

COPPER RIDGE/BRANDON HOMEOWNERS ASSOCIATION, INC.

FINANCIAL STATEMENTS

For the period ending
December 31, 2014

FOR MANAGEMENT PURPOSES ONLY



Notes: 1. Please note that effective January 1, 2013 - for all accounts, FDIC coverage is \$250,000 per depositor at FDIC insured institutions.

2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.



FirstService Financial Program Rates Effective January 1, 2015

Operating Accounts	BankUnited	1st United Bank	Union Bank	US Bank
Interest Rate	0.00%	0.00%	0.00%	0.00%
Excess Deposit Insurance for deposits above the \$250,000 FDIC limit	Not Available	Not Available	Available at No Charge	Not Available

Money Market Accounts	Alliance Bank	BankUnited	BOFI Federal	Capital One*	Customers Bank	1st United	OneWest	Mutual of Omaha	Seacoast Commerce	Seaside Bank	Stonegate Bank*	Union Bank	US Bank
Balances under \$100k	0.15%	0.20%	0.60%	0.10%	0.45%	0.60%	0.35%	0.25%	0.45%	0.17%	0.25%	0.05%	0.05%
Balances over \$100K	0.50%	0.45%	0.60%	0.35%	0.45%	0.60%	0.35%	0.25%	0.45%	0.37%	0.55%	0.45%	0.20%
Bauer Financial Rating	4	5	5	4	5	5	4	5	5	5	5	5	4
Excess Deposit Insurance for deposits above the \$250,000 FDIC limit	Not Available											Available at No Charge	Not Available
Total Assets	\$10 Billion	\$12 Billion	\$3.6 Billion	\$201 Billion	\$3 Billion	\$1.7 Billion	\$25 Billion	\$6 Billion	\$160 Million	\$815 Million	\$1 Billion	\$87 Billion	\$353 Billion
Requires Drivers License or Passport Copy of Account	No	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	No	No
Requires SSN of Account Signatories	No	No	Yes	Yes	No	Yes	No	Yes	No	Yes	No	No	No

Certificates of Deposit	MMA	6 Month CD	1 Year CD	2 Year CD	3 Year CD	4 Year CD	5 Year CD
Average Rates from The Wall Street Journal December 30, 2014	0.19%	0.15%	0.25%	0.39%			0.84%
FFI Preferential CD Purchasing Program		0.50%	0.60%	1.10%	1.54%	2.00%	2.25%

*Capital One and Stonegate are currently not opening any new accounts. The rates listed above are for currently funded accounts.

** FirstTrust Bank (not listed above) are not opening any new accounts and are Savings Accounts - any withdrawals must be done by cashiers checks made payable to the Association.

FirstService Financial, Inc. is an affiliate of your management company and receives a fee from the financial institutions listed above for their assistance with the development, placement, servicing and maintenance of their products. The interest rates noted above are net of the fee paid by the financial institution to FirstService Financial, Inc.

Balance Sheet SM 0S17 COPPER RIDGE/BRANDON HOA, INC 12/31/2014

FIRSTSERVICE RESIDENTIAL
2870 SCHERER DR N
St Petersburg FL 33716

Account	Description	As of Dec	Prior Month	Inc/(Dec)
ASSETS				
**CURRENT ASSETS				
10010 13	Cash-Operating Bank United	136,496.39	147,027.57	(10,531.18)
10014 05a	Cash-Money Market Customer's Bank	199,990.00	199,990.00	0.00
10200	Due (To)/From Reserves	36,099.75	(45,940.00)	82,039.75
10300	Accounts Receivable	111,804.18	119,572.91	(7,768.73)
10549	A/P Clearing	0.00	257.45	(257.45)
10550	A/R Clearing	(65.00)	(65.00)	0.00
10560	NSF in Transit	0.00	30.00	(30.00)
**TOTAL CURRENT ASSETS		\$484,325.32	\$420,872.93	\$63,452.39
**RESTRICTED FUNDS				
12010 13	Cash-Reserves Bank United	14,107.20	8,873.39	5,233.81
12010 39b	Cash-Reserves Seacoast Commerce Bank	245,783.57	245,689.65	93.92
12045	Due (To)/From Operating	(36,099.75)	45,940.00	(82,039.75)
**TOTAL RESTRICTED FUNDS		\$223,791.02	\$300,503.04	(\$76,712.02)
**OTHER ASSETS				
19010	Utility Deposits	900.00	900.00	0.00
**TOTAL OTHER ASSETS		\$900.00	\$900.00	\$0.00
**TOTAL ASSETS		\$709,016.34	\$722,275.97	(\$13,259.63)
LIABILITIES				
**CURRENT LIABILITIES				
20000	Accounts Payable	(1,950.40)	(67,140.00)	65,189.60
20100	Prepaid Assessments	64,554.38	27,192.32	37,362.06
**TOTAL CURRENT LIABILITIES		\$62,603.98	(\$39,947.68)	\$102,551.66
**RESERVE LIABILITIES				
30000 172d	Reserves Fence	96,661.76	160,884.96	(64,223.20)
30000 182	Reserves Grounds	53,531.56	52,684.76	846.80
30000 34b	Reserves Def Maintenance	43,258.80	42,482.03	776.77
30000 64b	Reserves Sign-Front Entrance	24,811.52	39,019.47	(14,207.95)
30080	Reserves - Interest	5,527.41	5,431.82	95.59
**TOTAL RESERVE LIABILITIES		\$223,791.05	\$300,503.04	(\$76,711.99)
**TOTAL LIABILITIES		\$286,395.03	\$260,555.36	\$25,839.67
EQUITY				
**MEMBERS EQUITY				
38880	Prior Yr Retained Earnings	382,130.24	382,130.24	0.00
	Current Year Net Income/(Loss)	\$40,491.07	\$79,590.37	(\$39,099.30)
**TOTAL MEMBERS EQUITY		\$422,621.31	\$461,720.61	(\$39,099.30)
**TOTAL LIABILITIES & EQUITY		\$709,016.34	\$722,275.97	(\$13,259.63)

Balance Sheet SM
0S17 COPPER RIDGE/BRANDON HOA, INC
12/31/2014

FIRSTSERVICE RESIDENTIAL
2870 SCHERER DR N
St Petersburg FL 33716

Account	Description	As of Dec	Prior Month	Inc/(Dec)
---------	-------------	--------------	-------------	-----------

Income Statement w/Annual Budget SML
0S17 COPPER RIDGE/BRANDON HOA, INC
12/31/2014

FIRSTSERVICE RESIDENTIAL
2870 SCHERER DR N
St Petersburg FL 33716

Account	Description	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	Year Budget
REVENUE								
40000	Owner Assessments	(5,232.17)	22,291.13	(27,523.30)	267,493.96	267,494.00	(0.04)	267,494
40002 00	Reserve Income	5,232.17	5,232.13	0.04	62,786.04	62,786.00	0.04	62,786
40014	Legal Fee Income	831.95	0.00	831.95	82,821.46	0.00	82,821.46	0
40022	Late Interest	0.00	0.00	0.00	(12.59)	0.00	(12.59)	0
40025	Returned Check Fees	105.00	0.00	105.00	580.00	0.00	580.00	0
40078	Late Fee Interest	0.00	0.00	0.00	4,100.33	0.00	4,100.33	0
40081	Reserve Interest	95.59	0.00	95.59	1,227.85	0.00	1,227.85	0
40115	Administrative Fee	210.00	0.00	210.00	20,637.40	0.00	20,637.40	0
TOTAL REVENUE		\$1,242.54	\$27,523.26	(\$26,280.72)	\$439,634.45	\$330,280.00	\$109,354.45	\$330,280
EXPENSES								
ADMINISTRATIVE								
50005	Audit/Tax Return	0.00	20.00	20.00	295.00	295.00	0.00	295
50012 00	Bad Debts	794.56	1,106.00	311.44	14,263.26	13,250.00	(1,013.26)	13,250
50015	Bank Charges	0.00	7.00	7.00	134.00	117.00	(17.00)	117
50045 00	Legal Fees	22,421.93	2,913.00	(19,508.93)	129,786.68	35,000.00	(94,786.68)	35,000
50053	Corporate Filing	0.00	7.00	7.00	61.25	62.00	0.75	62
50064 00	Administrative	2,001.59	3,163.00	1,161.41	31,524.02	38,000.00	6,475.98	38,000
50107	Income Taxes	626.73	18.00	(608.73)	626.73	150.00	(476.73)	150
50113	Coupon/Statement Charges	0.00	747.00	747.00	6,655.20	8,975.00	2,319.80	8,975
50122	Prior Year Deficit	0.00	2,087.00	2,087.00	0.00	25,000.00	25,000.00	25,000
TOTAL ADMINISTRATIVE		\$25,844.81	\$10,068.00	(\$15,776.81)	\$183,346.14	\$120,849.00	(\$62,497.14)	\$120,849
PROPERTY INSURANCE								
52030	Insurance	0.00	1,100.00	1,100.00	13,205.48	13,200.00	(5.48)	13,200
TOTAL PROPERTY INSURANCE		\$0.00	\$1,100.00	\$1,100.00	\$13,205.48	\$13,200.00	(\$5.48)	\$13,200
UTILITIES								
54050 00	Electricity	1,052.68	916.00	(136.68)	11,962.87	11,025.00	(937.87)	11,025
TOTAL UTILITIES		\$1,052.68	\$916.00	(\$136.68)	\$11,962.87	\$11,025.00	(\$937.87)	\$11,025

Income Statement w/Annual Budget SML
0S17 COPPER RIDGE/BRANDON HOA, INC
12/31/2014

FIRSTSERVICE RESIDENTIAL
2870 SCHERER DR N
St Petersburg FL 33716

Account	Description	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	Year Budget
CONTRACTS								
60085	Lake/Pond Maint	0.00	162.00	162.00	1,240.00	1,900.00	660.00	1,900
60090	Landscaping	5,500.00	5,950.00	450.00	70,804.79	71,400.00	595.21	71,400
61000	Management Services	2,510.00	2,510.00	0.00	30,120.00	30,120.00	0.00	30,120
TOTAL CONTRACTS		\$8,010.00	\$8,622.00	\$612.00	\$102,164.79	\$103,420.00	\$1,255.21	\$103,420
REPAIRS/MAINTENANCE								
70025	R&M-Building	0.00	63.00	63.00	0.00	800.00	800.00	800
70048 83	R&M Equipment Entry/Signs	0.00	163.00	163.00	845.00	2,000.00	1,155.00	2,000
70058 00	Grounds - Other	0.00	600.00	600.00	4,802.50	7,200.00	2,397.50	7,200
70194	Vandalism Repairs	0.00	125.00	125.00	1,907.00	1,500.00	(407.00)	1,500
70222	Irrigation Contract	106.59	625.00	518.41	6,255.88	7,500.00	1,244.12	7,500
TOTAL REPAIR/MAINTENANCE		\$106.59	\$1,576.00	\$1,469.41	\$13,810.38	\$19,000.00	\$5,189.62	\$19,000
TOTAL OPERATING EXPENSES		\$35,014.08	\$22,282.00	(\$12,732.08)	\$324,489.66	\$267,494.00	(\$56,995.66)	\$267,494
RESERVE TRANSFER								
80000 00	Reserve Transfers	5,232.17	5,232.13	(0.04)	62,786.04	62,786.00	(0.04)	62,786
80001	Reserve Interest	95.59	0.00	(95.59)	1,227.85	0.00	(1,227.85)	0
TOTAL RESERVE TRANSFER		\$5,327.76	\$5,232.13	(\$95.63)	\$64,013.89	\$62,786.00	(\$1,227.89)	\$62,786
PRIOR YEAR ACTIVITY								
70298 00	Prior Year Expense	0.00	0.00	0.00	10,639.83	0.00	(10,639.83)	0
TOTAL PRIOR YEAR ACTIVITY		\$0.00	\$0.00	\$0.00	\$10,639.83	\$0.00	(\$10,639.83)	\$0
TOTAL EXPENSES		\$40,341.84	\$27,514.13	(\$12,827.71)	\$399,143.38	\$330,280.00	(\$68,863.38)	\$330,280
NET INCOME/(LOSS)		(\$39,099.30)	\$9.13	(\$39,108.43)	\$40,491.07	\$0.00	\$40,491.07	\$0