

**2023 BUDGET SUMMARY**  
**0% INCREASE**

<b>Copperstone 2023</b>	September Year to Date	Projected Yr End	2022 Budget	2023 Budget
<b>Revenues</b>				
Assessment Income	428,040.00	570,720.00	570,720.00	<b>570,720.00</b>
Garage Income	7,650.00	10,200.00	10,200.00	<b>10,200.00</b>
Violation Fee Income	0.00	0.00	0.00	<b>0.00</b>
Late Charges	2,075.00	2,766.67	0.00	<b>1,000.00</b>
Legal Income - Pass	483.00	644.00	0.00	<b>0.00</b>
Cable income	1,962.00	2,616.00	0.00	
Interest Income	0.00	0.00	0.00	<b>0.00</b>
Miscellaneous Income	0.00	0.00	0.00	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>440,210.00</b>	<b>586,946.67</b>	580,920.00	<b>581,920.00</b>
<b>EXPENSES</b>				
<b>Utilities</b>				
Gas/Electric	9,381.00	12,508.00	11,450.00	<b>13,140.00</b>
Water/Sewer	72,861.00	97,148.00	89,635.00	<b>94,117.00</b>
Trash	21,880.00	29,173.33	28,010.00	<b>29,085.00</b>
Phone	498.00	664.00	530.00	<b>664.00</b>
<b>Operating Costs</b>				
Building Maintenance Ext	3,137.00	4,182.67	9,000.00	<b>9,000.00</b>
Roof and Gutter	1,470.00	1,960.00	10,500.00	<b>10,500.00</b>
Garage Maintenance	1,189.00	1,585.33	0.00	<b>0.00</b>
Building Maintenance Int	31,606.00	42,141.33	25,000.00	<b>30,000.00</b>
Landscape Contract	20,799.00	27,732.00	26,195.25	<b>28,600.00</b>
Irrigation Repairs	7,872.00	10,496.00	9,000.00	<b>9,000.00</b>
Trees Repl/Maint	965.00	1,286.67	5,000.00	<b>4,000.00</b>
Grounds repair - Other	9,622.00	12,829.33	6,000.00	<b>9,500.00</b>
Grounds Improvements	2,950.00	3,933.33	10,000.00	<b>5,000.00</b>
Pet waste	1,000.00	1,333.33	1,260.00	<b>1,500.00</b>
Pool maint	6,174.00	8,232.00	8,100.00	<b>8,400.00</b>
Pool chem	1,547.00	2,062.67	1,000.00	<b>2,100.00</b>
Pool Repairs	6,251.00	8,334.67	1,000.00	<b>4,000.00</b>
Pool Supplies	2,168.00	2,890.67	500.00	<b>3,000.00</b>
Parking Lot Repairs	0.00	0.00	0.00	<b>3,800.00</b>
Fire System Monitoring	11,041.00	14,721.33	8,700.00	<b>14,800.00</b>
Fire System Maint & Inspec	1,725.00	2,300.00	5,500.00	<b>5,500.00</b>
Snow Removal	20,381.00	27,174.67	32,250.00	<b>35,000.00</b>
Common area lights	3,672.00	4,896.00	5,400.00	<b>5,000.00</b>
Pest Control	2,335.00	3,113.33	2,600.00	<b>3,200.00</b>
Contingency	0.00	0.00	0.00	<b>163.00</b>
<b>Administration</b>				
Management	20,984.00	27,978.67	27,996.00	<b>29,400.00</b>
Administration	3,404.00	4,538.67	6,940.00	<b>3,200.00</b>
Insurance	45,997.00	61,329.33	69,175.00	<b>77,251.00</b>
Audit/Tax Prep	200.00	200.00	2,775.00	<b>3,000.00</b>
Legal	19,696.00	26,261.33	8,000.00	<b>10,000.00</b>
<b>Reserves</b>				
Reserve Transfer	120,000.00	160,000.00	160,000.00	<b>130,000.00</b>
Reserve Interest	-3,008.00			
<b>TOTAL EXPENSES</b>	<b>447,797.00</b>	<b>601,006.67</b>	571,516.25	<b>581,920.00</b>
<b>NET INCOME</b>	<b>-7,587.00</b>	<b>-14,060.00</b>	<b>9,403.75</b>	<b>0.00</b>