

# Copperstone Condominium Association, Inc

## Balance Sheet For 12/31/2022

### Assets

Mutual of Omaha Bank Operating	\$29,905.94
Mutual of Omaha - Reserve Acct	\$44,351.08
Merrill Lynch Reserve Securities	\$36,095.21
Merrill Lynch Reserve MM	\$494,077.80
Accounts Receivable	\$5,831.50
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

**\$587,242.16**

### Income

Capital Gains - Reserves	\$28,716.23
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### Total Income

**\$28,716.23**

**Total Assets**

**\$615,958.39**

### Liabilities

Accounts Payable	\$130,267.85
AP Deferred Legal	\$5,543.05
Deferred Income - Comcast	\$9,815.00
Prepaid Assessments	\$8,748.58
Due to Operating	(\$35,269.37)
Suspense	\$256.00

### Total Liabilities

**\$119,361.11**

### Equity

Equity Operating	\$34,533.31
Net Income	(\$48,253.64)
Equity - Reserve	\$510,317.61

### Total Equity

**\$496,597.28**

**Total Liabilities / Equity**

**\$615,958.39**

# Copperstone Condominium Association, Inc

## Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	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	573,270.00	570,720.00	2,550.00	570,720.00
4010 - Garage Assessments	-	850.00	(850.00)	7,650.00	10,200.00	(2,550.00)	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	3.78	-	3.78	6.78	-	6.78	-
4500 - Reserve Income	(43,749.99)	(13,333.37)	(30,416.62)	76,249.98	(160,000.00)	236,249.98	(160,000.00)
4601 - Cable Income	-	-	-	1,962.00	-	1,962.00	-
4850 - Bank Charges	40.00	-	40.00	40.00	-	40.00	-
<b>Total Income</b>	<b>4,703.79</b>	<b>35,076.63</b>	<b>(30,372.84)</b>	<b>660,656.83</b>	<b>420,920.00</b>	<b>239,736.83</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>4,703.79</b>	<b>35,076.63</b>	<b>(30,372.84)</b>	<b>543,665.12</b>	<b>420,920.00</b>	<b>122,745.12</b>	<b>420,920.00</b>
<b>Operating Expense</b>							
<b>Utilities Expense</b>							
5100 - Water/Sewer	-	7,469.62	7,469.62	88,044.87	89,635.00	1,590.13	89,635.00
5200 - Telephone	-	44.13	44.13	497.96	530.00	32.04	530.00
5300 - Gas/Electricity	-	954.13	954.13	9,381.12	11,450.00	2,068.88	11,450.00
5400 - Trash Removal	2,538.86	2,334.13	(204.73)	29,496.91	28,010.00	(1,486.91)	28,010.00
5401 - Large item hauling	225.00	-	(225.00)	852.50	-	(852.50)	-
<b>Total Utilities Expense</b>	<b>2,763.86</b>	<b>10,802.01</b>	<b>8,038.15</b>	<b>128,273.36</b>	<b>129,625.00</b>	<b>1,351.64</b>	<b>129,625.00</b>
<b>Maintenance Expense</b>							
6000 - Building Maintenance	15,470.30	750.00	(14,720.30)	116,892.28	9,000.00	(107,892.28)	9,000.00
6001 - Building Repairs - Other	-	2,083.37	2,083.37	32,305.52	25,000.00	(7,305.52)	25,000.00
6100 - Garage Maintenance	-	-	-	1,188.99	-	(1,188.99)	-
6200 - Roof & Gutter Maint	192.50	875.00	682.50	5,912.28	10,500.00	4,587.72	10,500.00
6250 - Plumbing repairs	390.00	-	(390.00)	687.00	-	(687.00)	-
6410 - Pool supplies & Rep	-	125.00	125.00	8,418.74	1,500.00	(6,918.74)	1,500.00
6420 - Pool Chemicals	-	83.37	83.37	1,546.73	1,000.00	(546.73)	1,000.00
6500 - Landscape Contract	4,982.90	2,182.91	(2,799.99)	30,548.10	26,195.25	(4,352.85)	26,195.25
6525 - Irrigation Repairs	785.32	750.00	(35.32)	15,914.15	9,000.00	(6,914.15)	9,000.00
6550 - Trees Replacement / Maintenc	-	416.63	416.63	965.00	5,000.00	4,035.00	5,000.00
6575 - Misc Grounds Improvements	-	833.37	833.37	2,950.00	10,000.00	7,050.00	10,000.00
6599 - Fire System Maintenance	1,009.07	458.37	(550.70)	3,143.76	5,500.00	2,356.24	5,500.00

# Copperstone Condominium Association, Inc

## Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
6631 - Monitoring Fire Suppression	138.60	725.00	586.40	11,180.03	8,700.00	(2,480.03)	8,700.00
6640 - Pest Control	-	216.63	216.63	2,335.00	2,600.00	265.00	2,600.00
6665 - Pool & Spa Maintenance	2,926.88	675.00	(2,251.88)	9,101.30	8,100.00	(1,001.30)	8,100.00
6700 - Snow Removal	9,845.00	2,687.50	(7,157.50)	37,205.87	32,250.00	(4,955.87)	32,250.00
6750 - Lighting Maintenance	18.50	450.00	431.50	3,810.14	5,400.00	1,589.86	5,400.00
6800 - Misc Grounds Maint	-	500.00	500.00	9,622.40	6,000.00	(3,622.40)	6,000.00
6820 - Dog Lawn Maintenance	142.00	105.00	(37.00)	1,492.80	1,260.00	(232.80)	1,260.00
<b>Total Maintenance Expense</b>	<b>35,901.07</b>	<b>13,917.15</b>	<b>(21,983.92)</b>	<b>295,220.09</b>	<b>167,005.25</b>	<b>(128,214.84)</b>	<b>167,005.25</b>
<b>Administration Expense</b>							
7000 - Management	2,450.00	2,333.00	(117.00)	28,333.75	27,996.00	(337.75)	27,996.00
7100 - Administration	179.90	578.37	398.47	4,354.83	6,940.00	2,585.17	6,940.00
7200 - Insurance	352.00	5,764.62	5,412.62	46,348.50	69,175.00	22,826.50	69,175.00
7300 - Audit/Tax Return	-	231.25	231.25	200.00	2,775.00	2,575.00	2,775.00
7500 - Legal	1,715.00	666.63	(1,048.37)	21,094.62	8,000.00	(13,094.62)	8,000.00
7550 - Legal - Collection	228.00	-	(228.00)	2,008.72	-	(2,008.72)	-
7900 - Bank Charges	40.00	-	(40.00)	130.00	-	(130.00)	-
<b>Total Administration Expense</b>	<b>4,964.90</b>	<b>9,573.87</b>	<b>4,608.97</b>	<b>102,470.42</b>	<b>114,886.00</b>	<b>12,415.58</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>43,629.83</b>	<b>34,293.03</b>	<b>(9,336.80)</b>	<b>635,669.84</b>	<b>411,516.25</b>	<b>(224,153.59)</b>	<b>411,516.25</b>
<b>Operating Net Total</b>	<b>(38,926.04)</b>	<b>783.60</b>	<b>(39,709.64)</b>	<b>(92,004.72)</b>	<b>9,403.75</b>	<b>(101,408.47)</b>	<b>9,403.75</b>

# Copperstone Condominium Association, Inc

## Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Reserve Activity</b>							
8000 - Reserve Contributions	43,749.99	13,333.37	30,416.62	43,749.99	160,000.00	(116,250.01)	160,000.00
8100 - Reserve Interest Income	1.09	250.00	(248.91)	1.09	3,000.00	(2,998.91)	3,000.00
<b>Total Reserve Activity</b>	<b>43,751.08</b>	<b>13,583.37</b>	<b>30,167.71</b>	<b>43,751.08</b>	<b>163,000.00</b>	<b>(119,248.92)</b>	<b>163,000.00</b>
<b>Total Income</b>	<b>43,751.08</b>	<b>13,583.37</b>	<b>30,167.71</b>	<b>43,751.08</b>	<b>163,000.00</b>	<b>(119,248.92)</b>	<b>163,000.00</b>
<b>Reserve Net Total</b>	<b>43,751.08</b>	<b>13,583.37</b>	<b>30,167.71</b>	<b>43,751.08</b>	<b>163,000.00</b>	<b>(119,248.92)</b>	<b>163,000.00</b>
<b>Net Total</b>	<b>4,825.04</b>	<b>14,366.97</b>	<b>(9,541.93)</b>	<b>(48,253.64)</b>	<b>172,403.75</b>	<b>(220,657.39)</b>	<b>172,403.75</b>