

Copper Lakes Homeowners Association

IMS - Income Statement

Period 3/1/2019 To 3/31/2019 11:59:00 PM

Copper Lakes - Section 8	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
Income							
<u>Assessment Income</u>							
4130 Neighborhood Fee	1,150.00	950.00	200.00	17,100.00	19,006.00	(1,906.00)	19,006.00
TOTAL Assessment Inco	1,150.00	950.00	200.00	17,100.00	19,006.00	(1,906.00)	19,006.00
<u>Other Income</u>							
4350 Bank Interest	23.11	0.00	23.11	69.31	0.00	69.31	0.00
TOTAL Other Income	23.11	0.00	23.11	69.31	0.00	69.31	0.00
TOTAL Income	1,173.11	950.00	223.11	17,169.31	19,006.00	(1,836.69)	19,006.00
Expense							
<u>Entry Maintenance</u>							
5115 Entry Gate Maintenance	250.00	300.00	(50.00)	880.00	900.00	(20.00)	3,600.00
5117 Entry Access Gate Contract	0.00	325.00	(325.00)	500.00	975.00	(475.00)	3,900.00
5140 Private Street Maintenance	0.00	100.00	(100.00)	0.00	300.00	(300.00)	1,200.00
TOTAL Entry Maintenan	250.00	725.00	(475.00)	1,380.00	2,175.00	(795.00)	8,700.00
<u>General Maintenance</u>							
5610 General Maint. & Repairs	0.00	50.00	(50.00)	0.00	150.00	(150.00)	600.00
TOTAL General Maintena	0.00	50.00	(50.00)	0.00	150.00	(150.00)	600.00
<u>Irrigation Maintenance</u>							
5210 Sprinkler System Repair	0.00	0.00	0.00	192.00	0.00	192.00	0.00
TOTAL Irrigation Mainte	0.00	0.00	0.00	192.00	0.00	192.00	0.00
<u>Landscape Maintenance</u>							
5335 Landscape Extras & Improvement	0.00	1,500.00	(1,500.00)	0.00	1,500.00	(1,500.00)	3,000.00
TOTAL Landscape Maint	0.00	1,500.00	(1,500.00)	0.00	1,500.00	(1,500.00)	3,000.00
<u>Other Expenses</u>							
7410 Miscellaneous	0.00	20.00	(20.00)	0.00	60.00	(60.00)	240.00
TOTAL Other Expenses	0.00	20.00	(20.00)	0.00	60.00	(60.00)	240.00
<u>Professional Services</u>							
6160 Legal	0.00	0.00	0.00	225.00	0.00	225.00	0.00
TOTAL Professional Ser	0.00	0.00	0.00	225.00	0.00	225.00	0.00
<u>Reserve/Contingency Transfers</u>							
9820 Capital Reserve Allocation	0.00	0.00	0.00	0.00	0.00	0.00	4,166.00
TOTAL Reserve/Contingr	0.00	0.00	0.00	0.00	0.00	0.00	4,166.00
<u>Utility Expenses</u>							

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	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
6530 Telephone	193.44	192.00	1.44	580.32	576.00	4.32	2,300.00
TOTAL Utility Expenses	193.44	192.00	1.44	580.32	576.00	4.32	2,300.00
TOTAL Expense	443.44	2,487.00	(2,043.56)	2,377.32	4,461.00	(2,083.68)	19,006.00
Excess Revenue / Expens	729.67	(1,537.00)	2,266.67	14,791.99	14,545.00	246.99	0.00

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Operating	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
Income							
<u>Assessment Income</u>							
4001 Capital Roll Forward	0.00	0.00	0.00	0.00	0.00	0.00	62,619.00
4111 Maint Fee/Resident/Prior Yr	200.00	1,000.00	(800.00)	3,194.09	9,500.00	(6,305.91)	10,000.00
4121 Maint Fee/Resident	49,610.23	116,275.00	(66,664.77)	1,106,011.56	1,162,736.00	(56,724.44)	1,162,736.00
TOTAL Assessment Inco	<u>49,810.23</u>	<u>117,275.00</u>	<u>(67,464.77)</u>	<u>1,109,205.65</u>	<u>1,172,236.00</u>	<u>(63,030.35)</u>	<u>1,235,355.00</u>
<u>Fee Income</u>							
4170 Delinquent Letter	988.89	375.00	613.89	1,662.63	1,125.00	537.63	4,500.00
4205 Interest on Maintenance Fees	1,521.63	400.00	1,121.63	2,883.44	1,200.00	1,683.44	4,800.00
4311 Attorney Fees-Deed Rest Viol	1,728.72	10.00	1,718.72	1,728.72	30.00	1,698.72	120.00
4312 Attorney Fees-Maintenance Coll	5,459.52	1,000.00	4,459.52	9,078.24	3,000.00	6,078.24	12,000.00
4320 Return Item-Assoc.	10.00	0.00	10.00	20.00	0.00	20.00	0.00
4321 Return Item-Mgmt Company	25.00	0.00	25.00	25.00	0.00	25.00	0.00
4325 Pmt Processing/Collection/Bookkeeping Fees	45.00	10.00	35.00	182.65	30.00	152.65	120.00
4327 Transfer Fee - Assoc.	100.00	100.00	0.00	350.00	300.00	50.00	1,200.00
4335 Fine Income	437.13	30.00	407.13	918.47	90.00	828.47	360.00
TOTAL Fee Income	<u>10,315.89</u>	<u>1,925.00</u>	<u>8,390.89</u>	<u>16,849.15</u>	<u>5,775.00</u>	<u>11,074.15</u>	<u>23,100.00</u>
<u>Other Income</u>							
4350 Bank Interest	509.24	50.00	459.24	1,260.45	150.00	1,110.45	600.00
4505 Entry Access Income	0.00	0.00	0.00	120.00	0.00	120.00	200.00
4710 Miscellaneous	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00
4999 Write Off Contra Account	(3,072.38)	0.00	(3,072.38)	(5,358.76)	0.00	(5,358.76)	0.00
TOTAL Other Income	<u>(2,563.14)</u>	<u>75.00</u>	<u>(2,638.14)</u>	<u>(3,978.31)</u>	<u>225.00</u>	<u>(4,203.31)</u>	<u>1,100.00</u>
TOTAL Income	<u>57,562.98</u>	<u>119,275.00</u>	<u>(61,712.02)</u>	<u>1,122,076.49</u>	<u>1,178,236.00</u>	<u>(56,159.51)</u>	<u>1,259,555.00</u>
Expense							
<u>Amenity Maintenance</u>							
5515 Clubhouse Expense	0.00	0.00	0.00	0.00	0.00	0.00	5,300.00
5576 Playground Repair & Maintenance	0.00	850.00	(850.00)	300.00	2,550.00	(2,250.00)	10,200.00
5585 Tennis Court Maint & Repairs	1,320.00	250.00	1,070.00	1,702.40	750.00	952.40	3,000.00
TOTAL Amenity Mainten:	<u>1,320.00</u>	<u>1,100.00</u>	<u>220.00</u>	<u>2,002.40</u>	<u>3,300.00</u>	<u>(1,297.60)</u>	<u>18,500.00</u>
<u>Capital Improvements</u>							
7805 Capital Improvement	0.00	0.00	0.00	19,175.00	0.00	19,175.00	0.00

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Operating	Current Month			Year to Date			Annual
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TOTAL Capital Improverr	0.00	0.00	0.00	19,175.00	0.00	19,175.00	0.00
<u>Entry Maintenance</u>							
5115 Entry Gate Maintenance	0.00	417.00	(417.00)	896.00	1,251.00	(355.00)	5,000.00
5117 Entry Access Gate Contract	325.00	325.00	0.00	975.00	975.00	0.00	3,900.00
TOTAL Entry Maintenanc	325.00	742.00	(417.00)	1,871.00	2,226.00	(355.00)	8,900.00
<u>General Maintenance</u>							
5610 General Maint. & Repairs	0.00	1,667.00	(1,667.00)	650.00	5,001.00	(4,351.00)	20,000.00
5620 Lighting Repair & Maint.	1,159.58	1,000.00	159.58	2,334.88	3,000.00	(665.12)	12,000.00
5625 Pest Control	0.00	1,868.00	(1,868.00)	578.92	3,834.00	(3,255.08)	16,000.00
5660 Vandalism Expense	1,969.11	200.00	1,769.11	1,969.11	600.00	1,369.11	2,400.00
TOTAL General Maintenz	3,128.69	4,735.00	(1,606.31)	5,532.91	12,435.00	(6,902.09)	50,400.00
<u>Insurance & Taxes</u>							
6810 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	31,000.00
6855 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
TOTAL Insurance & Taxe	0.00	0.00	0.00	0.00	0.00	0.00	32,500.00
<u>Irrigation Maintenance</u>							
5210 Sprinkler System Repair	935.00	2,500.00	(1,565.00)	16,652.33	7,500.00	9,152.33	30,000.00
TOTAL Irrigation Mainter	935.00	2,500.00	(1,565.00)	16,652.33	7,500.00	9,152.33	30,000.00
<u>Lake Maintenance</u>							
5240 Lake Maintenance	650.00	833.00	(183.00)	1,950.00	2,499.00	(549.00)	10,000.00
5245 Lake Chemicals	0.00	700.00	(700.00)	65.95	2,100.00	(2,034.05)	8,400.00
5255 Lake Fountain Maint	0.00	1,500.00	(1,500.00)	0.00	4,500.00	(4,500.00)	18,000.00
TOTAL Lake Maintenanc	650.00	3,033.00	(2,383.00)	2,015.95	9,099.00	(7,083.05)	36,400.00
<u>Landscape Maintenance</u>							
5310 Landscape Contract	11,225.08	12,311.00	(1,085.92)	33,675.24	36,933.00	(3,257.76)	147,732.00
5335 Landscape Extras & Improvement	175.00	2,500.00	(2,325.00)	3,061.00	7,500.00	(4,439.00)	30,000.00
5355 Force Mow	0.00	113.00	(113.00)	0.00	339.00	(339.00)	1,350.00
5385 Tree Contract	0.00	0.00	0.00	0.00	8,750.00	(8,750.00)	35,000.00
TOTAL Landscape Maint	11,400.08	14,924.00	(3,523.92)	36,736.24	53,522.00	(16,785.76)	214,082.00
<u>Other Expenses</u>							
6780 Reimbursed Expenses	(10,770.00)	0.00	(10,770.00)	5,000.00	0.00	5,000.00	0.00
7110 Copies	0.00	208.00	(208.00)	16.50	624.00	(607.50)	2,500.00
7125 Distribution	0.00	100.00	(100.00)	0.00	300.00	(300.00)	1,200.00
7132 Postage	0.00	483.00	(483.00)	777.89	1,449.00	(671.11)	5,800.00

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7145 Storage Fee	0.00	175.00	(175.00)	294.00	525.00	(231.00)	2,100.00
7215 Meeting Expenses	0.00	150.00	(150.00)	166.28	300.00	(133.72)	900.00
7270 Community Events	0.00	500.00	(500.00)	0.00	1,500.00	(1,500.00)	6,000.00
7275 YOM and Christmas Decorations	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	20,000.00
7360 Bank Charges	10.00	0.00	10.00	79.95	0.00	79.95	100.00
7410 Miscellaneous	0.00	250.00	(250.00)	0.00	250.00	(250.00)	1,000.00
TOTAL Other Expenses	(10,760.00)	1,866.00	(12,626.00)	6,334.62	5,948.00	386.62	39,600.00
<u>Pool Maintenance</u>							
5405 Pool Contract	10,828.00	1,390.00	9,438.00	13,608.00	4,170.00	9,438.00	103,203.00
5410 Pool Maint & Repairs	245.20	1,150.00	(904.80)	697.99	3,450.00	(2,752.01)	13,800.00
5415 Pool Tags & Equipment	0.00	200.00	(200.00)	37.58	600.00	(562.42)	3,500.00
TOTAL Pool Maintenance	11,073.20	2,740.00	8,333.20	14,343.57	8,220.00	6,123.57	120,503.00
<u>Professional Services</u>							
6120 Audit	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
6130 Tax Preparation	0.00	0.00	0.00	0.00	0.00	0.00	400.00
6160 Legal	0.00	0.00	0.00	200.00	1,000.00	(800.00)	4,000.00
6161 Legal-Deed Rest Enforcement	0.00	400.00	(400.00)	50.00	1,200.00	(1,150.00)	5,000.00
6162 Legal Mtce Fee Collection	0.00	2,100.00	(2,100.00)	8,963.49	6,100.00	2,863.49	25,000.00
6210 Administrative Services	0.00	4,044.00	(4,044.00)	8,088.00	12,132.00	(4,044.00)	48,523.00
6211 Pool/Rec. Ctr. Administration	0.00	0.00	0.00	800.00	0.00	800.00	4,200.00
6215 ARC Reviews	0.00	1,875.00	(1,875.00)	1,375.00	3,875.00	(2,500.00)	19,000.00
6225 Billing	0.00	0.00	0.00	175.00	0.00	175.00	19,000.00
TOTAL Professional Ser	0.00	8,419.00	(8,419.00)	19,651.49	24,307.00	(4,655.51)	126,623.00
<u>Reserve/Contingency Transfers</u>							
9820 Capital Reserve Allocation	0.00	0.00	0.00	0.00	0.00	0.00	68,703.00
TOTAL Reserve/Conting	0.00	0.00	0.00	0.00	0.00	0.00	68,703.00
<u>Utility Expenses</u>							
6510 Power-Street Lights	9,643.97	10,417.00	(773.03)	28,917.79	31,251.00	(2,333.21)	125,000.00
6511 Power-Recreation Center	1,219.44	1,375.00	(155.56)	3,722.61	4,125.00	(402.39)	16,500.00
6512 Power-Irrigation/Entry/Fountains	1,587.74	2,250.00	(662.26)	4,787.95	6,750.00	(1,962.05)	27,000.00
6530 Telephone	380.73	417.00	(36.27)	1,124.32	1,251.00	(126.68)	5,000.00
6550 Water / Sewer	203.35	750.00	(546.65)	258.15	2,250.00	(1,991.85)	9,000.00
6560 Water-Sprinkler System	43.95	4,000.00	(3,956.05)	3,221.40	12,000.00	(8,778.60)	75,000.00
6565 Water - Pumpage	344.86	1,833.00	(1,488.14)	344.86	5,499.00	(5,154.14)	22,000.00

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6590 Trash Service	52,885.70	19,487.00	33,398.70	52,885.70	58,461.00	(5,575.30)	233,844.00
TOTAL Utility Expenses	66,309.74	40,529.00	25,780.74	95,262.78	121,587.00	(26,324.22)	513,344.00
TOTAL Expense	84,381.71	80,588.00	3,793.71	219,578.29	248,144.00	(28,565.71)	1,259,555.00
Excess Revenue / Expens	(26,818.73)	38,687.00	(65,505.73)	902,498.20	930,092.00	(27,593.80)	0.00

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Reserve	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
Income							
<u>Other</u>							
9805 Capital Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	68,703.00
TOTAL Other	0.00	0.00	0.00	0.00	0.00	0.00	68,703.00
<u>Other Income</u>							
4350 Bank Interest	236.42	0.00	236.42	751.35	0.00	751.35	0.00
TOTAL Other Income	236.42	0.00	236.42	751.35	0.00	751.35	0.00
TOTAL Income	236.42	0.00	236.42	751.35	0.00	751.35	68,703.00
Expense							
<u>Capital Improvements</u>							
7805 Capital Improvement	0.00	0.00	0.00	0.00	0.00	0.00	40,000.00
7810 Capital Improvement	0.00	0.00	0.00	0.00	0.00	0.00	92,000.00
TOTAL Capital Improver	0.00	0.00	0.00	0.00	0.00	0.00	132,000.00
TOTAL Expense	0.00	0.00	0.00	0.00	0.00	0.00	132,000.00
Excess Revenue / Expens	236.42	0.00	236.42	751.35	0.00	751.35	(63,297.00)

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Reserve - Section 8

	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
Income							
<u>Other</u>							
9805 Capital Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	4,166.00
TOTAL Other	0.00	0.00	0.00	0.00	0.00	0.00	4,166.00
<u>Other Income</u>							
4350 Bank Interest	24.54	0.00	24.54	39.00	0.00	39.00	0.00
TOTAL Other Income	24.54	0.00	24.54	39.00	0.00	39.00	0.00
TOTAL Income	24.54	0.00	24.54	39.00	0.00	39.00	4,166.00
Excess Revenue / Expens	24.54	0.00	24.54	39.00	0.00	39.00	4,166.00