

# Copperstone Condominium Association, Inc

## Balance Sheet For 10/31/2022

### Assets

Mutual of Omaha Bank Operating	\$38,412.34
Merrill Lynch Reserve Securities	\$36,095.21
Merrill Lynch Reserve MM	\$490,085.57
Accounts Receivable	\$10,691.73
Allowance for Doubtful Account	(\$1,500.00)
Due from Reserves	(\$35,269.37)
Prepaid Insurance	\$13,250.00
Prepaid Administrative Expense	\$500.00

### Total Assets

**\$552,265.48**

### Income

Capital Gains - Reserves	\$32,708.46
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### Total Income

**\$32,708.46**

### Total Assets

**\$584,973.94**

### Liabilities

Accounts Payable	\$18,356.65
AP Deferred Legal	\$5,543.05
Deferred Income - Comcast	\$9,815.00
Prepaid Assessments	\$9,096.20
Due to Operating	(\$35,269.37)
Suspense	(\$344.00)

### Total Liabilities

**\$7,197.53**

### Equity

Equity Operating	\$34,533.31
Net Income	\$32,925.49
Equity - Reserve	\$510,317.61

### Total Equity

**\$577,776.41**

### Total Liabilities / Equity

**\$584,973.94**

# Copperstone Condominium Association, Inc

## Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4000 - Assessment Income	48,410.00	47,560.00	850.00	476,450.00	475,600.00	850.00	570,720.00
4010 - Garage Assessments	-	850.00	(850.00)	7,650.00	8,500.00	(850.00)	10,200.00
4020 - Violation Income	-	-	-	(1,200.00)	-	(1,200.00)	-
4100 - Late Fee Income	-	-	-	2,075.07	-	2,075.07	-
4120 - Legal Fees Collection Income	-	-	-	483.00	-	483.00	-
4160 - Lien fee - Reimbursable	-	-	-	100.00	-	100.00	-
4400 - Miscellaneous Income	-	-	-	20.00	-	20.00	-
4450 - Interest Income - Operating	.59	-	.59	.59	-	.59	-
4500 - Reserve Income	-	(13,333.33)	13,333.33	119,999.97	(133,333.30)	253,333.27	(160,000.00)
4601 - Cable Income	-	-	-	1,962.00	-	1,962.00	-
<b>Total Income</b>	<b>48,410.59</b>	<b>35,076.67</b>	<b>13,333.92</b>	<b>607,540.63</b>	<b>350,766.70</b>	<b>256,773.93</b>	<b>420,920.00</b>
<b>Reserve Activity</b>							
8000 - Reserve Contributions	-	-	-	(119,999.97)	-	(119,999.97)	-
8100 - Reserve Interest Income	-	-	-	3,008.26	-	3,008.26	-
<b>Total Reserve Activity</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(116,991.71)</b>	<b>-</b>	<b>(116,991.71)</b>	<b>-</b>
<b>Total Income</b>	<b>48,410.59</b>	<b>35,076.67</b>	<b>13,333.92</b>	<b>490,548.92</b>	<b>350,766.70</b>	<b>139,782.22</b>	<b>420,920.00</b>
<b>Operating Expense</b>							
<b>Utilities Expense</b>							
5100 - Water/Sewer	-	7,469.58	7,469.58	72,860.95	74,695.80	1,834.85	89,635.00
5200 - Telephone	-	44.17	44.17	497.96	441.70	(56.26)	530.00
5300 - Gas/Electricity	-	954.17	954.17	9,381.12	9,541.70	160.58	11,450.00
5400 - Trash Removal	-	2,334.17	2,334.17	21,880.31	23,341.70	1,461.39	28,010.00
5401 - Large item hauling	197.50	-	(197.50)	197.50	-	(197.50)	-
<b>Total Utilities Expense</b>	<b>197.50</b>	<b>10,802.09</b>	<b>10,604.59</b>	<b>104,817.84</b>	<b>108,020.90</b>	<b>3,203.06</b>	<b>129,625.00</b>
<b>Maintenance Expense</b>							
6000 - Building Maintenance	6,556.84	750.00	(5,806.84)	9,694.23	7,500.00	(2,194.23)	9,000.00
6001 - Building Repairs - Other	-	2,083.33	2,083.33	31,605.52	20,833.30	(10,772.22)	25,000.00
6100 - Garage Maintenance	-	-	-	1,188.99	-	(1,188.99)	-
6200 - Roof & Gutter Maint	-	875.00	875.00	1,470.14	8,750.00	7,279.86	10,500.00
6250 - Plumbing repairs	297.00	-	(297.00)	297.00	-	(297.00)	-
6410 - Pool supplies & Rep	-	125.00	125.00	8,418.74	1,250.00	(7,168.74)	1,500.00
6420 - Pool Chemicals	-	83.33	83.33	1,546.73	833.30	(713.43)	1,000.00
6500 - Landscape Contract	-	2,182.94	2,182.94	20,799.20	21,829.40	1,030.20	26,195.25
6525 - Irrigation Repairs	785.32	750.00	(35.32)	15,128.83	7,500.00	(7,628.83)	9,000.00
6550 - Trees Replacement / Maintenan	-	416.67	416.67	965.00	4,166.70	3,201.70	5,000.00
6575 - Misc Grounds Improvements	-	833.33	833.33	2,950.00	8,333.30	5,383.30	10,000.00
6599 - Fire System Maintenance	-	458.33	458.33	1,724.70	4,583.30	2,858.60	5,500.00
6631 - Monitoring Fire Suppression	-	725.00	725.00	11,041.43	7,250.00	(3,791.43)	8,700.00

# Copperstone Condominium Association, Inc

## Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
6640 - Pest Control	-	216.67	216.67	2,335.00	2,166.70	(168.30)	2,600.00
6665 - Pool & Spa Maintenance	-	675.00	675.00	6,174.42	6,750.00	575.58	8,100.00
6700 - Snow Removal	-	2,687.50	2,687.50	20,380.87	26,875.00	6,494.13	32,250.00
6750 - Lighting Maintenance	120.00	450.00	330.00	3,791.64	4,500.00	708.36	5,400.00
6800 - Misc Grounds Maint	-	500.00	500.00	9,622.40	5,000.00	(4,622.40)	6,000.00
6820 - Dog Lawn Maintenance	-	105.00	105.00	999.80	1,050.00	50.20	1,260.00
<b>Total Maintenance Expense</b>	<b>7,759.16</b>	<b>13,917.10</b>	<b>6,157.94</b>	<b>150,134.64</b>	<b>139,171.00</b>	<b>(10,963.64)</b>	<b>167,005.25</b>
<b>Administration Expense</b>							
7000 - Management	2,450.00	2,333.00	(117.00)	23,433.75	23,330.00	(103.75)	27,996.00
7100 - Administration	204.20	578.33	374.13	3,608.89	5,783.30	2,174.41	6,940.00
7200 - Insurance	-	5,764.58	5,764.58	45,996.50	57,645.80	11,649.30	69,175.00
7300 - Audit/Tax Return	-	231.25	231.25	200.00	2,312.50	2,112.50	2,775.00
7500 - Legal	-	666.67	666.67	18,143.12	6,666.70	(11,476.42)	8,000.00
7550 - Legal - Collection	-	-	-	1,552.72	-	(1,552.72)	-
7900 - Bank Charges	30.00	-	(30.00)	30.00	-	(30.00)	-
<b>Total Administration Expense</b>	<b>2,684.20</b>	<b>9,573.83</b>	<b>6,889.63</b>	<b>92,964.98</b>	<b>95,738.30</b>	<b>2,773.32</b>	<b>114,886.00</b>
<b>Reserve Activity</b>							
8110 - Realized Gain/Loss	-	-	-	(157.53)	-	157.53	-
8530 - Reserve - Concrete	-	-	-	25,773.50	-	(25,773.50)	-
8560 - Reserve - Painting	-	-	-	49,000.00	-	(49,000.00)	-
8570 - Reserve - Stairs and Railings	-	-	-	34,790.00	-	(34,790.00)	-
8599 - Reserve - Bank Charges	-	-	-	300.00	-	(300.00)	-
<b>Total Reserve Activity</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>109,705.97</b>	<b>-</b>	<b>(109,705.97)</b>	<b>-</b>
<b>Total Expense</b>	<b>10,640.86</b>	<b>34,293.02</b>	<b>23,652.16</b>	<b>457,623.43</b>	<b>342,930.20</b>	<b>(114,693.23)</b>	<b>411,516.25</b>
<b>Operating Net Total</b>	<b>37,769.73</b>	<b>783.65</b>	<b>36,986.08</b>	<b>32,925.49</b>	<b>7,836.50</b>	<b>25,088.99</b>	<b>9,403.75</b>

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## Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Reserve Activity</b>							
8000 - Reserve Contributions	-	13,333.33	(13,333.33)	-	133,333.30	(133,333.30)	160,000.00
8100 - Reserve Interest Income	-	250.00	(250.00)	-	2,500.00	(2,500.00)	3,000.00
<b>Total Reserve Activity</b>	<b>-</b>	<b>13,583.33</b>	<b>(13,583.33)</b>	<b>-</b>	<b>135,833.30</b>	<b>(135,833.30)</b>	<b>163,000.00</b>
<b>Total Income</b>	<b>-</b>	<b>13,583.33</b>	<b>(13,583.33)</b>	<b>-</b>	<b>135,833.30</b>	<b>(135,833.30)</b>	<b>163,000.00</b>
<b>Reserve Net Total</b>	<b>-</b>	<b>13,583.33</b>	<b>(13,583.33)</b>	<b>-</b>	<b>135,833.30</b>	<b>(135,833.30)</b>	<b>163,000.00</b>
<b>Net Total</b>	<b>37,769.73</b>	<b>14,366.98</b>	<b>23,402.75</b>	<b>32,925.49</b>	<b>143,669.80</b>	<b>(110,744.31)</b>	<b>172,403.75</b>