

# Copperstone Condominium Association, Inc

## Balance Sheet For 1/31/2023

### Assets

Mutual of Omaha Bank Operating	\$4,663.71
Mutual of Omaha - Reserve Acct	\$54,595.73
Merrill Lynch Reserve Securities	\$36,095.21
Merrill Lynch Reserve MM	\$494,077.80
Accounts Receivable	\$6,501.77
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

**\$572,914.85**

### Income

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

**\$28,716.23**

### Total Assets

**\$601,631.08**

### Liabilities

Accounts Payable	\$128,195.09
AP Deferred Legal	\$5,543.05
Deferred Income - Comcast	\$9,815.00
Prepaid Assessments	\$9,117.52
Due to Operating	(\$35,269.37)
Suspense	(\$344.00)

### Total Liabilities

**\$117,057.29**

### Equity

Equity Operating	\$34,533.31
Net Income	(\$12,023.49)
Retained Earnings	(\$48,253.64)
Equity - Reserve	\$510,317.61

### Total Equity

**\$484,573.79**

### Total Liabilities / Equity

**\$601,631.08**

# Copperstone Condominium Association, Inc

## Statement of Revenues and Expenses 1/1/2023 - 1/31/2023

	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	-	48,410.00	48,410.00	-	48,410.00	-
4100 - Late Fee Income	440.00	-	440.00	440.00	-	440.00	-
4400 - Miscellaneous Income	291.76	-	291.76	291.76	-	291.76	-
4450 - Interest Income - Operating	1.99	-	1.99	1.99	-	1.99	-
4500 - Reserve Income	(10,833.33)	-	(10,833.33)	(10,833.33)	-	(10,833.33)	-
<b>Total Income</b>	<b>38,310.42</b>	<b>-</b>	<b>38,310.42</b>	<b>38,310.42</b>	<b>-</b>	<b>38,310.42</b>	<b>-</b>
<b>Total Income</b>	<b>38,310.42</b>	<b>-</b>	<b>38,310.42</b>	<b>38,310.42</b>	<b>-</b>	<b>38,310.42</b>	<b>-</b>
<b>Operating Expense</b>							
<b>Utilities Expense</b>							
5010 - Gas/Electricity	497.85	-	(497.85)	497.85	-	(497.85)	-
5100 - Water/Sewer	25,546.64	-	(25,546.64)	25,546.64	-	(25,546.64)	-
5401 - Large item hauling	310.00	-	(310.00)	310.00	-	(310.00)	-
<b>Total Utilities Expense</b>	<b>26,354.49</b>	<b>-</b>	<b>(26,354.49)</b>	<b>26,354.49</b>	<b>-</b>	<b>(26,354.49)</b>	<b>-</b>
<b>Maintenance Expense</b>							
6500 - Landscape Contract	2,383.00	-	(2,383.00)	2,383.00	-	(2,383.00)	-
6575 - Misc Grounds Improvements	199.00	-	(199.00)	199.00	-	(199.00)	-
6700 - Snow Removal	10,065.00	-	(10,065.00)	10,065.00	-	(10,065.00)	-
6820 - Dog Lawn Maintenance	167.00	-	(167.00)	167.00	-	(167.00)	-
<b>Total Maintenance Expense</b>	<b>12,814.00</b>	<b>-</b>	<b>(12,814.00)</b>	<b>12,814.00</b>	<b>-</b>	<b>(12,814.00)</b>	<b>-</b>
<b>Administration Expense</b>							
7000 - Management	2,450.00	-	(2,450.00)	2,450.00	-	(2,450.00)	-
7100 - Administration	303.32	-	(303.32)	303.32	-	(303.32)	-
7200 - Insurance	17,230.75	-	(17,230.75)	17,230.75	-	(17,230.75)	-
7500 - Legal	2,026.00	-	(2,026.00)	2,026.00	-	(2,026.00)	-
<b>Total Administration Expense</b>	<b>22,010.07</b>	<b>-</b>	<b>(22,010.07)</b>	<b>22,010.07</b>	<b>-</b>	<b>(22,010.07)</b>	<b>-</b>
<b>Total Expense</b>	<b>61,178.56</b>	<b>-</b>	<b>(61,178.56)</b>	<b>61,178.56</b>	<b>-</b>	<b>(61,178.56)</b>	<b>-</b>
<b>Operating Net Total</b>	<b>(22,868.14)</b>	<b>-</b>	<b>(22,868.14)</b>	<b>(22,868.14)</b>	<b>-</b>	<b>(22,868.14)</b>	<b>-</b>

# Copperstone Condominium Association, Inc

## Statement of Revenues and Expenses 1/1/2023 - 1/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Reserve Activity</b>							
8000 - Reserve Contributions	10,833.33	-	10,833.33	10,833.33	-	10,833.33	-
8100 - Reserve Interest Income	11.32	-	11.32	11.32	-	11.32	-
<b>Total Reserve Activity</b>	<b>10,844.65</b>	<b>-</b>	<b>10,844.65</b>	<b>10,844.65</b>	<b>-</b>	<b>10,844.65</b>	<b>-</b>
<b>Total Income</b>	<b>10,844.65</b>	<b>-</b>	<b>10,844.65</b>	<b>10,844.65</b>	<b>-</b>	<b>10,844.65</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>10,844.65</b>	<b>-</b>	<b>10,844.65</b>	<b>10,844.65</b>	<b>-</b>	<b>10,844.65</b>	<b>-</b>
<b>Net Total</b>	<b>(12,023.49)</b>	<b>-</b>	<b>(12,023.49)</b>	<b>(12,023.49)</b>	<b>-</b>	<b>(12,023.49)</b>	<b>-</b>