$720.00)	\$3,360.00	\$3,414.00	\$54.00	\$2,400.00	(\$960.00)
621000 - Snow Removal	\$0.00	\$12,614.75	\$12,614.75	\$21,956.32	\$58,043.43	\$36,087.11	\$48,500.00	\$26,543.68
Total Grounds Maintenance/Repairs	\$3,795.00	\$20,010.04	\$16,215.04	\$78,602.47	\$110,746.68	\$32,144.21	\$105,397.00	\$26,794.53
Miscellaneous/Contingency								
630500 - Keys/Locks	\$0.00	\$0.00	\$0.00	\$0.00	\$1,092.49	\$1,092.49	\$0.00	\$0.00
660000 - Transfer to Reserves	\$29,166.70	\$15,833.37	(\$13,333.33)	\$131,250.01	\$126,666.68	(\$4,583.33)	\$175,000.00	\$43,749.99
680000 - Miscellaneous Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$2,622.40	\$2,622.40	\$0.00	\$0.00
Total Miscellaneous/Contingency	\$29,166.70	\$15,833.37	(\$13,333.33)	\$131,250.01	\$130,381.57	(\$868.44)	\$175,000.00	\$43,749.99
Pool Maintenance/Repairs								
640000 - Pool Maintenance	\$2,000.00	\$0.00	(\$2,000.00)	\$8,268.00	\$4,484.00	(\$3,784.00)	\$7,600.00	(\$668.00)
640030 - Pool Chemicals	\$0.00	\$0.00	\$0.00	\$2,200.07	\$1,203.90	(\$996.17)	\$1,700.00	(\$500.07)
640035 - Pool Repairs	\$0.00	\$0.00	\$0.00	\$362.63	\$0.00	(\$362.63)	\$1,400.00	\$1,037.37
640040 - Pool Supplies	\$0.00	\$0.00	\$0.00	\$544.90	\$0.00	(\$544.90)	\$600.00	\$55.10
640075 - Pool Telephone	(\$35.01)	\$36.67	\$71.68	\$728.53	\$419.81	(\$308.72)	\$589.00	(\$139.53)
Total Pool Maintenance/Repairs	\$1,964.99	\$36.67	(\$1,928.32)	\$12,104.13	\$6,107.71	(\$5,996.42)	\$11,889.00	(\$215.13)
Professional Fees								
605008 - Tax Preparation	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00	\$200.00	\$200.00
606000 - Legal	\$455.00	\$210.00	(\$245.00)	\$11,229.64	\$8,901.08	(\$2,328.56)	\$7,895.00	(\$3,334.64)
605000 - Management	\$4,606.00	\$2,521.00	(\$2,085.00)	\$28,273.25	\$27,117.00	(\$1,156.25)	\$27,167.00	(\$1,106.25)
605007 - Audit Preparation	\$0.00	\$0.00	\$0.00	\$2,421.90	\$2,421.90	\$0.00	\$2,575.00	\$153.10
Total Professional Fees	\$5,061.00	\$2,731.00	(\$2,330.00)	\$41,924.79	\$38,639.98	(\$3,284.81)	\$37,837.00	(\$4,087.79)
Utilities								
614000 - Trash Removal	\$3,146.50	\$2,071.22	(\$1,075.28)	\$26,689.53	\$23,926.02	(\$2,763.51)	\$26,523.00	(\$166.53)
600200 - Water/Sewer	\$6,293.42	\$6,575.56	\$282.14	\$89,633.80	\$94,272.68	\$4,638.88	\$87,368.00	(\$2,265.80)
600700 - Gas/Electricity	\$932.13	\$738.85	(\$193.28)	\$11,098.81	\$9,208.33	(\$1,890.48)	\$10,817.00	(\$281.81)
Total Utilities	\$10,372.05	\$9,385.63	(\$986.42)	\$127,422.14	\$127,407.03	(\$15.11)	\$124,708.00	(\$2,714.14)
Total Expense	\$119,672.96	\$64,782.45	(\$54,890.51)	\$544,600.97	\$520,606.92	(\$23,994.05)	\$580,230.00	\$35,629.03
Reserve Income								
Reserve Income								
800000 - Transfer from Operating	\$29,166.70	\$15,833.37	\$13,333.33	\$131,250.01	\$126,666.68	\$4,583.33	\$0.00	(\$131,250.01)
820000 - Interest - Reserve Fund	\$114.72	\$63.36	\$51.36	\$1,550.94	\$826.18	\$724.76	\$0.00	(\$1,550.94)
820050 - Realized Gain/Loss	\$4.32	\$0.00	\$4.32	\$224.57	\$0.00	\$224.57	\$0.00	(\$224.57)
Total Reserve Income	\$29,285.74	\$15,896.73	\$13,389.01	\$133,025.52	\$127,492.86	\$5,532.66	\$0.00	(\$133,025.52)

Copperstone Condominium Association, Inc.
Income Statement - Prior Year Comparison - Other
12/1/2021 - 12/31/2021

	12/1/2021 - 12/31/2021			Year To Date			Annual Budget	Remaining
	2021 Actual	2020 Actual	Variance	YTD 2021	YTD 2020	Variance		
Total Reserve Income	\$29,285.74	\$15,896.73	\$13,389.01	\$133,025.52	\$127,492.86	\$5,532.66	\$0.00	(\$133,025.52)
Reserve Expense								
<u>Reserve Expense</u>								
900425 - Reserve Expense - Reserve Study	\$0.00	\$0.00	\$0.00	\$4,995.00	\$0.00	(\$4,995.00)	\$0.00	(\$4,995.00)
902000 - Reserve Expense - Lighting Repairs/Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$14,590.00	\$14,590.00	\$0.00	\$0.00
902525 - Reserve Expense - Asphalt Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$61,956.55	\$61,956.55	\$0.00	\$0.00
902555 - Reserve Expense - Concrete Replacement	\$0.00	\$0.00	\$0.00	\$6,370.40	\$0.00	(\$6,370.40)	\$0.00	(\$6,370.40)
902600 - Reserve Expense - Mailbox Repairs/Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$3,492.00	\$3,492.00	\$0.00	\$0.00
902605 - Reserve Expense - Dumpster Enclosure Repairs & Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$3,500.00	\$0.00	\$0.00
903400 - Reserve Expense - Major Building Repairs	\$0.00	\$0.00	\$0.00	\$2,749.37	\$0.00	(\$2,749.37)	\$0.00	(\$2,749.37)
903700 - Reserve Expense - Major Painting	\$12,500.00	\$0.00	(\$12,500.00)	\$25,000.00	\$15,900.00	(\$9,100.00)	\$0.00	(\$25,000.00)
960015 - Reserve Expense - Bank Charges	\$0.00	\$0.00	\$0.00	\$425.00	\$0.00	(\$425.00)	\$0.00	(\$425.00)
<u>Total Reserve Expense</u>	\$12,500.00	\$0.00	(\$12,500.00)	\$39,539.77	\$99,438.55	\$59,898.78	\$0.00	(\$39,539.77)
Total Reserve Expense	\$12,500.00	\$0.00	(\$12,500.00)	\$39,539.77	\$99,438.55	\$59,898.78	\$0.00	(\$39,539.77)
Net Income	(\$54,429.83)	(\$3,145.06)	(\$51,284.77)	\$132,687.80	\$47,029.27	\$85,658.53	\$690.00	
Total Other Net Income	(\$71,215.57)	(\$19,041.79)	(\$52,173.78)	\$39,202.05	\$18,974.96	\$20,227.09	\$690.00	
Reserve Net Income	\$16,785.74	\$15,896.73	\$889.01	\$93,485.75	\$28,054.31	\$65,431.44	\$0.00	

Copperstone Condominium Association, Inc.
 General Ledger Trial Balance Report
 12/1/2021 - 12/31/2021

Account Number	Description	Begin Balance	Net Change	End Balance
100000	A/R - Owners	\$23,264.28	\$4,563.45	\$27,827.73
100500	Suspense - Operating Account	\$6,841.74	(\$5,587.00)	\$1,254.74
100555	Prepaid Insurance	\$13,250.00	\$0.00	\$13,250.00
100575	Prepaid Administrative Expense	\$500.00	\$0.00	\$500.00
100800	Due to Operating Account	\$5,269.37	\$0.00	\$5,269.37
100850	Allowance for Doubtful Accounts	(\$1,500.00)	\$0.00	(\$1,500.00)
130010	Cash - PPB OP CK #0846	\$95,172.54	(\$68,917.11)	\$26,255.43
140005	Cash - ML RS MM #2475	\$437,554.66	\$16,925.32	\$454,479.98
140007	Cash - ML RS Securities Account	\$63,191.49	(\$580.09)	\$62,611.40
200000	Accounts Payable	(\$9,990.00)	(\$25.00)	(\$10,015.00)
200005	A/P - Deferred Legal	(\$5,543.05)	\$0.00	(\$5,543.05)
210000	Prepaid Assessments	(\$9,739.00)	(\$1,249.91)	(\$10,988.91)
210100	Deferred Income - Comcast	(\$11,777.00)	\$0.00	(\$11,777.00)
220805	Due From Reserves	(\$5,269.37)	\$0.00	(\$5,269.37)
300000	Equity - Operating Fund	\$4,668.74	\$0.00	\$4,668.74
320000	Equity - Reserve Fund	(\$416,831.86)	\$0.00	(\$416,831.86)
320020	Unrealized Gain/Loss	(\$1,944.91)	\$440.51	(\$1,504.40)
400000	Assessments - Owners	(\$523,160.00)	(\$47,560.00)	(\$570,720.00)
400085	Assessments - Garage/Carport/Parking	(\$9,350.00)	(\$850.00)	(\$10,200.00)
410000	Interest - Operating Fund	\$0.00	\$0.00	\$0.00
420000	Late/Interest Fee	(\$2,442.36)	(\$312.39)	(\$2,754.75)
420010	Lien Fee Reimbursable	(\$200.00)	\$0.00	(\$200.00)
420015	Legal Collection Fee Reimbursable	(\$1,224.58)	(\$35.00)	(\$1,259.58)
420020	Legal Fee - Risk Sharing	\$3,793.31	\$0.00	\$3,793.31
420030	Fines	(\$800.00)	\$300.00	(\$500.00)
430000	Working Capital	\$0.00	\$0.00	\$0.00
460050	Cable Income	(\$1,962.00)	\$0.00	(\$1,962.00)
460240	Keys/Fobs	\$0.00	\$0.00	\$0.00
460290	Miscellaneous Income	\$0.00	\$0.00	\$0.00
600200	Water/Sewer	\$83,340.38	\$6,293.42	\$89,633.80
600700	Gas/Electricity	\$10,166.68	\$932.13	\$11,098.81
602000	Administrative	\$2,541.85	\$215.95	\$2,757.80
602020	Postage	\$355.76	\$25.44	\$381.20
602070	A/R Processing Fee	\$1,310.00	\$195.00	\$1,505.00
602080	Lien Processing Fee	\$200.00	\$0.00	\$200.00
603000	Insurance	\$43,051.04	\$14,074.50	\$57,125.54
604000	Income Taxes	\$0.00	\$0.00	\$0.00
605000	Management	\$23,667.25	\$4,606.00	\$28,273.25
605007	Audit Preparation	\$2,421.90	\$0.00	\$2,421.90
605008	Tax Preparation	\$0.00	\$0.00	\$0.00
606005	Legal - Collections	\$1,224.58	\$35.00	\$1,259.58
606015	Legal - General	\$9,550.06	\$420.00	\$9,970.06
607000	Grounds Maintenance	\$22,099.15	\$2,599.90	\$24,699.05
607200	Grounds Improvements	\$10,595.49	\$95.00	\$10,690.49
607310	Tree/Shrub Maintenance	\$0.00	\$0.00	\$0.00

Copperstone Condominium Association, Inc.
 General Ledger Trial Balance Report
 12/1/2021 - 12/31/2021

Account Number	Description	Begin Balance	Net Change	End Balance
607400	Grounds Repairs - Sprinklers	\$6,135.63	\$0.00	\$6,135.63
607410	Grounds Repairs - Other	\$4,889.49	\$0.00	\$4,889.49
607634	Pet Waste Clean Up	\$1,172.00	\$207.60	\$1,379.60
614000	Trash Removal	\$23,543.03	\$3,146.50	\$26,689.53
615000	Lighting Maintenance	\$5,319.39	\$172.50	\$5,491.89
620000	Pest Control	\$2,640.00	\$720.00	\$3,360.00
621000	Snow Removal	\$21,956.32	\$0.00	\$21,956.32
625000	Building Repairs - Roofing/Gutters	\$11,954.95	\$3,150.00	\$15,104.95
625035	Gutter Cleaning	\$0.00	\$0.00	\$0.00
625200	Building Repairs - Other	\$6,732.16	\$1,185.88	\$7,918.04
625210	Building Repairs - Exterior	\$8,102.87	\$49,180.00	\$57,282.87
625600	Fire Alarm Monitoring	\$6,598.82	\$1,286.45	\$7,885.27
625615	Fire Inspections	\$2,847.76	\$0.00	\$2,847.76
625700	Garage Maintenance & Repairs	\$289.00	\$0.00	\$289.00
630500	Keys/Locks	\$0.00	\$0.00	\$0.00
640000	Pool Maintenance	\$6,268.00	\$2,000.00	\$8,268.00
640030	Pool Chemicals	\$2,200.07	\$0.00	\$2,200.07
640035	Pool Repairs	\$362.63	\$0.00	\$362.63
640040	Pool Supplies	\$544.90	\$0.00	\$544.90
640042	Pool Permits	\$0.00	\$0.00	\$0.00
640075	Pool Telephone	\$763.54	(\$35.01)	\$728.53
660000	Transfer to Reserves	\$102,083.31	\$29,166.70	\$131,250.01
680000	Miscellaneous Expense	\$0.00	\$0.00	\$0.00
690000	Bad Debt	\$0.00	\$0.00	\$0.00
800000	Transfer from Operating	(\$102,083.31)	(\$29,166.70)	(\$131,250.01)
820000	Interest - Reserve Fund	(\$1,436.22)	(\$114.72)	(\$1,550.94)
820050	Realized Gain/Loss	(\$220.25)	(\$4.32)	(\$224.57)
820060	Miscellaneous Income	\$0.00	\$0.00	\$0.00
900415	Reserve Expense - Consulting Fees	\$0.00	\$0.00	\$0.00
900425	Reserve Expense - Reserve Study	\$4,995.00	\$0.00	\$4,995.00
901015	Reserve Expense - Major Tree Pruning & Removal	\$0.00	\$0.00	\$0.00
901100	Reserve Expense - Major Landscape Improvements	\$0.00	\$0.00	\$0.00
901105	Reserve Expense - Major Landscape Improvements	\$0.00	\$0.00	\$0.00
901500	Reserve Expense - Fence Repairs	\$0.00	\$0.00	\$0.00
902000	Reserve Expense - Lighting Repairs/Replacement	\$0.00	\$0.00	\$0.00
902525	Reserve Expense - Asphalt Repairs	\$0.00	\$0.00	\$0.00
902555	Reserve Expense - Concrete Replacement	\$6,370.40	\$0.00	\$6,370.40
902600	Reserve Expense - Mailbox Repairs/Replacement	\$0.00	\$0.00	\$0.00
902605	Reserve Expense - Dumpster Enclosure Repairs & Replacement	\$0.00	\$0.00	\$0.00
903000	Reserve Expense - Reroof Units	\$0.00	\$0.00	\$0.00
903015	Reserve Expense - Roof Repairs	\$0.00	\$0.00	\$0.00
903400	Reserve Expense - Major Building Repairs	\$2,749.37	\$0.00	\$2,749.37
903415	Reserve Expense - Stair & Railing Repairs	\$0.00	\$0.00	\$0.00
903620	Reserve Expense - Mold/Water Remediation	\$0.00	\$0.00	\$0.00
903700	Reserve Expense - Major Painting	\$12,500.00	\$12,500.00	\$25,000.00
905045	Reserve Expense - Major Pool Repairs/Cleaning	\$0.00	\$0.00	\$0.00
960015	Reserve Expense - Bank Charges	\$425.00	\$0.00	\$425.00
		\$0.00	\$0.00	\$0.00

Copperstone Condominium Association, Inc.
A/R Aging Report with last names and 30,60,90
Period Through: 12/31/2021

Account Number	Last Name	First Name	Unit Address	Unit Status	Current	30 days	60 days	90 days	Total Due
105920321	Ansah-Twum	Derek	9590 E. Florida Ave.	2032Intent	\$578.53				\$578.53
105920312	* Babakhanova	Irena	9590 E. Florida Ave.	2031	\$508.08				\$508.08
105910580	Campbell	Paul	9510 E. Florida Ave.	1058	\$15.00	\$15.00		\$306.39	\$336.39
105910240	Coffman	Karen	9550 E. Florida Ave.	1024Fine	\$420.70				\$420.70
105910020	Fowler	June	9530 E. Florida Ave.	1002	\$15.00	\$15.00		\$5,538.16	\$5,568.16
105920840	Goehring	Kim	9488 E. Florida Ave.	2084Lien/Attorney	\$86.70	\$290.00	\$290.00	\$3,154.49	\$3,821.19
105920700	Gregory	Jacquelyn	9408 E. Florida Ave.	2070Intent	\$284.77				\$284.77
105920551	Hill	Richard	9510 E. Florida Ave.	2055	\$19.50	\$290.00			\$309.50
105920891	Hinojos	Cruz	9488 E. Florida Ave.	2089Lien/Attorney	\$94.19	\$346.85	\$343.48	\$2,134.72	\$2,919.24
105910760	Kazachkov	Mikhel	9448 E. Florida Ave.	1076Intent	\$19.50	\$300.00			\$319.50
105920260	Kournioti	Giannoula	9590 E. Florida Ave.	2026		\$34.48			\$34.48
105910440	Merrell	Michael	9468 E. Florida Ave.	1044Letter W/Fees	\$19.50	\$290.00			\$309.50
105910121	Moore	Mary	9530 E. Florida Ave.	1012Intent	\$19.50	\$290.00	\$140.71		\$450.21
105910360	Rose	Stevetta	9590 E. Florida Ave.	1036Fine				\$1,686.00	\$1,686.00
105920651	Saizmaa	Tsenzmaa	9408 E. Florida Ave.	2065Letter W/Fees	\$19.50	\$300.00			\$319.50
105920163	Samson	Leanne	9550 E. Florida Ave.	2016	\$19.50	\$290.00			\$309.50
105920230	Singh	Arvino	9550 E. Florida Ave.	2023Intent	\$2,170.00			\$100.00	\$2,270.00
105920771	Starnella	Kathryn	9448 E. Florida Ave.	2077		\$300.00			\$300.00
105910352	Sweat	John	9590 E. Florida Ave.	1035		\$15.00		\$6,215.71	\$6,230.71
105910560	Wells	Diana	9510 E. Florida Ave.	1056Hold		\$290.00	\$252.27		\$542.27
105910571	Yang	Yanping	9510 E. Florida Ave.	1057	\$19.50	\$290.00			\$309.50
					\$4,309.47	\$3,356.33	\$1,026.46	\$19,135.47	\$27,827.73
					16	15	4	7	
Late Fee					\$165.00	\$60.00	\$15.00	\$105.00	\$345.00
Attorney Transfer Fee					\$0.00	\$0.00	\$0.00	\$75.00	\$75.00
Repair Bill Back					\$3,962.08	\$0.00	\$0.00	\$12,060.26	\$16,022.34
Garage/Carport/Parking					\$0.00	\$40.00	\$10.00	\$60.00	\$110.00
Interest					\$147.39	\$31.85	\$28.48	\$129.86	\$337.58
Legal Fee					\$35.00	\$0.00	\$0.00	\$10.86	\$45.86
Lien Fee					\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
Fines					\$0.00	\$0.00	\$0.00	\$1,700.00	\$1,700.00
Assessments					\$0.00	\$3,224.48	\$972.98	\$4,894.49	\$9,091.95
					\$4,309.47	\$3,356.33	\$1,026.46	\$19,135.47	\$27,827.73

Copperstone Condominium Association, Inc.
 Prepaid Report by Last Name
 Period Through: 12/31/2021

Last Name	First Name	Address	Unit Number	Balance
Acosta	Phillip	9510 E. Florida Ave.	3051	\$290.00
Aurora Pro Logistics LLC		9468 E. Florida Ave.	2042	\$2,030.00
Barton	Timothy	9408 E. Florida Ave.	2059	\$300.00
Coppola	RoseAnne	9530 E. Florida Ave.	1011	\$290.00
Desantis	Rebecca	9590 E. Florida Ave.	1032	\$300.00
Elliott	Jerri	9408 E. Florida Ave.	1064	\$300.00
Gershman	Oleg	9530 E. Florida Ave.	1006	\$290.00
Gubenko	Anatoly	9468 E. Florida Ave.	1037	\$290.00
Humphrey	Tricia	9408 E. Florida Ave.	1060	\$312.15
Hutton	Andre	9488 E. Florida Ave.	1094	\$25.00
IMS Family Trust		9468 E. Florida Ave.	2041	\$290.00
James L. & Diane M. Gregory Trust		9448 E. Florida Ave.	1075	\$900.00
Karekar	Mahesh	9510 E. Florida Ave.	1055	\$416.00
Kraemer	Dawn	9468 E. Florida Ave.	2044	\$290.01
Kuppuswamy	Ganesh	9468 E. Florida Ave.	2040	\$365.59
McLaughlin	Susan	9448 E. Florida Ave.	1071	\$290.00
Murphy	William	9530 E. Florida Ave.	2008	\$367.00
New Direction IRA Inc. FBO Gary W. Hahnenkamp IRA		9510 E. Florida Ave.	2058	\$20.00
O'Leary	Stephen	9550 E. Florida Ave.	2013	\$300.00
Podinovskiy	Olesia	9510 E. Florida Ave.	1052	\$290.00
Pomeroy	Matthew	9530 E. Florida Ave.	1008	\$290.00
Robinson	Keyona	9530 E. Florida Ave.	2010	\$110.00
Rodzen	Alan	9408 E. Florida Ave.	2060	\$300.00
Roths	Kevin	9468 E. Florida Ave.	2043	\$18.00
Siegel	Rhonda	9530 E. Florida Ave.	1007	\$300.00
Stephenson	Gregg	9590 E. Florida Ave.	1029	\$18.17
Stockford	Charles	9488 E. Florida Ave.	1090	\$300.00
Stovall	Sam	9468 E. Florida Ave.	2045	\$300.00
Tabachny	Helen	9510 E. Florida Ave.	1054	\$0.99
Trachuk	Kirill	9550 E. Florida Ave.	2019	\$310.00
Wegerbauer	Natalia	9590 E. Florida Ave.	2031	\$300.00
Wilcox	Laura	9448 E. Florida Ave.	2079	\$300.00
Zubkova	Anna	9510 E. Florida Ave.	1053	\$486.00
				\$10,988.91

Copperstone Condominium Association, Inc.
Check Register Report
12/1/2021 - 12/31/2021

Account #	Check #	Check Date	Vendor or Payee Invoice Line Item	Check Amt	Expense Account	Invoice	Paid
130010	100112	12/2/2021	Fastsigns of Englewood INV-81014	\$95.00	607200 Grounds Improvements	\$95.00	\$95.00
130010	100113	12/2/2021	Orten Cavanagh Holmes & Hunt LLC 121262	\$210.00	606015 Legal - General	\$210.00	\$210.00
130010	100114	12/2/2021	Copperstone Condominium Association, Inc. CPS 110121RS	\$14,583.33	660000 Transfer to Reserves	\$14,583.33	\$14,583.33
130010	100115	12/2/2021	Foothills Paving & Maintenance, Inc 12246	\$3,480.00	625210 Building Repairs - Exterior	\$3,480.00	\$3,480.00
130010	100116	12/2/2021	Security Central, Inc. 861254	\$230.45	625600 Fire Alarm Monitoring	\$230.45	\$230.45
130010	100117	12/2/2021	Keesen Landscape Management, Inc. 173916	\$2,599.90	607000 Grounds Maintenance	\$2,599.90	\$2,599.90
130010	100118	12/2/2021	MSI, LLC MSI013976 MSI013976 MSI013976 MSI013437	\$2,508.38	602020 Postage 602070 A/R Processing Fee 602000 Administrative 605000 Management	\$15.68 \$90.00 \$99.70 \$2,303.00	\$15.68 \$90.00 \$99.70 \$2,303.00
130010	100119	12/2/2021	Radiant Lighting Services, Inc. 9022A	\$147.50	615000 Lighting Maintenance	\$147.50	\$147.50
130010	100120	12/2/2021	Palace Construction Co., Inc. 222002001	\$45,700.00	625210 Building Repairs - Exterior	\$45,700.00	\$45,700.00
130010	100121	12/3/2021	Falch & Falch, Inc. 2021-522	\$134.00	625200 Building Repairs - Other	\$134.00	\$134.00
140005	100001	12/9/2021	Denver Pro 20001-2	\$12,500.00	903700 Reserve Expense - Major Painting	\$12,500.00	\$12,500.00
130010	100122	12/9/2021	CAIS, LLC 4256856	\$352.00	603000 Insurance	\$352.00	\$352.00
130010	100123	12/10/2021	Alligator Spa & Pool Spc., Inc. 27314	\$1,000.00	640000 Pool Maintenance	\$1,000.00	\$1,000.00
130010	100124	12/13/2021	Berkshire Hathaway GUARD Insurance Companies 12/6/21	\$13,722.50	603000 Insurance	\$13,722.50	\$13,722.50
130010	300074	12/27/2021	CenturyLink 0116 112821	\$36.65	640075 Pool Telephone	\$36.65	\$36.65
130010	300075	12/27/2021	Xcel Energy 5352 121021	\$140.40	600700 Gas/Electricity	\$140.40	\$140.40
130010	300076	12/27/2021	Xcel Energy 4745 120321	\$104.48	600700 Gas/Electricity	\$104.48	\$104.48
130010	300077	12/27/2021	Waste Management of Colorado 1528753- 0178-9	\$2,501.50	614000 Trash Removal	\$2,501.50	\$2,501.50
130010	300078	12/27/2021	Xcel Energy 0069 120321	\$687.25	600700 Gas/Electricity	\$687.25	\$687.25

130010	300079	12/27/2021	Cherry Creek Valley Water and Sanitation District 3901 113021	\$6,293.42	600200 Water/Sewer	\$6,293.42	\$6,293.42
130010	100125	12/28/2021	Falch & Falch, Inc. 2021-582	\$240.50	625200 Building Repairs - Other	\$240.50	\$240.50
130010	100126	12/28/2021	Orten Cavanagh Holmes & Hunt LLC 121827 121827	\$245.00	606005 Legal - Collections 606015 Legal - General	\$35.00 \$210.00	\$35.00 \$210.00
130010	100127	12/28/2021	Pest Solutions Plus 219723	\$240.00	620000 Pest Control	\$240.00	\$240.00
130010	100128	12/28/2021	Security Central, Inc. 866117 866118 866119 866120 866121 866122 866123 866124	\$1,056.00	625600 Fire Alarm Monitoring 625600 Fire Alarm Monitoring 625600 Fire Alarm Monitoring 625600 Fire Alarm Monitoring 625600 Fire Alarm Monitoring 625600 Fire Alarm Monitoring 625600 Fire Alarm Monitoring 625600 Fire Alarm Monitoring	\$132.00 \$132.00 \$132.00 \$132.00 \$132.00 \$132.00 \$132.00 \$132.00	\$132.00 \$132.00 \$132.00 \$132.00 \$132.00 \$132.00 \$132.00 \$132.00
130010	100129	12/28/2021	MSI, LLC MSI014432	\$2,303.00	605000 Management	\$2,303.00	\$2,303.00
130010	100130	12/28/2021	Pet Scoop Services 377361	\$103.80	607634 Pet Waste Clean Up	\$103.80	\$103.80
130010	100131	12/30/2021	Pest Solutions Plus 219167	\$480.00	620000 Pest Control	\$480.00	\$480.00
130010	100132	12/30/2021	MSI, LLC MSI014971 MSI014971 MSI014971	\$231.01	602020 Postage 602070 A/R Processing Fee 602000 Administrative	\$9.76 \$105.00 \$116.25	\$9.76 \$105.00 \$116.25
130010	100133	12/30/2021	Pet Scoop Services 372909	\$103.80	607634 Pet Waste Clean Up	\$103.80	\$103.80
130010	100134	12/30/2021	Trash Cleanup, Inc. 5887 5817	\$645.00	614000 Trash Removal 614000 Trash Removal	\$280.00 \$365.00	\$280.00 \$365.00
130010	100135	12/30/2021	Alligator Spa & Pool Spc., Inc. 27111	\$1,000.00	640000 Pool Maintenance	\$1,000.00	\$1,000.00
130010	100136	12/30/2021	The Roof & Gutter Guys 1316744- 4870	\$3,150.00	625035 Gutter Cleaning	\$3,150.00	\$3,150.00
130010	100137	12/30/2021	Copperstone Condominium Association, Inc. CPS 120121RS	\$14,583.37	660000 Transfer to Reserves	\$14,583.37	\$14,583.37
Total:				\$131,408.24			