



Copperstone Condominium Association, Inc.

As Of 7/31/2022

Monthly Financial Reports

Created by MSI, LLC



Copperstone Condominium Association, Inc.
Cash Flow
7/1/2022 - 7/31/2022

Description	Operating	Reserve
Beginning Cash Balance	<u>\$37,483.67</u>	<u>\$536,182.38</u>
Cash Received		
100000 A/R - Owners	\$2,695.42	\$0.00
210000 Prepaid Assessments	(\$2,290.59)	\$0.00
320020 Unrealized Gain/Loss	\$0.00	(\$6,527.02)
400000 Assessments - Owners	\$47,560.00	\$0.00
400085 Assessments - Garage/Carport/Parking	\$850.00	\$0.00
420000 Late/Interest Fee	\$221.42	\$0.00
420010 Lien Fee Reimbursable	\$100.00	\$0.00
820000 Interest - Reserve Fund	<u>\$0.00</u>	<u>\$496.48</u>
Total Inflow	\$49,136.25	(\$6,030.54)
Cash Disbursed		
600200 Water/Sewer	\$9,086.04	\$0.00
600700 Gas/Electricity	\$1,042.68	\$0.00
602070 A/R Processing Fee	(\$75.00)	\$0.00
602080 Lien Processing Fee	(\$100.00)	\$0.00
603000 Insurance	\$5,145.94	\$0.00
614000 Trash Removal	\$2,476.56	\$0.00
625000 Building Repairs - Roofing/Gutters	\$417.00	\$0.00
625200 Building Repairs - Other	\$491.00	\$0.00
640000 Pool Maintenance	\$1,012.50	\$0.00
640075 Pool Telephone	<u>\$73.54</u>	<u>\$0.00</u>
Total Outflow	\$19,570.26	\$0.00
Ending Cash Balance	<u>\$67,049.66</u>	<u>\$530,151.84</u>

Copperstone Condominium Association, Inc.

Budget Comparison Report

1/1/2022 - 7/31/2022

Top line is budget

Bottom line is actual

Cash Balance Est 12/31/2021

\$31,646.82

Cash Balance Act 12/31/2021

\$26,255.43

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under	Tot Budget
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	\$2,400.00	(\$1,431.50)	\$4,050.00
Administrative	\$251.75	\$0.00	\$494.30	\$222.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$968.50	-59.65%	
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	\$330.00	(\$192.85)	\$650.00
Postage	\$98.07	\$0.00	\$15.03	\$24.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$137.15	-58.44%	
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	\$1,115.00	(\$515.00)	\$1,940.00
A/R Processing Fee	\$135.00	\$0.00	\$165.00	\$375.00	\$0.00	\$0.00	(\$75.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	-46.19%	
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	\$200.00	(\$200.00)	\$300.00
Lien Processing Fee	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	(\$100.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$42,175.00	(\$6,470.36)	\$69,175.00
Insurance	\$18,551.50	\$0.00	\$1,715.32	\$1,715.32	\$3,430.62	\$5,145.94	\$5,145.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35,704.64	-15.34%	
Administrative Total	\$5,780.00	\$11,275.00	\$5,850.00	\$6,200.00	\$5,755.00	\$5,680.00	\$5,680.00	\$6,025.00	\$6,005.00	\$5,905.00	\$5,905.00	\$6,055.00	\$46,220.00	(\$8,809.71)	\$76,115.00
	\$19,036.32	\$0.00	\$2,389.65	\$2,436.82	\$3,430.62	\$5,145.94	\$4,970.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37,410.29	-19.06%	
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	\$4,083.31	(\$2,936.17)	\$7,000.00
Building Repairs - Roofing/G	\$0.00	\$0.00	\$0.00	\$730.14	\$0.00	\$0.00	\$417.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,147.14	-71.91%	
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	\$2,041.69	(\$1,718.69)	\$3,500.00
Gutter Cleaning	\$0.00	\$0.00	\$323.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$323.00	-84.18%	
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	\$14,583.31	\$8,013.51	\$25,000.00
Building Repairs - Other	\$1,943.21	\$1,175.00	\$2,292.76	\$1,317.06	\$13,672.08	\$1,705.71	\$491.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,596.82	54.95%	
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	\$5,250.00	(\$2,484.11)	\$9,000.00
Building Repairs - Exterior	\$838.48	\$0.00	\$518.49	\$0.00	\$798.00	\$610.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,765.89	-47.32%	
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	\$5,900.00	(\$1,513.59)	\$8,700.00
Fire Alarm Monitoring	\$0.00	\$0.00	\$842.39	\$2,042.04	\$1,108.80	\$393.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,386.41	-25.65%	
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	\$3,208.31	(\$2,742.37)	\$5,500.00
Fire Inspections	\$0.00	\$0.00	\$0.00	\$413.44	\$52.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$465.94	-85.48%	
625700	\$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	\$201.50	\$0.00
Garage Maintenance & Repairs	\$0.00	\$0.00	\$0.00	\$39.00	\$162.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$201.50	0.00%	
Building Maintenance/Repairs Total	\$4,616.66	\$4,616.66	\$5,166.66	\$5,166.66	\$5,166.66	\$5,166.66	\$5,166.66	\$5,166.66	\$4,616.66	\$4,616.66	\$4,616.66	\$4,616.74	\$35,066.62	(\$3,179.92)	\$58,700.00
	\$2,781.69	\$1,175.00	\$3,976.64	\$4,541.68	\$15,793.88	\$2,709.81	\$908.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31,886.70	-9.07%	

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Budget Comparison Report

1/1/2022 - 7/31/2022

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

Cash Balance Act 12/31/2021
\$26,255.43

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under	Tot Budget
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	\$14,299.45	(\$1,299.95)	\$26,195.25
Grounds Maintenance	\$0.00	\$0.00	\$5,199.80	\$0.00	\$2,599.90	\$5,199.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,999.50	-9.09%	
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	\$5,000.00	(\$2,050.00)	\$10,000.00
Grounds Improvements	\$0.00	\$2,950.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,950.00	-41.00%	
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)	\$5,000.00
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	\$2,000.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00	\$500.00	\$0.00	\$4,500.00	(\$536.66)	\$9,000.00
Grounds Repairs - Sprinklers	\$0.00	\$0.00	\$0.00	\$2,400.00	\$608.26	\$955.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,963.34	-11.93%	
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	\$5,000.00	(\$4,658.50)	\$6,000.00
Grounds Repairs - Other	\$0.00	\$0.00	\$0.00	\$146.50	\$195.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$341.50	-93.17%	
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	\$735.00	(\$71.20)	\$1,260.00
Pet Waste Clean Up	\$103.80	\$0.00	\$112.00	\$224.00	\$112.00	\$112.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$663.80	-9.69%	
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	\$3,150.00	(\$29.86)	\$5,400.00
Lighting Maintenance	\$0.00	\$0.00	\$348.00	\$2,772.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,120.14	-0.95%	
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	\$1,700.00	(\$980.00)	\$2,600.00
Pest Control	\$240.00	\$0.00	\$240.00	\$240.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$720.00	-57.65%	
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	\$29,500.00	(\$9,314.13)	\$32,250.00
Snow Removal	\$3,503.53	\$0.00	\$13,927.25	\$2,755.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,185.87	-31.57%	
Grounds Maintenance/ Repairs Total	\$5,754.95	\$4,754.95	\$15,004.95	\$19,604.90	\$6,154.90	\$10,704.90	\$6,904.90	\$10,154.90	\$5,104.90	\$4,883.00	\$3,883.00	\$4,795.00	\$68,884.45	(\$23,940.30)	\$97,705.25
	\$3,847.33	\$2,950.00	\$19,827.05	\$8,537.73	\$3,515.16	\$6,266.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$44,944.15	-34.75%	
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	\$93,333.31	(\$13,333.33)	\$160,000.00
Transfer to Reserves	\$0.00	\$13,333.33	\$13,333.33	\$26,666.66	\$13,333.33	\$13,333.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$79,999.98	-14.29%	
Miscellaneous/Contingency Total	\$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	\$93,333.31	(\$13,333.33)	\$160,000.00
	\$0.00	\$13,333.33	\$13,333.33	\$26,666.66	\$13,333.33	\$13,333.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$79,999.98	-14.29%	
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	\$4,725.00	(\$2,700.00)	\$8,100.00
Pool Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,012.50	\$1,012.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,025.00	-57.14%	
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	\$750.00	\$139.46	\$1,000.00
Pool Chemicals	\$0.00	\$0.00	\$0.00	\$0.00	\$889.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$889.46	18.59%	
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	\$500.00	\$27.82	\$1,000.00

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Budget Comparison Report

1/1/2022 - 7/31/2022

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Cash Balance Est 12/31/2021
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Cash Balance Act 12/31/2021
\$26,255.43

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under	Tot Budget
Pool Repairs	\$527.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$527.82	5.56%	
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	\$300.00	\$97.67	\$500.00
Pool Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$397.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$397.67	32.56%	
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	\$370.00	(\$20.84)	\$530.00
Pool Telephone	\$36.65	\$37.46	\$37.46	\$37.46	\$37.37	\$89.22	\$73.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$349.16	-5.63%	
Pool Maintenance/Repairs Total	\$675.00	\$675.00	\$675.00	\$805.00	\$1,605.00	\$1,105.00	\$1,105.00	\$1,605.00	\$855.00	\$675.00	\$675.00	\$675.00	\$6,645.00	(\$2,455.89)	\$11,130.00
	\$564.47	\$37.46	\$37.46	\$37.46	\$1,324.50	\$1,101.72	\$1,086.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,189.11	-36.96%	
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	\$16,121.00	(\$2,303.00)	\$27,996.00
Management	\$2,303.00	\$0.00	\$2,303.00	\$4,606.00	\$2,303.00	\$2,303.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,818.00	-14.29%	
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	\$0.00	\$0.00	\$2,575.00
Audit 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	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	\$0.00	\$200.00
Tax Preparation	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	0.00%	
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	\$4,666.69	(\$1,547.01)	\$8,000.00
Legal	\$0.00	\$0.00	\$3,119.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,119.68	-33.15%	
Professional Fees Total	\$2,969.67	\$3,169.67	\$2,969.67	\$2,969.67	\$2,969.67	\$2,969.67	\$2,969.67	\$3,041.67	\$3,041.67	\$5,616.67	\$3,041.67	\$3,041.63	\$20,987.69	(\$3,850.01)	\$38,771.00
	\$2,303.00	\$0.00	\$5,422.68	\$4,806.00	\$2,303.00	\$2,303.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,137.68	-18.34%	
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	\$50,310.00	\$1,534.55	\$89,635.00
Water/Sewer	\$6,156.71	\$8,153.40	\$6,724.28	\$6,813.96	\$6,524.76	\$8,385.40	\$9,086.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$51,844.55	3.05%	
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	\$6,625.00	\$685.78	\$11,450.00
Gas/Electricity	\$976.39	\$1,170.21	\$1,182.72	\$1,008.07	\$832.71	\$1,098.00	\$1,042.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,310.78	10.35%	
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	\$15,910.00	\$531.21	\$28,010.00
Trash Removal	\$2,258.38	\$2,047.39	\$2,575.44	\$2,414.06	\$2,210.46	\$2,458.92	\$2,476.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,441.21	3.34%	
Utilities Total	\$9,750.00	\$10,540.00	\$9,950.00	\$10,510.00	\$9,420.00	\$9,715.00	\$12,960.00	\$12,960.00	\$10,740.00	\$10,850.00	\$10,850.00	\$10,850.00	\$72,845.00	\$2,751.54	\$129,095.00
	\$9,391.48	\$11,371.00	\$10,482.44	\$10,236.09	\$9,567.93	\$11,942.32	\$12,605.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75,596.54	3.78%	

Copperstone Condominium Association, Inc.

Budget Comparison Report

1/1/2022 - 7/31/2022

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

Cash Balance Act 12/31/2021 \$26,255.43

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
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	\$338,870.00	(\$6,911.32)	\$580,920.00
	\$50,354.41	\$47,290.28	\$49,847.45	\$47,450.74	\$67,746.92	\$20,132.63	\$49,136.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$331,958.68	-2.04%	
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	\$343,982.07	(\$52,817.62)	\$571,516.25
	\$37,924.29	\$28,866.79	\$55,469.25	\$57,262.44	\$49,268.42	\$42,803.00	\$19,570.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$291,164.45	-15.35%	
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			
	\$12,430.12	\$18,423.49	(\$5,621.80)	(\$9,811.70)	\$18,478.50	(\$22,670.37)	\$29,565.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
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			
	\$12,430.12	\$30,853.61	\$25,231.81	\$15,420.11	\$33,898.61	\$11,228.24	\$40,794.23	\$40,794.23	\$40,794.23	\$40,794.23	\$40,794.23	\$40,794.23			
													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			
Balance	\$38,685.55	\$57,109.04	\$51,487.24	\$41,675.54	\$60,154.04	\$37,483.67	\$67,049.66	\$67,049.66	\$67,049.66	\$67,049.66	\$67,049.66	\$67,049.66			
													Expected		
More/Less	\$1,508.34	\$19,886.44	\$18,804.25	\$19,172.11	\$33,645.17	\$11,239.36	\$40,514.91	\$44,391.47	\$39,678.03	\$37,147.69	\$31,042.35	\$25,999.09		by \$45,906.30	

Copperstone Condominium Association, Inc.
Balance Sheet
Period Through: 7/31/2022

Assets

Cash - Operating Fund		
130000 - Cash - Operating Fund	\$67,049.66	
Cash - Operating Fund Total	\$67,049.66	
Cash - Reserve Fund		
140000 - Cash - Reserve Fund	\$530,151.84	
Cash - Reserve Fund Total	\$530,151.84	
Accounts Receivable		
100000 - A/R - Owners	\$6,650.25	
100850 - Allowance for Doubtful Accounts	(\$1,500.00)	
Accounts Receivable Total	\$5,150.25	
Other Asset		
100555 - Prepaid Insurance	\$13,250.00	
100575 - Prepaid Administrative Expense	\$500.00	
100800 - Due to Operating Account	\$35,269.37	
Other Asset Total	\$49,019.37	
Assets Total		\$651,371.12
Liabilities and Equity		
Liability		
200000 - Accounts Payable	\$9,990.00	
200005 - A/P - Deferred Legal	\$5,543.05	
210000 - Prepaid Assessments	\$10,664.37	
210100 - Deferred Income - Comcast	\$9,815.00	
220805 - Due From Reserves	\$35,269.37	
Liability Total	\$71,281.79	
Equity		
320020 - Unrealized Gain/Loss	(\$12,912.82)	
Equity Total	(\$12,912.82)	
Operating Equity	\$34,533.31	
Reserve Equity	\$510,317.61	
Operating Net Income	\$50,673.55	
Reserve Net Income	(\$2,522.32)	
Liabilities & Equity Total		\$651,371.12

Copperstone Condominium Association, Inc.
Income Statement - Prior Year Comparison - Other
7/1/2022 - 7/31/2022

	7/1/2022 - 7/31/2022			Year To Date			Annual Budget	Remaining
	2022 Actual	2021 Actual	Variance	YTD 2022	YTD 2021	Variance		
Income								
<u>Income</u>								
400000 - Assessments - Owners	\$47,560.00	\$47,560.00	\$0.00	\$332,920.00	\$332,920.00	\$0.00	\$570,720.00	\$237,800.00
400085 - Assessments - Garage/Carport/Parking	\$850.00	\$850.00	\$0.00	\$5,950.00	\$5,950.00	\$0.00	\$10,200.00	\$4,250.00
420000 - Late/Interest Fee	\$221.42	\$305.03	(\$83.61)	\$1,623.00	\$1,535.81	\$87.19	\$0.00	(\$1,623.00)
420010 - Lien Fee Reimbursable	\$100.00	\$0.00	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	(\$100.00)
420015 - Legal Collection Fee Reimbursable	\$0.00	\$51.72	(\$51.72)	\$483.00	\$678.72	(\$195.72)	\$0.00	(\$483.00)
420030 - Fines	\$0.00	\$0.00	\$0.00	(\$1,200.00)	\$800.00	(\$2,000.00)	\$0.00	\$1,200.00
460050 - Cable Income	\$0.00	\$0.00	\$0.00	\$1,962.00	\$1,962.00	\$0.00	\$0.00	(\$1,962.00)
Total Income	\$48,731.42	\$48,766.75	(\$35.33)	\$341,838.00	\$343,946.53	(\$2,108.53)	\$580,920.00	\$239,082.00
Total Income	\$48,731.42	\$48,766.75	(\$35.33)	\$341,838.00	\$343,946.53	(\$2,108.53)	\$580,920.00	\$239,082.00
Expense								
<u>Administrative</u>								
602000 - Administrative	\$0.00	\$96.60	\$96.60	\$968.50	\$1,974.00	\$1,005.50	\$4,050.00	\$3,081.50
602020 - Postage	\$0.00	\$18.92	\$18.92	\$137.15	\$231.41	\$94.26	\$650.00	\$512.85
602070 - A/R Processing Fee	(\$75.00)	\$150.00	\$225.00	\$600.00	\$815.00	\$215.00	\$1,940.00	\$1,340.00
602080 - Lien Processing Fee	(\$100.00)	\$100.00	\$200.00	\$0.00	\$100.00	\$100.00	\$300.00	\$300.00
603000 - Insurance	\$5,145.94	\$4,794.00	(\$351.94)	\$35,704.64	\$38,257.04	\$2,552.40	\$69,175.00	\$33,470.36
Total Administrative	\$4,970.94	\$5,159.52	\$188.58	\$37,410.29	\$41,377.45	\$3,967.16	\$76,115.00	\$38,704.71
<u>Building Maintenance/Repairs</u>								
625000 - Building Repairs - Roofing/Gutters	\$417.00	\$566.91	\$149.91	\$1,147.14	\$10,789.58	\$9,642.44	\$7,000.00	\$5,852.86
625035 - Gutter Cleaning	\$0.00	\$0.00	\$0.00	\$323.00	\$0.00	(\$323.00)	\$3,500.00	\$3,177.00
625200 - Building Repairs - Other	\$491.00	\$2,309.91	\$1,818.91	\$22,596.82	\$3,335.23	(\$19,261.59)	\$25,000.00	\$2,403.18
625210 - Building Repairs - Exterior	\$0.00	\$1,613.42	\$1,613.42	\$2,765.89	\$5,800.76	\$3,034.87	\$9,000.00	\$6,234.11
625600 - Fire Alarm Monitoring	\$0.00	\$0.00	\$0.00	\$4,386.41	\$5,081.92	\$695.51	\$8,700.00	\$4,313.59
625615 - Fire Inspections	\$0.00	\$0.00	\$0.00	\$465.94	\$2,847.76	\$2,381.82	\$5,500.00	\$5,034.06
625700 - Garage Maintenance & Repairs	\$0.00	\$0.00	\$0.00	\$201.50	\$289.00	\$87.50	\$0.00	(\$201.50)
Total Building Maintenance/Repairs	\$908.00	\$4,490.24	\$3,582.24	\$31,886.70	\$28,144.25	(\$3,742.45)	\$58,700.00	\$26,813.30
<u>Grounds Maintenance/ Repairs</u>								
607000 - Grounds Maintenance	\$0.00	\$2,599.90	\$2,599.90	\$12,999.50	\$14,299.45	\$1,299.95	\$26,195.25	\$13,195.75
607200 - Grounds Improvements	\$0.00	\$0.00	\$0.00	\$2,950.00	\$5,628.62	\$2,678.62	\$10,000.00	\$7,050.00
607310 - Tree/Shrub Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00
607400 - Grounds Repairs - Sprinklers	\$0.00	\$724.93	\$724.93	\$3,963.34	\$3,942.30	(\$21.04)	\$9,000.00	\$5,036.66
607410 - Grounds Repairs - Other	\$0.00	\$4,240.00	\$4,240.00	\$341.50	\$4,889.49	\$4,547.99	\$6,000.00	\$5,658.50
607634 - Pet Waste Clean Up	\$0.00	\$103.80	\$103.80	\$663.80	\$726.60	\$62.80	\$1,260.00	\$596.20
615000 - Lighting Maintenance	\$0.00	\$655.63	\$655.63	\$3,120.14	\$4,363.38	\$1,243.24	\$5,400.00	\$2,279.86
620000 - Pest Control	\$0.00	\$240.00	\$240.00	\$720.00	\$1,920.00	\$1,200.00	\$2,600.00	\$1,880.00
621000 - Snow Removal	\$0.00	\$360.00	\$360.00	\$20,185.87	\$21,956.32	\$1,770.45	\$32,250.00	\$12,064.13
Total Grounds Maintenance/ Repairs	\$0.00	\$8,924.26	\$8,924.26	\$44,944.15	\$57,726.16	\$12,782.01	\$97,705.25	\$52,761.10

Copperstone Condominium Association, Inc.
Income Statement - Prior Year Comparison - Other
7/1/2022 - 7/31/2022

	7/1/2022 - 7/31/2022			Year To Date			Annual Budget	Remaining
	2022 Actual	2021 Actual	Variance	YTD 2022	YTD 2021	Variance		
<u>Miscellaneous/Contingency</u>								
660000 - Transfer to Reserves	\$0.00	\$14,583.33	\$14,583.33	\$79,999.98	\$58,333.32	(\$21,666.66)	\$160,000.00	\$80,000.02
<u>Total Miscellaneous/Contingency</u>	\$0.00	\$14,583.33	\$14,583.33	\$79,999.98	\$58,333.32	(\$21,666.66)	\$160,000.00	\$80,000.02
<u>Pool Maintenance/Repairs</u>								
640000 - Pool Maintenance	\$1,012.50	\$1,000.00	(\$12.50)	\$2,025.00	\$4,000.00	\$1,975.00	\$8,100.00	\$6,075.00
640030 - Pool Chemicals	\$0.00	\$0.00	\$0.00	\$889.46	\$546.67	(\$342.79)	\$1,000.00	\$110.54
640035 - Pool Repairs	\$0.00	\$362.63	\$362.63	\$527.82	\$362.63	(\$165.19)	\$1,000.00	\$472.18
640040 - Pool Supplies	\$0.00	\$0.00	\$0.00	\$397.67	\$208.98	(\$188.69)	\$500.00	\$102.33
640075 - Pool Telephone	\$73.54	\$74.75	\$1.21	\$349.16	\$393.74	\$44.58	\$530.00	\$180.84
<u>Total Pool Maintenance/Repairs</u>	\$1,086.04	\$1,437.38	\$351.34	\$4,189.11	\$5,512.02	\$1,322.91	\$11,130.00	\$6,940.89
<u>Professional Fees</u>								
605008 - Tax Preparation	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	(\$200.00)	\$200.00	\$0.00
606000 - Legal	\$0.00	\$553.72	\$553.72	\$3,119.68	\$9,581.78	\$6,462.10	\$8,000.00	\$4,880.32
605000 - Management	\$0.00	\$2,259.75	\$2,259.75	\$13,818.00	\$16,758.25	\$2,940.25	\$27,996.00	\$14,178.00
605007 - Audit Preparation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,575.00	\$2,575.00
<u>Total Professional Fees</u>	\$0.00	\$2,813.47	\$2,813.47	\$17,137.68	\$26,340.03	\$9,202.35	\$38,771.00	\$21,633.32
<u>Utilities</u>								
614000 - Trash Removal	\$2,476.56	\$2,056.39	(\$420.17)	\$16,441.21	\$15,148.91	(\$1,292.30)	\$28,010.00	\$11,568.79
600200 - Water/Sewer	\$9,086.04	\$9,525.95	\$439.91	\$51,844.55	\$48,857.19	(\$2,987.36)	\$89,635.00	\$37,790.45
600700 - Gas/Electricity	\$1,042.68	\$967.44	(\$75.24)	\$7,310.78	\$6,419.37	(\$891.41)	\$11,450.00	\$4,139.22
<u>Total Utilities</u>	\$12,605.28	\$12,549.78	(\$55.50)	\$75,596.54	\$70,425.47	(\$5,171.07)	\$129,095.00	\$53,498.46
Total Expense	\$19,570.26	\$49,957.98	\$30,387.72	\$291,164.45	\$287,858.70	(\$3,305.75)	\$571,516.25	\$280,351.80
Reserve Income								
<u>Reserve Income</u>								
800000 - Transfer from Operating	\$0.00	\$14,583.33	(\$14,583.33)	\$79,999.98	\$58,333.32	\$21,666.66	\$0.00	(\$79,999.98)
820000 - Interest - Reserve Fund	\$496.48	\$137.28	\$359.20	\$1,410.17	\$923.05	\$487.12	\$0.00	(\$1,410.17)
820050 - Realized Gain/Loss	\$0.00	(\$12.00)	\$12.00	\$157.53	(\$12.51)	\$170.04	\$0.00	(\$157.53)
<u>Total Reserve Income</u>	\$496.48	\$14,708.61	(\$14,212.13)	\$81,567.68	\$59,243.86	\$22,323.82	\$0.00	(\$81,567.68)
Total Reserve Income	\$496.48	\$14,708.61	(\$14,212.13)	\$81,567.68	\$59,243.86	\$22,323.82	\$0.00	(\$81,567.68)
Reserve Expense								
<u>Reserve Expense</u>								
900425 - Reserve Expense - Reserve Study	\$0.00	\$0.00	\$0.00	\$0.00	\$2,775.00	\$2,775.00	\$0.00	\$0.00
902555 - Reserve Expense - Concrete Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$6,370.40	\$6,370.40	\$0.00	\$0.00
903415 - Reserve Expense - Stair & Railing Repairs	\$0.00	\$0.00	\$0.00	\$34,790.00	\$0.00	(\$34,790.00)	\$0.00	(\$34,790.00)
903700 - Reserve Expense - Major Painting	\$0.00	\$0.00	\$0.00	\$49,000.00	\$0.00	(\$49,000.00)	\$0.00	(\$49,000.00)
960015 - Reserve Expense - Bank Charges	\$0.00	\$425.00	\$425.00	\$300.00	\$425.00	\$125.00	\$0.00	(\$300.00)

Copperstone Condominium Association, Inc.
Income Statement - Prior Year Comparison - Other
7/1/2022 - 7/31/2022

	7/1/2022 - 7/31/2022			Year To Date			Annual Budget	Remaining
	2022 Actual	2021 Actual	Variance	YTD 2022	YTD 2021	Variance		
<u>Total Reserve Expense</u>	\$0.00	\$425.00	\$425.00	\$84,090.00	\$9,570.40	(\$74,519.60)	\$0.00	(\$84,090.00)
Total Reserve Expense	\$0.00	\$425.00	\$425.00	\$84,090.00	\$9,570.40	(\$74,519.60)	\$0.00	(\$84,090.00)
Net Income	\$29,657.64	\$13,092.38	\$16,565.26	\$48,151.23	\$105,761.29	(\$57,610.06)	\$9,403.75	
Total Other Net Income	\$29,161.16	(\$1,191.23)	\$30,352.39	\$50,673.55	\$56,087.83	(\$5,414.28)	\$9,403.75	
Reserve Net Income	\$496.48	\$14,283.61	(\$13,787.13)	(\$2,522.32)	\$49,673.46	(\$52,195.78)	\$0.00	

Copperstone Condominium Association, Inc.
 General Ledger Trial Balance Report
 7/1/2022 - 7/31/2022

Account Number	Description	Begin Balance	Net Change	End Balance
100000	A/R - Owners	\$9,345.67	(\$2,695.42)	\$6,650.25
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	\$35,269.37	\$0.00	\$35,269.37
100850	Allowance for Doubtful Accounts	(\$1,500.00)	\$0.00	(\$1,500.00)
130010	Cash - PPB OP CK #0846	\$37,483.67	\$29,565.99	\$67,049.66
140005	Cash - ML RS MM #2475	\$486,882.24	\$496.48	\$487,378.72
140007	Cash - ML RS Securities Account	\$49,300.14	(\$6,527.02)	\$42,773.12
200000	Accounts Payable	(\$9,990.00)	\$0.00	(\$9,990.00)
200005	A/P - Deferred Legal	(\$5,543.05)	\$0.00	(\$5,543.05)
210000	Prepaid Assessments	(\$12,954.96)	\$2,290.59	(\$10,664.37)
210100	Deferred Income - Comcast	(\$9,815.00)	\$0.00	(\$9,815.00)
220805	Due From Reserves	(\$35,269.37)	\$0.00	(\$35,269.37)
300000	Equity - Operating Fund	(\$34,533.31)	\$0.00	(\$34,533.31)
320000	Equity - Reserve Fund	(\$510,317.61)	\$0.00	(\$510,317.61)
320020	Unrealized Gain/Loss	\$6,385.80	\$6,527.02	\$12,912.82
400000	Assessments - Owners	(\$285,360.00)	(\$47,560.00)	(\$332,920.00)
400085	Assessments - Garage/Carport/Parking	(\$5,100.00)	(\$850.00)	(\$5,950.00)
410000	Interest - Operating Fund	\$0.00	\$0.00	\$0.00
420000	Late/Interest Fee	(\$1,401.58)	(\$221.42)	(\$1,623.00)
420010	Lien Fee Reimbursable	\$0.00	(\$100.00)	(\$100.00)
420015	Legal Collection Fee Reimbursable	(\$483.00)	\$0.00	(\$483.00)
420020	Legal Fee - Risk Sharing	\$0.00	\$0.00	\$0.00
420030	Fines	\$1,200.00	\$0.00	\$1,200.00
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	\$42,758.51	\$9,086.04	\$51,844.55
600700	Gas/Electricity	\$6,268.10	\$1,042.68	\$7,310.78
602000	Administrative	\$968.50	\$0.00	\$968.50
602020	Postage	\$137.15	\$0.00	\$137.15
602070	A/R Processing Fee	\$675.00	(\$75.00)	\$600.00
602080	Lien Processing Fee	\$100.00	(\$100.00)	\$0.00
603000	Insurance	\$30,558.70	\$5,145.94	\$35,704.64
604000	Income Taxes	\$0.00	\$0.00	\$0.00
605000	Management	\$13,818.00	\$0.00	\$13,818.00
605007	Audit Preparation	\$0.00	\$0.00	\$0.00
605008	Tax Preparation	\$200.00	\$0.00	\$200.00
606005	Legal - Collections	\$348.00	\$0.00	\$348.00
606015	Legal - General	\$2,771.68	\$0.00	\$2,771.68
607000	Grounds Maintenance	\$12,999.50	\$0.00	\$12,999.50
607200	Grounds Improvements	\$2,950.00	\$0.00	\$2,950.00
607310	Tree/Shrub Maintenance	\$0.00	\$0.00	\$0.00
607400	Grounds Repairs - Sprinklers	\$3,963.34	\$0.00	\$3,963.34

Copperstone Condominium Association, Inc.
 General Ledger Trial Balance Report
 7/1/2022 - 7/31/2022

Account Number	Description	Begin Balance	Net Change	End Balance
607410	Grounds Repairs - Other	\$341.50	\$0.00	\$341.50
607634	Pet Waste Clean Up	\$663.80	\$0.00	\$663.80
614000	Trash Removal	\$13,964.65	\$2,476.56	\$16,441.21
615000	Lighting Maintenance	\$3,120.14	\$0.00	\$3,120.14
620000	Pest Control	\$720.00	\$0.00	\$720.00
621000	Snow Removal	\$20,185.87	\$0.00	\$20,185.87
625000	Building Repairs - Roofing/Gutters	\$730.14	\$417.00	\$1,147.14
625035	Gutter Cleaning	\$323.00	\$0.00	\$323.00
625200	Building Repairs - Other	\$22,105.82	\$491.00	\$22,596.82
625210	Building Repairs - Exterior	\$2,765.89	\$0.00	\$2,765.89
625600	Fire Alarm Monitoring	\$4,386.41	\$0.00	\$4,386.41
625615	Fire Inspections	\$465.94	\$0.00	\$465.94
625700	Garage Maintenance & Repairs	\$201.50	\$0.00	\$201.50
630500	Keys/Locks	\$0.00	\$0.00	\$0.00
640000	Pool Maintenance	\$1,012.50	\$1,012.50	\$2,025.00
640030	Pool Chemicals	\$889.46	\$0.00	\$889.46
640035	Pool Repairs	\$527.82	\$0.00	\$527.82
640040	Pool Supplies	\$397.67	\$0.00	\$397.67
640042	Pool Permits	\$0.00	\$0.00	\$0.00
640075	Pool Telephone	\$275.62	\$73.54	\$349.16
660000	Transfer to Reserves	\$79,999.98	\$0.00	\$79,999.98
680000	Miscellaneous Expense	\$0.00	\$0.00	\$0.00
690000	Bad Debt	\$0.00	\$0.00	\$0.00
800000	Transfer from Operating	(\$79,999.98)	\$0.00	(\$79,999.98)
820000	Interest - Reserve Fund	(\$913.69)	(\$496.48)	(\$1,410.17)
820050	Realized Gain/Loss	(\$157.53)	\$0.00	(\$157.53)
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	\$0.00	\$0.00	\$0.00
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	\$0.00	\$0.00	\$0.00
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	\$0.00	\$0.00	\$0.00
903415	Reserve Expense - Stair & Railing Repairs	\$34,790.00	\$0.00	\$34,790.00
903620	Reserve Expense - Mold/Water Remediation	\$0.00	\$0.00	\$0.00
903700	Reserve Expense - Major Painting	\$49,000.00	\$0.00	\$49,000.00
905045	Reserve Expense - Major Pool Repairs/Cleaning	\$0.00	\$0.00	\$0.00
960015	Reserve Expense - Bank Charges	\$300.00	\$0.00	\$300.00
		\$0.00	\$0.00	\$0.00

Copperstone Condominium Association, Inc.
 A/R Aging Report with last names and 30,60,90
 Period Through: 7/31/2022

Account Number	Last Name	First Name	Unit Address	Unit Status	Current	30 days	60 days	90 days	Total Due
105920750	Gerard	Ryan	9448 E. Florida Ave.	2075	\$19.33	\$300.00			\$319.33
105920840	Goehring	Kim	9488 E. Florida Ave.	2084 Lien/Attorney	\$34.33	\$290.00	\$290.00	\$687.67	\$1,302.00
105920400	Kuppuswamy	Ganesh	9468 E. Florida Ave.	2040		\$209.41			\$209.41
105920711	Lebedeva	Elena	9448 E. Florida Ave.	2071	\$19.33	\$300.00			\$319.33
105910440	Merrell	Michael	9468 E. Florida Ave.	1044 Letter W/Fees	\$19.33	\$290.00			\$309.33
105910121	Moore	Mary	9530 E. Florida Ave.	1012 Intent	\$24.12	\$290.00	\$287.09		\$601.21
105910360	Rose	Stevetta	9590 E. Florida Ave.	1036		\$166.65			\$166.65
105920163	Samson	Leanne	9550 E. Florida Ave.	2016	\$19.33	\$290.00			\$309.33
105920230	Singh	Arvino	9550 E. Florida Ave.	2023 Lien/Attorney	\$190.00			\$2,300.00	\$2,490.00
105910571	Yang	Yanping	9510 E. Florida Ave.	1057 Intent	\$24.33	\$309.33	\$290.00		\$623.66
					<u>\$350.10</u>	<u>\$2,445.39</u>	<u>\$867.09</u>	<u>\$2,987.67</u>	<u>\$6,650.25</u>
					8	9	3	2	
Late Fee					\$120.00	\$15.00	\$0.00	\$30.00	\$165.00
Attorney Transfer Fee					\$75.00	\$0.00	\$0.00	\$0.00	\$75.00
Repair Bill Back					\$0.00	\$0.00	\$0.00	\$2,170.00	\$2,170.00
Garage/Carport/Parking					\$0.00	\$20.00	\$0.00	\$0.00	\$20.00
Interest					\$55.10	\$4.33	\$0.00	\$0.00	\$59.43
Lien Fee					\$100.00	\$0.00	\$0.00	\$0.00	\$100.00
Fines					\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
Assessments					\$0.00	\$2,406.06	\$867.09	\$687.67	\$3,960.82
					<u>\$350.10</u>	<u>\$2,445.39</u>	<u>\$867.09</u>	<u>\$2,987.67</u>	<u>\$6,650.25</u>

Copperstone Condominium Association, Inc.
 Prepaid Report by Last Name
 Period Through: 7/31/2022

Last Name	First Name	Address	Unit Number	Balance
Aurora Pro Logistics LLC		9468 E. Florida Ave.	2042	\$290.00
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
Fleming	Hannah	9550 E. Florida Ave.	1018	\$1,200.00
Gubenko	Anatoly	9468 E. Florida Ave.	1037	\$290.00
Hutton	Andre	9488 E. Florida Ave.	1094	\$25.00
James L. & Diane M. Gregory Trust		9448 E. Florida Ave.	1075	\$600.00
Karekar	Mahesh	9510 E. Florida Ave.	1055	\$416.00
Kerr	Casey	9530 E. Florida Ave.	1001	\$1,523.21
Kournioti	Giannoula	9590 E. Florida Ave.	2026	\$300.00
Kruse	Mark	9590 E. Florida Ave.	2029	\$1,500.00
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	\$310.00
O'Leary	Stephen	9550 E. Florida Ave.	2013	\$300.00
Podinovskiy	Olesia	9510 E. Florida Ave.	1052	\$290.00
Reed	Amy	9550 E. Florida Ave.	1017	\$150.00
Richardson	Mary	9468 E. Florida Ave.	2047	\$300.00
Robinson	Keyona	9530 E. Florida Ave.	2010	\$180.00
Roths	Kevin	9468 E. Florida Ave.	2043	\$18.00
Siegel	Rhonda	9530 E. Florida Ave.	1007	\$300.00
Starnella	Kathryn	9448 E. Florida Ave.	2077	\$300.00
Stephenson	Gregg	9590 E. Florida Ave.	1029	\$18.17
Tabachny	Helen	9510 E. Florida Ave.	1054	\$0.99
Trachuk	Kirill	9550 E. Florida Ave.	2019	\$310.00
Zubkova	Anna	9510 E. Florida Ave.	1053	\$196.00
				\$10,664.37

Copperstone Condominium Association, Inc.
Check Register Report
7/1/2022 - 7/31/2022

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
130010	100206	7/15/2022 27566	Alligator Spa & Pool Spc., Inc.	\$1,012.50	640000 Pool Maintenance	\$1,012.50	\$1,012.50
130010	100207	7/15/2022 2022-255	Falch & Falch, Inc.	\$417.00	625000 Building Repairs - Roofing/Gutters	\$417.00	\$417.00
130010	100208	7/15/2022 6231	Trash Cleanup, Inc.	\$200.00	614000 Trash Removal	\$200.00	\$200.00
130010	5884	7/27/2022 CPS 072622	June H Fowler Mitigation Costs	\$491.00	625200 Building Repairs - Other	\$491.00	\$491.00
130010	300124	7/31/2022 2201 071122	Berkshire Hathaway GUARD Insurance Companies	\$5,145.94	603000 Insurance	\$5,145.94	\$5,145.94
130010	300125	7/31/2022 3559 062822	CenturyLink	\$73.54	640075 Pool Telephone	\$73.54	\$73.54
130010	300126	7/31/2022 3901 070522	Cherry Creek Valley Water and Sanitation District	\$9,086.04	600200 Water/Sewer	\$9,086.04	\$9,086.04
130010	300128	7/31/2022 177553.8-0178-4	Waste Management of Colorado	\$2,276.56	614000 Trash Removal	\$2,276.56	\$2,276.56
130010	300130	7/31/2022 0069 070622	Xcel Energy	\$491.63	600700 Gas/Electricity	\$491.63	\$491.63
130010	300131	7/31/2022 5352 071222	Xcel Energy	\$461.68	600700 Gas/Electricity	\$461.68	\$461.68
130010	300132	7/31/2022 4745 070622	Xcel Energy	\$89.37	600700 Gas/Electricity	\$89.37	\$89.37
Total:				<u>\$19,745.26</u>			