

Copperstone Condominium Association, Inc

Balance Sheet For 3/31/2023

Assets

Mutual of Omaha Bank Operating	(\$7,154.81)
Mutual of Omaha - Reserve Acct	\$65,455.72
Merrill Lynch Reserve Securities	\$36,107.02
Merrill Lynch Reserve MM	\$512,331.24
Accounts Receivable	\$3,676.95
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

\$587,396.75

Income

Capital Gains - Reserves	\$10,462.79
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Total Income

\$10,462.79

Total Assets

\$597,859.54

Liabilities

Accounts Payable	\$106,987.65
AP Deferred Legal	\$5,543.05
Deferred Income - Comcast	\$9,815.00
Prepaid Assessments	\$12,485.81
Due to Operating	(\$35,269.37)
Suspense	(\$344.00)

Total Liabilities

\$99,218.14

Equity

Equity Operating	\$34,533.31
Net Income	\$2,044.12
Retained Earnings	(\$48,253.64)
Equity - Reserve	\$510,317.61

Total Equity

\$498,641.40

Total Liabilities / Equity

\$597,859.54

Copperstone Condominium Association, Inc

Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	48,410.00	47,560.00	850.00	145,230.00	142,680.00	2,550.00	570,720.00
4010 - Garage Assessments	-	850.00	(850.00)	-	2,550.00	(2,550.00)	10,200.00
4020 - Violation Income	-	83.33	(83.33)	-	249.99	(249.99)	1,000.00
4100 - Late Fee Income	380.00	-	380.00	1,160.00	-	1,160.00	-
4400 - Miscellaneous Income	-	-	-	991.76	-	991.76	-
4450 - Interest Income - Operating	.82	-	.82	3.70	-	3.70	-
4500 - Reserve Income	(10,833.33)	(10,833.33)	-	(21,666.66)	(32,499.99)	10,833.33	(130,000.00)
4850 - Bank Charges	-	-	-	40.00	-	40.00	-
Total Income	37,957.49	37,660.00	297.49	125,758.80	112,980.00	12,778.80	451,920.00
Total Income	37,957.49	37,660.00	297.49	125,758.80	112,980.00	12,778.80	451,920.00

Operating Expense

Utilities Expense							
5010 - Gas/Electricity	130.57	-	(130.57)	914.99	-	(914.99)	-
5100 - Water/Sewer	14,080.38	7,843.08	(6,237.30)	39,627.02	23,529.24	(16,097.78)	94,117.00
5200 - Telephone	-	55.33	55.33	-	165.99	165.99	664.00
5300 - Gas/Electricity	-	1,095.00	1,095.00	-	3,285.00	3,285.00	13,140.00
5400 - Trash Removal	2,281.90	2,423.75	141.85	7,819.20	7,271.25	(547.95)	29,085.00
5401 - Large item hauling	405.00	-	(405.00)	1,035.00	-	(1,035.00)	-
Total Utilities Expense	16,897.85	11,417.16	(5,480.69)	49,396.21	34,251.48	(15,144.73)	137,006.00

Maintenance Expense							
6000 - Building Maintenance	948.00	750.00	(198.00)	1,466.00	2,250.00	784.00	9,000.00
6001 - Building Repairs - Other	7,253.06	2,500.00	(4,753.06)	14,704.48	7,500.00	(7,204.48)	30,000.00
6200 - Roof & Gutter Maint	-	875.00	875.00	-	2,625.00	2,625.00	10,500.00
6250 - Plumbing repairs	437.14	-	(437.14)	437.14	-	(437.14)	-
6410 - Pool supplies & Rep	-	583.33	583.33	-	1,749.99	1,749.99	7,000.00
6420 - Pool Chemicals	-	175.00	175.00	-	525.00	525.00	2,100.00
6500 - Landscape Contract	2,383.00	2,383.33	.33	7,149.00	7,149.99	.99	28,600.00
6525 - Irrigation Repairs	-	750.00	750.00	-	2,250.00	2,250.00	9,000.00
6550 - Trees Replacement / Maintenan	-	333.33	333.33	-	999.99	999.99	4,000.00
6575 - Misc Grounds Improvements	177.50	416.67	239.17	962.00	1,250.01	288.01	5,000.00
6599 - Fire System Maintenance	4,763.72	458.33	(4,305.39)	4,763.72	1,374.99	(3,388.73)	5,500.00
6600 - Parking Lot Maintenance	-	316.67	316.67	-	950.01	950.01	3,800.00
6631 - Monitoring Fire Suppression	-	1,233.33	1,233.33	-	3,699.99	3,699.99	14,800.00
6640 - Pest Control	-	266.67	266.67	-	800.01	800.01	3,200.00
6665 - Pool & Spa Maintenance	-	700.00	700.00	-	2,100.00	2,100.00	8,400.00
6700 - Snow Removal	-	2,916.67	2,916.67	13,830.00	8,750.01	(5,079.99)	35,000.00
6750 - Lighting Maintenance	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
6800 - Misc Grounds Maint	-	791.67	791.67	-	2,375.01	2,375.01	9,500.00
6820 - Dog Lawn Maintenance	122.00	125.00	3.00	411.00	375.00	(36.00)	1,500.00

Copperstone Condominium Association, Inc

Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6900 - Contingency	-	13.58	13.58	-	40.74	40.74	163.00
Total Maintenance Expense	16,084.42	16,005.25	(79.17)	43,723.34	48,015.75	4,292.41	192,063.00
Administration Expense							
7000 - Management	2,450.00	2,450.00	-	9,800.00	7,350.00	(2,450.00)	29,400.00
7100 - Administration	746.15	266.67	(479.48)	2,792.51	800.01	(1,992.50)	3,200.00
7200 - Insurance	12,939.82	6,437.58	(6,502.24)	36,869.57	19,312.74	(17,556.83)	77,251.00
7300 - Audit/Tax Return	-	250.00	250.00	-	750.00	750.00	3,000.00
7500 - Legal	557.00	833.33	276.33	2,583.00	2,499.99	(83.01)	10,000.00
7600 - Miscellaneous	-	-	-	226.50	-	(226.50)	-
7900 - Bank Charges	-	-	-	40.00	-	(40.00)	-
Total Administration Expense	16,692.97	10,237.58	(6,455.39)	52,311.58	30,712.74	(21,598.84)	122,851.00
Total Expense	49,675.24	37,659.99	(12,015.25)	145,431.13	112,979.97	(32,451.16)	451,920.00
Operating Net Total	(11,717.75)	.01	(11,717.76)	(19,672.33)	.03	(19,672.36)	-

Copperstone Condominium Association, Inc

Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8000 - Reserve Contributions	10,833.33	-	10,833.33	21,666.66	-	21,666.66	-
8100 - Reserve Interest Income	25.90	-	25.90	49.79	-	49.79	-
Total Reserve Activity	10,859.23	-	10,859.23	21,716.45	-	21,716.45	-
Total Income	10,859.23	-	10,859.23	21,716.45	-	21,716.45	-
Reserve Net Total	10,859.23	-	10,859.23	21,716.45	-	21,716.45	-
Net Total	(858.52)	.01	(858.53)	2,044.12	.03	2,044.09	-