

Copperstone Condominium Association, Inc

Balance Sheet For 4/30/2023

Assets

Mutual of Omaha Bank Operating	\$19,400.00
Mutual of Omaha - Reserve Acct	\$65,471.86
Merrill Lynch Reserve Securities	\$36,203.87
Merrill Lynch Reserve MM	\$514,351.25
Accounts Receivable	\$2,580.95
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	\$614,988.56
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Income

Capital Gains - Reserves	\$8,442.78
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Total Income	\$8,442.78
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Total Assets	\$623,431.34
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Liabilities

Accounts Payable	\$111,542.91
AP Deferred Legal	\$5,543.05
Deferred Income - Comcast	\$9,815.00
Prepaid Assessments	\$9,814.91
Due to Operating	(\$35,269.37)
Suspense	(\$744.00)

Total Liabilities	\$100,702.50
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Equity

Equity Operating	\$34,533.31
Net Income	\$26,131.56
Retained Earnings	(\$48,253.64)
Equity - Reserve	\$510,317.61

Total Equity	\$522,728.84
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Total Liabilities / Equity	\$623,431.34
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Copperstone Condominium Association, Inc

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	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	193,640.00	190,240.00	3,400.00	570,720.00
4010 - Garage Assessments	-	850.00	(850.00)	-	3,400.00	(3,400.00)	10,200.00
4020 - Violation Income	-	83.33	(83.33)	-	333.32	(333.32)	1,000.00
4100 - Late Fee Income	300.00	-	300.00	1,460.00	-	1,460.00	-
4400 - Miscellaneous Income	-	-	-	991.76	-	991.76	-
4450 - Interest Income - Operating	1.10	-	1.10	4.80	-	4.80	-
4500 - Reserve Income	-	(10,833.33)	10,833.33	(21,666.66)	(43,333.32)	21,666.66	(130,000.00)
4850 - Bank Charges	40.00	-	40.00	80.00	-	80.00	-
Total Income	48,751.10	37,660.00	11,091.10	174,509.90	150,640.00	23,869.90	451,920.00
Total Income	48,751.10	37,660.00	11,091.10	174,509.90	150,640.00	23,869.90	451,920.00

Operating Expense

Utilities Expense							
5010 - Gas/Electricity	255.78	-	(255.78)	1,170.77	-	(1,170.77)	-
5100 - Water/Sewer	-	7,843.08	7,843.08	39,627.02	31,372.32	(8,254.70)	94,117.00
5200 - Telephone	-	55.33	55.33	-	221.32	221.32	664.00
5300 - Gas/Electricity	-	1,095.00	1,095.00	-	4,380.00	4,380.00	13,140.00
5400 - Trash Removal	2,749.16	2,423.75	(325.41)	10,568.36	9,695.00	(873.36)	29,085.00
5401 - Large item hauling	-	-	-	1,035.00	-	(1,035.00)	-
Total Utilities Expense	3,004.94	11,417.16	8,412.22	52,401.15	45,668.64	(6,732.51)	137,006.00

Maintenance Expense							
6000 - Building Maintenance	1,271.38	750.00	(521.38)	2,737.38	3,000.00	262.62	9,000.00
6001 - Building Repairs - Other	800.00	2,500.00	1,700.00	15,504.48	10,000.00	(5,504.48)	30,000.00
6100 - Garage Maintenance	304.00	-	(304.00)	304.00	-	(304.00)	-
6200 - Roof & Gutter Maint	3,568.00	875.00	(2,693.00)	3,568.00	3,500.00	(68.00)	10,500.00
6250 - Plumbing repairs	-	-	-	437.14	-	(437.14)	-
6410 - Pool supplies & Rep	-	583.33	583.33	-	2,333.32	2,333.32	7,000.00
6420 - Pool Chemicals	-	175.00	175.00	-	700.00	700.00	2,100.00
6500 - Landscape Contract	2,383.00	2,383.33	.33	9,532.00	9,533.32	1.32	28,600.00
6525 - Irrigation Repairs	1,442.88	750.00	(692.88)	1,442.88	3,000.00	1,557.12	9,000.00
6550 - Trees Replacement / Maintenanc	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
6575 - Misc Grounds Improvements	-	416.67	416.67	962.00	1,666.68	704.68	5,000.00
6599 - Fire System Maintenance	-	458.33	458.33	4,763.72	1,833.32	(2,930.40)	5,500.00
6600 - Parking Lot Maintenance	-	316.67	316.67	-	1,266.68	1,266.68	3,800.00
6631 - Monitoring Fire Suppression	-	1,233.33	1,233.33	-	4,933.32	4,933.32	14,800.00
6640 - Pest Control	-	266.67	266.67	-	1,066.68	1,066.68	3,200.00
6665 - Pool & Spa Maintenance	-	700.00	700.00	-	2,800.00	2,800.00	8,400.00
6700 - Snow Removal	-	2,916.67	2,916.67	13,830.00	11,666.68	(2,163.32)	35,000.00
6750 - Lighting Maintenance	1,494.64	416.67	(1,077.97)	1,494.64	1,666.68	172.04	5,000.00
6800 - Misc Grounds Maint	173.25	791.67	618.42	173.25	3,166.68	2,993.43	9,500.00

Copperstone Condominium Association, Inc

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6820 - Dog Lawn Maintenance	-	125.00	125.00	411.00	500.00	89.00	1,500.00
6900 - Contingency	-	13.58	13.58	-	54.32	54.32	163.00
Total Maintenance Expense	11,437.15	16,005.25	4,568.10	55,160.49	64,021.00	8,860.51	192,063.00
Administration Expense							
7000 - Management	2,450.00	2,450.00	-	12,250.00	9,800.00	(2,450.00)	29,400.00
7100 - Administration	598.65	266.67	(331.98)	3,391.16	1,066.68	(2,324.48)	3,200.00
7200 - Insurance	7,265.91	6,437.58	(828.33)	44,135.48	25,750.32	(18,385.16)	77,251.00
7300 - Audit/Tax Return	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
7500 - Legal	-	833.33	833.33	2,583.00	3,333.32	750.32	10,000.00
7600 - Miscellaneous	-	-	-	226.50	-	(226.50)	-
7900 - Bank Charges	20.00	-	(20.00)	60.00	-	(60.00)	-
Total Administration Expense	10,334.56	10,237.58	(96.98)	62,646.14	40,950.32	(21,695.82)	122,851.00
Total Expense	24,776.65	37,659.99	12,883.34	170,207.78	150,639.96	(19,567.82)	451,920.00
Operating Net Total	23,974.45	.01	23,974.44	4,302.12	.04	4,302.08	-

Copperstone Condominium Association, Inc

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8000 - Reserve Contributions	-	-	-	21,666.66	-	21,666.66	-
8100 - Reserve Interest Income	112.99	-	112.99	162.78	-	162.78	-
Total Reserve Activity	112.99	-	112.99	21,829.44	-	21,829.44	-
Total Income	112.99	-	112.99	21,829.44	-	21,829.44	-
Reserve Net Total	112.99	-	112.99	21,829.44	-	21,829.44	-
Net Total	24,087.44	.01	24,087.43	26,131.56	.04	26,131.52	-