

# Copperfield Homeowners Association Inc.

## Income and Expense Comparison

January - December 2022

	Total	
	Jan - Dec 2022	Jan - Dec 2021 (PY YTD)
<b>Income</b>		
Clubhouse Rental Income	10,390.00	8,450.00
<b>Dues Income</b>		
Copperfield Homeowner Dues	293,974.99	300,117.26
<b>Total Dues Income</b>	<b>\$ 293,974.99</b>	<b>\$ 300,117.26</b>
Dues Late Fee/Service Fee/Fines	5,094.59	3,234.94
Interest Income	14.48	501.17
Pool Income (Cards, Guests, Rentals)	4,840.56	6,463.72
Services	-3,375.00	75.00
Unapplied Cash Payment Income	1,775.00	
<b>Total Income</b>	<b>\$ 312,714.62</b>	<b>\$ 318,842.09</b>
<b>Gross Profit</b>	<b>\$ 312,714.62</b>	<b>\$ 318,842.09</b>
<b>Expenses</b>		
Activities	1,948.20	4,046.75
Administrative/Office	757.77	101.92
Travel Expenses	35.11	691.86
<b>Total Administrative/Office</b>	<b>\$ 792.88</b>	<b>\$ 793.78</b>
Bank Fees	2,362.01	126.03
<b>Club Cleaning</b>		
Clubhouse Cleaning	5,080.00	3,795.40
<b>Total Club Cleaning</b>	<b>\$ 5,080.00</b>	<b>\$ 3,795.40</b>
Clubhouse Expenses	-200.00	
Clubhouse Furnishings		524.06
Clubhouse Maint. & Supplies	4,095.69	1,116.43
<b>Total Clubhouse Expenses</b>	<b>\$ 3,895.69</b>	<b>\$ 1,640.49</b>
Directors Insurance		295.86

<b>Garbage</b>			
Weekly P/U (Garbage (WM))	42,556.70		42,573.70
<b>Total Garbage</b>	<b>\$ 42,556.70</b>	<b>\$</b>	<b>42,573.70</b>
<b>General Maintenance</b>			
General Maintenance of Grounds	20,663.77		69,209.18
Grounds Maintenance Contract	12,694.68		
<b>Total General Maintenance</b>	<b>\$ 33,358.45</b>	<b>\$</b>	<b>69,209.18</b>
<b>Grounds Maintenance</b>	22,220.75		
Maintenance Contract Labor	8,056.00		2,567.85
Other Grounds Maintenance	23,280.67		
<b>Total Grounds Maintenance</b>	<b>\$ 53,557.42</b>	<b>\$</b>	<b>2,567.85</b>
<b>Insurance</b>	564.15		5,945.37
General Liability Insurance	3,871.86		
<b>Total Insurance</b>	<b>\$ 4,436.01</b>	<b>\$</b>	<b>5,945.37</b>
<b>Interest Expense</b>	908.30		
<b>Meetings-Food</b>	38.48		
<b>Miscellaneous Contract Labor</b>			
Newsletter	3,462.60		1,138.83
<b>Total Miscellaneous Contract Labor</b>	<b>\$ 3,462.60</b>	<b>\$</b>	<b>1,138.83</b>
<b>Office C/L</b>			
General Manager Contract Fee	11,987.50		16,980.00
<b>Total Office C/L</b>	<b>\$ 11,987.50</b>	<b>\$</b>	<b>16,980.00</b>
<b>Office Expense</b>			
Office Supplies & Expenses	5,439.23		2,711.98
<b>Total Office Expense</b>	<b>\$ 5,439.23</b>	<b>\$</b>	<b>2,711.98</b>
<b>Penalty Expense</b>	4.17		
<b>Pool</b>	464.39		
Pool Maintenance & Expenses	14,837.17		84,624.59
Pool-Stripe Processing Fee	151.80		
<b>Total Pool</b>	<b>\$ 15,453.36</b>	<b>\$</b>	<b>84,624.59</b>
<b>Pool Maintenance</b>			

Gate Attendant	8,275.00		
Membermint Fee	747.10		
Pool Management Contract	56,388.00		
<b>Total Pool Maintenance</b>	<b>\$ 65,410.10</b>	<b>\$</b>	<b>0.00</b>
Postage			
Postage & Delivery	139.66		311.00
<b>Total Postage</b>	<b>\$ 139.66</b>	<b>\$</b>	<b>311.00</b>
Professional & Legal Fees	12,948.15		710.44
SYB Clubhouse Loan - Interest			2,395.21
Taxes Paid			
Federal Taxes	47.00		933.00
KY Corp Tax	15.00		
Local Taxes	6.00		
<b>Total Taxes Paid</b>	<b>\$ 68.00</b>	<b>\$</b>	<b>933.00</b>
Telephone/Internet	3,058.28		3,463.46
Unapplied Cash Bill Payment Expense	1,131.67		
Uncategorized Expense	870.82		
Utilities	1,787.65		
Electric (LG&E)	38,318.72		36,223.74
Water/Sewer (Louisville Water)	11,635.99		12,323.22
<b>Total Utilities</b>	<b>\$ 51,742.36</b>	<b>\$</b>	<b>48,546.96</b>
<b>Total Expenses</b>	<b>\$ 320,650.04</b>	<b>\$</b>	<b>292,809.88</b>
<b>Net Operating Income</b>	<b>-\$ 7,935.42</b>	<b>\$</b>	<b>26,032.21</b>
<b>Net Income</b>	<b>-\$ 7,935.42</b>	<b>\$</b>	<b>26,032.21</b>

Wednesday, Mar 08, 2023 05:02:10 PM GMT-8 - Cash Basis