

# Copperstone Condominium Association, Inc

## Balance Sheet For 11/30/2022

### Assets

Mutual of Omaha Bank Operating	\$86,605.38
Mutual of Omaha - Reserve Acct	\$600.00
Merrill Lynch Reserve Securities	\$36,095.21
Merrill Lynch Reserve MM	\$493,072.92
Accounts Receivable	\$4,945.73
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

**\$598,299.87**

### Income

Capital Gains - Reserves	\$29,721.11
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### Total Income

**\$29,721.11**

### Total Assets

**\$628,020.98**

### Liabilities

Accounts Payable	\$134,828.31
AP Deferred Legal	\$5,543.05
Deferred Income - Comcast	\$9,815.00
Prepaid Assessments	\$8,181.02
Due to Operating	(\$35,269.37)
Suspense	\$256.00

### Total Liabilities

**\$123,354.01**

### Equity

Equity Operating	\$34,533.31
Net Income	(\$40,183.95)
Equity - Reserve	\$510,317.61

### Total Equity

**\$504,666.97**

### Total Liabilities / Equity

**\$628,020.98**

# Copperstone Condominium Association, Inc

## Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	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	524,860.00	523,160.00	1,700.00	570,720.00
4010 - Garage Assessments	-	850.00	(850.00)	7,650.00	9,350.00	(1,700.00)	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	2.41	-	2.41	3.00	-	3.00	-
4500 - Reserve Income	-	(13,333.33)	13,333.33	119,999.97	(146,666.63)	266,666.60	(160,000.00)
4601 - Cable Income	-	-	-	1,962.00	-	1,962.00	-
<b>Total Income</b>	<b>48,412.41</b>	<b>35,076.67</b>	<b>13,335.74</b>	<b>655,953.04</b>	<b>385,843.37</b>	<b>270,109.67</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>48,412.41</b>	<b>35,076.67</b>	<b>13,335.74</b>	<b>538,961.33</b>	<b>385,843.37</b>	<b>153,117.96</b>	<b>420,920.00</b>
<b>Operating Expense</b>							
<b>Utilities Expense</b>							
5100 - Water/Sewer	6,715.00	7,469.58	754.58	88,044.87	82,165.38	(5,879.49)	89,635.00
5200 - Telephone	-	44.17	44.17	497.96	485.87	(12.09)	530.00
5300 - Gas/Electricity	-	954.17	954.17	9,381.12	10,495.87	1,114.75	11,450.00
5400 - Trash Removal	-	2,334.17	2,334.17	21,880.31	25,675.87	3,795.56	28,010.00
5401 - Large item hauling	430.00	-	(430.00)	627.50	-	(627.50)	-
<b>Total Utilities Expense</b>	<b>7,145.00</b>	<b>10,802.09</b>	<b>3,657.09</b>	<b>120,431.76</b>	<b>118,822.99</b>	<b>(1,608.77)</b>	<b>129,625.00</b>
<b>Maintenance Expense</b>							
6000 - Building Maintenance	91,727.75	750.00	(90,977.75)	101,421.98	8,250.00	(93,171.98)	9,000.00
6001 - Building Repairs - Other	-	2,083.33	2,083.33	31,605.52	22,916.63	(8,688.89)	25,000.00
6100 - Garage Maintenance	-	-	-	1,188.99	-	(1,188.99)	-
6200 - Roof & Gutter Maint	4,249.64	875.00	(3,374.64)	5,719.78	9,625.00	3,905.22	10,500.00
6250 - Plumbing repairs	-	-	-	297.00	-	(297.00)	-
6410 - Pool supplies & Rep	-	125.00	125.00	8,418.74	1,375.00	(7,043.74)	1,500.00
6420 - Pool Chemicals	-	83.33	83.33	1,546.73	916.63	(630.10)	1,000.00
6500 - Landscape Contract	-	2,182.94	2,182.94	20,799.20	24,012.34	3,213.14	26,195.25
6525 - Irrigation Repairs	-	750.00	750.00	15,128.83	8,250.00	(6,878.83)	9,000.00
6550 - Trees Replacement / Maintenanc	-	416.67	416.67	965.00	4,583.37	3,618.37	5,000.00
6575 - Misc Grounds Improvements	-	833.33	833.33	2,950.00	9,166.63	6,216.63	10,000.00
6599 - Fire System Maintenance	-	458.33	458.33	1,724.70	5,041.63	3,316.93	5,500.00
6631 - Monitoring Fire Suppression	-	725.00	725.00	11,041.43	7,975.00	(3,066.43)	8,700.00

# Copperstone Condominium Association, Inc

## Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	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	2,383.37	48.37	2,600.00
6665 - Pool & Spa Maintenance	-	675.00	675.00	6,174.42	7,425.00	1,250.58	8,100.00
6700 - Snow Removal	5,390.00	2,687.50	(2,702.50)	25,770.87	29,562.50	3,791.63	32,250.00
6750 - Lighting Maintenance	-	450.00	450.00	3,791.64	4,950.00	1,158.36	5,400.00
6800 - Misc Grounds Maint	-	500.00	500.00	9,622.40	5,500.00	(4,122.40)	6,000.00
6820 - Dog Lawn Maintenance	-	105.00	105.00	999.80	1,155.00	155.20	1,260.00
<b>Total Maintenance Expense</b>	<b>101,367.39</b>	<b>13,917.10</b>	<b>(87,450.29)</b>	<b>251,502.03</b>	<b>153,088.10</b>	<b>(98,413.93)</b>	<b>167,005.25</b>
<b>Administration Expense</b>							
7000 - Management	2,450.00	2,333.00	(117.00)	25,883.75	25,663.00	(220.75)	27,996.00
7100 - Administration	566.04	578.33	12.29	4,174.93	6,361.63	2,186.70	6,940.00
7200 - Insurance	-	5,764.58	5,764.58	45,996.50	63,410.38	17,413.88	69,175.00
7300 - Audit/Tax Return	-	231.25	231.25	200.00	2,543.75	2,343.75	2,775.00
7500 - Legal	1,236.50	666.67	(569.83)	19,379.62	7,333.37	(12,046.25)	8,000.00
7550 - Legal - Collection	228.00	-	(228.00)	1,780.72	-	(1,780.72)	-
7900 - Bank Charges	60.00	-	(60.00)	90.00	-	(90.00)	-
<b>Total Administration Expense</b>	<b>4,540.54</b>	<b>9,573.83</b>	<b>5,033.29</b>	<b>97,505.52</b>	<b>105,312.13</b>	<b>7,806.61</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>113,052.93</b>	<b>34,293.02</b>	<b>(78,759.91)</b>	<b>579,145.28</b>	<b>377,223.22</b>	<b>(201,922.06)</b>	<b>411,516.25</b>
<b>Operating Net Total</b>	<b>(64,640.52)</b>	<b>783.65</b>	<b>(65,424.17)</b>	<b>(40,183.95)</b>	<b>8,620.15</b>	<b>(48,804.10)</b>	<b>9,403.75</b>

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## Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	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)	-	146,666.63	(146,666.63)	160,000.00
8100 - Reserve Interest Income	-	250.00	(250.00)	-	2,750.00	(2,750.00)	3,000.00
<b>Total Reserve Activity</b>	<b>-</b>	<b>13,583.33</b>	<b>(13,583.33)</b>	<b>-</b>	<b>149,416.63</b>	<b>(149,416.63)</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>149,416.63</b>	<b>(149,416.63)</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>149,416.63</b>	<b>(149,416.63)</b>	<b>163,000.00</b>
<b>Net Total</b>	<b>(64,640.52)</b>	<b>14,366.98</b>	<b>(79,007.50)</b>	<b>(40,183.95)</b>	<b>158,036.78</b>	<b>(198,220.73)</b>	<b>172,403.75</b>