

Coppershire Condominiums

Balance Sheet

Transaction 02/28/2023

Operating**Assets**

10100	Alliance - Operating	28,682.11
10600	Reserve account -AAFS	24,749.09
10700	Debit Card	402.27
10800	Republic Contingency	174.97
		<u>54,008.44</u>

Accounts Receivable

12000	Accounts Receivable	5,014.67
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Total Accounts Receivable5,014.67Fixed Assets

12900	Roof Replacement	165,880.00
13000	Accum Depr - Roof Replacement	(33,678.89)
13100	Deck Renovations Phase 1 2016	163,600.00
13200	Accum Depr - Deck Renovations Phase 1 2017	(68,414.72)
13300	Building Phase 3	270,450.50
13400	Accum Depr - Building Phase 3	(20,488.75)
13500	Grading Project	48,436.00
13600	Accum Depr - Grading Project	(16,698.73)
13700	Phase 2 Building	225,800.00
13800	Accum Depr - Phase 2 Building	(25,393.85)
		<u>709,491.56</u>

Total Fixed Assets709,491.56*Total Assets*768,514.67**Liabilities & Equity**

20100	PrePaid Assessments	4,681.85
		<u>4,681.85</u>

Liability

20200	Popular Bank Loan	239,330.15
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Total Liability239,330.15Equity

29000	Members Equity - retained Earnings	520,066.79
	Net Income	4,435.88
		<u>524,502.67</u>

Total Equity524,502.67*Total Liabilities & Equity*768,514.67

Coppershire Condominiums

KR Budget Comparison Standard with Code

Transaction 2/1/2023 To 2/28/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
31000 Association Fees	19,823.29	19,884.17	(60.88)	39,646.58	39,768.34	(121.76)	238,610.00
33000 Carport Income	930.00	660.00	270.00	1,560.00	1,320.00	240.00	7,920.00
34000 Clubhouse Rental Income	0.00	8.33	(8.33)	0.00	16.66	(16.66)	100.00
35000 Condominium Assessments	0.00	0.00	0.00	0.00	0.00	0.00	39,770.00
36500 Late Charges	10.11	41.67	(31.56)	10.11	83.34	(73.23)	500.00
37000 Interest Income	3.16	8.33	(5.17)	6.27	16.66	(10.39)	100.00
TOTAL	20,766.56	20,602.50	164.06	41,222.96	41,205.00	17.96	287,000.00
TOTAL Income	20,766.56	20,602.50	164.06	41,222.96	41,205.00	17.96	287,000.00
Expense							
43000 Telephone & Internet	(332.00)	143.33	(475.33)	(166.00)	286.66	(452.66)	1,720.00
45500 Gas & Electric	423.53	541.67	(118.14)	896.03	1,083.34	(187.31)	6,500.00
47000 Water & Sewer	4,861.49	3,333.33	1,528.16	14,124.09	6,666.66	7,457.43	40,000.00
56700 Snow Removal	0.00	458.33	(458.33)	0.00	916.66	(916.66)	5,500.00
56900 Pest Control	220.00	260.00	(40.00)	220.00	520.00	(300.00)	3,120.00
57000 Termite Control	0.00	135.00	(135.00)	0.00	270.00	(270.00)	1,620.00
57500 Miscellaneous Expense	0.00	0.00	0.00	139.54	0.00	139.54	0.00
57600 Security System	0.00	200.00	(200.00)	0.00	400.00	(400.00)	2,400.00
57900 Lawn care Contract	1,861.36	1,866.67	(5.31)	3,722.72	3,733.34	(10.62)	22,400.00
58000 Landscaping - Other	2,014.00	166.67	1,847.33	2,840.80	333.34	2,507.46	2,000.00
58100 Tree Trimming	0.00	166.67	(166.67)	0.00	333.34	(333.34)	2,000.00
58300 Maint - Building	1,269.53	1,450.00	(180.47)	1,609.57	2,900.00	(1,290.43)	17,400.00
58400 Cleaning Expense	0.00	41.67	(41.67)	0.00	83.34	(83.34)	500.00
58500 Swimming Pool Other	0.00	1,271.25	(1,271.25)	0.00	2,542.50	(2,542.50)	15,255.00
58550 Swimming Pool Contract	0.00	610.83	(610.83)	733.10	1,221.66	(488.56)	7,330.00
60200 Depreciation Expense	1,951.76	0.00	1,951.76	3,903.52	0.00	3,903.52	0.00
63500 Insurance - General	2,323.25	2,375.83	(52.58)	4,646.50	4,751.66	(105.16)	28,510.00
65500 Assoc. Management Fees	980.83	980.00	0.83	1,961.66	1,960.00	1.66	11,760.00
66000 Miscellaneous Expense	0.00	10.83	(10.83)	0.00	21.66	(21.66)	130.00
66500 Copies and Postage	22.10	83.33	(61.23)	56.16	166.66	(110.50)	1,000.00
67000 Legal Fee	0.00	41.67	(41.67)	0.00	83.34	(83.34)	500.00
67100 License and Permits	0.00	13.33	(13.33)	0.00	26.66	(26.66)	160.00
67200 Acct. and Audit Fees	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
67400 KY Annual Report Filing	0.00	0.00	0.00	0.00	0.00	0.00	15.00
67500 Loan Payment	0.00	6,525.42	(6,525.42)	0.00	13,050.84	(13,050.84)	78,305.00
67550 Loan Interest	846.01	714.58	131.43	1,799.39	1,429.16	370.23	8,575.00
67700 Loan Extra Payment	0.00	2,500.00	(2,500.00)	0.00	5,000.00	(5,000.00)	30,000.00
68500 Taxes	300.00	0.00	300.00	300.00	0.00	300.00	0.00
70000 Reserve Transfer	2,416.67	2,416.67	0.00	4,833.34	4,833.34	0.00	29,000.00
70100 Reserve off set	(2,416.67)	(2,416.67)	0.00	(4,833.34)	(4,833.34)	0.00	(29,000.00)
TOTAL	16,741.86	23,915.41	(7,173.55)	36,787.08	47,830.82	(11,043.74)	287,000.00
TOTAL Expense	16,741.86	23,915.41	(7,173.55)	36,787.08	47,830.82	(11,043.74)	287,000.00
Excess Revenue / Expense	4,024.70	(3,312.91)	7,337.61	4,435.88	(6,625.82)	11,061.70	0.00