

# Copper Lakes Homeowners Association

## IMS - Income Statement

Period 4/1/2019 To 4/30/2019 11:59:00 PM

### Copper Lakes - Section 8

	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
<b>Income</b>							
<b><u>Assessment Income</u></b>							
4130 Neighborhood Fee	300.00	0.00	300.00	17,400.00	19,006.00	(1,606.00)	19,006.00
<b>TOTAL Assessment Inco</b>	<b>300.00</b>	<b>0.00</b>	<b>300.00</b>	<b>17,400.00</b>	<b>19,006.00</b>	<b>(1,606.00)</b>	<b>19,006.00</b>
<b><u>Other Income</u></b>							
4350 Bank Interest	23.12	0.00	23.12	92.43	0.00	92.43	0.00
<b>TOTAL Other Income</b>	<b>23.12</b>	<b>0.00</b>	<b>23.12</b>	<b>92.43</b>	<b>0.00</b>	<b>92.43</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>323.12</b>	<b>0.00</b>	<b>323.12</b>	<b>17,492.43</b>	<b>19,006.00</b>	<b>(1,513.57)</b>	<b>19,006.00</b>
<b>Expense</b>							
<b><u>Entry Maintenance</u></b>							
5115 Entry Gate Maintenance	0.00	300.00	(300.00)	880.00	1,200.00	(320.00)	3,600.00
5117 Entry Access Gate Contract	250.00	325.00	(75.00)	750.00	1,300.00	(550.00)	3,900.00
5140 Private Street Maintenance	0.00	100.00	(100.00)	0.00	400.00	(400.00)	1,200.00
<b>TOTAL Entry Maintenan</b>	<b>250.00</b>	<b>725.00</b>	<b>(475.00)</b>	<b>1,630.00</b>	<b>2,900.00</b>	<b>(1,270.00)</b>	<b>8,700.00</b>
<b><u>General Maintenance</u></b>							
5610 General Maint. & Repairs	0.00	50.00	(50.00)	0.00	200.00	(200.00)	600.00
<b>TOTAL General Maintena</b>	<b>0.00</b>	<b>50.00</b>	<b>(50.00)</b>	<b>0.00</b>	<b>200.00</b>	<b>(200.00)</b>	<b>600.00</b>
<b><u>Irrigation Maintenance</u></b>							
5210 Sprinkler System Repair	0.00	0.00	0.00	192.00	0.00	192.00	0.00
<b>TOTAL Irrigation Mainte</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>192.00</b>	<b>0.00</b>	<b>192.00</b>	<b>0.00</b>
<b><u>Landscape Maintenance</u></b>							
5335 Landscape Extras & Improvement	0.00	0.00	0.00	0.00	1,500.00	(1,500.00)	3,000.00
<b>TOTAL Landscape Maint</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,500.00</b>	<b>(1,500.00)</b>	<b>3,000.00</b>
<b><u>Other Expenses</u></b>							
7410 Miscellaneous	0.00	20.00	(20.00)	0.00	80.00	(80.00)	240.00
<b>TOTAL Other Expenses</b>	<b>0.00</b>	<b>20.00</b>	<b>(20.00)</b>	<b>0.00</b>	<b>80.00</b>	<b>(80.00)</b>	<b>240.00</b>
<b><u>Professional Services</u></b>							
6160 Legal	0.00	0.00	0.00	225.00	0.00	225.00	0.00
<b>TOTAL Professional Ser</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>225.00</b>	<b>0.00</b>	<b>225.00</b>	<b>0.00</b>
<b><u>Reserve/Contingency Transfers</u></b>							
9820 Capital Reserve Allocation	0.00	0.00	0.00	0.00	0.00	0.00	4,166.00
<b>TOTAL Reserve/Contingr</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,166.00</b>
<b><u>Utility Expenses</u></b>							

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Copper Lakes - Section 8	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
6530 Telephone	193.35	192.00	1.35	773.67	768.00	5.67	2,300.00
<b>TOTAL Utility Expenses</b>	<b>193.35</b>	<b>192.00</b>	<b>1.35</b>	<b>773.67</b>	<b>768.00</b>	<b>5.67</b>	<b>2,300.00</b>
<b>TOTAL Expense</b>	<b>443.35</b>	<b>987.00</b>	<b>(543.65)</b>	<b>2,820.67</b>	<b>5,448.00</b>	<b>(2,627.33)</b>	<b>19,006.00</b>
<b>Excess Revenue / Expens</b>	<b>(120.23)</b>	<b>(987.00)</b>	<b>866.77</b>	<b>14,671.76</b>	<b>13,558.00</b>	<b>1,113.76</b>	<b>0.00</b>

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Period 4/1/2019 To 4/30/2019 11:59:00 PM

Operating	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
<b>Income</b>							
<b><u>Assessment Income</u></b>							
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	340.76	500.00	(159.24)	3,534.85	10,000.00	(6,465.15)	10,000.00
4121 Maint Fee/Resident	20,411.92	0.00	20,411.92	1,126,423.48	1,162,736.00	(36,312.52)	1,162,736.00
<b>TOTAL Assessment Inco</b>	<b><u>20,752.68</u></b>	<b><u>500.00</u></b>	<b><u>20,252.68</u></b>	<b><u>1,129,958.33</u></b>	<b><u>1,172,736.00</u></b>	<b><u>(42,777.67)</u></b>	<b><u>1,235,355.00</u></b>
<b><u>Fee Income</u></b>							
4170 Delinquent Letter	630.43	375.00	255.43	2,293.06	1,500.00	793.06	4,500.00
4205 Interest on Maintenance Fees	613.48	400.00	213.48	3,496.92	1,600.00	1,896.92	4,800.00
4311 Attorney Fees-Deed Rest Viol	0.00	10.00	(10.00)	1,728.72	40.00	1,688.72	120.00
4312 Attorney Fees-Maintenance Coll	3,555.87	1,000.00	2,555.87	12,634.11	4,000.00	8,634.11	12,000.00
4320 Return Item-Assoc.	20.00	0.00	20.00	40.00	0.00	40.00	0.00
4321 Return Item-Mgmt Company	50.00	0.00	50.00	75.00	0.00	75.00	0.00
4325 Pmt Processing/Collection/Bookkeeping Fees	0.00	10.00	(10.00)	182.65	40.00	142.65	120.00
4327 Transfer Fee - Assoc.	275.00	100.00	175.00	625.00	400.00	225.00	1,200.00
4335 Fine Income	280.45	30.00	250.45	1,198.92	120.00	1,078.92	360.00
<b>TOTAL Fee Income</b>	<b><u>5,425.23</u></b>	<b><u>1,925.00</u></b>	<b><u>3,500.23</u></b>	<b><u>22,274.38</u></b>	<b><u>7,700.00</u></b>	<b><u>14,574.38</u></b>	<b><u>23,100.00</u></b>
<b><u>Other Income</u></b>							
4350 Bank Interest	509.44	50.00	459.44	1,769.89	200.00	1,569.89	600.00
4505 Entry Access Income	0.00	50.00	(50.00)	120.00	50.00	70.00	200.00
4710 Miscellaneous	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00
4999 Write Off Contra Account	(207.08)	0.00	(207.08)	(5,565.84)	0.00	(5,565.84)	0.00
<b>TOTAL Other Income</b>	<b><u>302.36</u></b>	<b><u>125.00</u></b>	<b><u>177.36</u></b>	<b><u>(3,675.95)</u></b>	<b><u>350.00</u></b>	<b><u>(4,025.95)</u></b>	<b><u>1,100.00</u></b>
<b>TOTAL Income</b>	<b><u>26,480.27</u></b>	<b><u>2,550.00</u></b>	<b><u>23,930.27</u></b>	<b><u>1,148,556.76</u></b>	<b><u>1,180,786.00</u></b>	<b><u>(32,229.24)</u></b>	<b><u>1,259,555.00</u></b>
<b>Expense</b>							
<b><u>Amenity Maintenance</u></b>							
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	3,400.00	(3,100.00)	10,200.00
5585 Tennis Court Maint & Repairs	50.00	250.00	(200.00)	1,752.40	1,000.00	752.40	3,000.00
<b>TOTAL Amenity Mainten:</b>	<b><u>50.00</u></b>	<b><u>1,100.00</u></b>	<b><u>(1,050.00)</u></b>	<b><u>2,052.40</u></b>	<b><u>4,400.00</u></b>	<b><u>(2,347.60)</u></b>	<b><u>18,500.00</u></b>
<b><u>Capital Improvements</u></b>							
7805 Capital Improvement	5,200.00	0.00	5,200.00	24,375.00	0.00	24,375.00	0.00

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<b>TOTAL Capital Improverr</b>	<b>5,200.00</b>	<b>0.00</b>	<b>5,200.00</b>	<b>24,375.00</b>	<b>0.00</b>	<b>24,375.00</b>	<b>0.00</b>
<b><u>Entry Maintenance</u></b>							
5115 Entry Gate Maintenance	0.00	417.00	(417.00)	896.00	1,668.00	(772.00)	5,000.00
5117 Entry Access Gate Contract	325.00	325.00	0.00	1,300.00	1,300.00	0.00	3,900.00
<b>TOTAL Entry Maintenanc</b>	<b>325.00</b>	<b>742.00</b>	<b>(417.00)</b>	<b>2,196.00</b>	<b>2,968.00</b>	<b>(772.00)</b>	<b>8,900.00</b>
<b><u>General Maintenance</u></b>							
5610 General Maint. & Repairs	650.00	1,667.00	(1,017.00)	1,300.00	6,668.00	(5,368.00)	20,000.00
5620 Lighting Repair & Maint.	403.85	1,000.00	(596.15)	2,738.73	4,000.00	(1,261.27)	12,000.00
5625 Pest Control	0.00	1,600.00	(1,600.00)	578.92	5,434.00	(4,855.08)	16,000.00
5660 Vandalism Expense	380.26	200.00	180.26	2,349.37	800.00	1,549.37	2,400.00
<b>TOTAL General Maintenz</b>	<b>1,434.11</b>	<b>4,467.00</b>	<b>(3,032.89)</b>	<b>6,967.02</b>	<b>16,902.00</b>	<b>(9,934.98)</b>	<b>50,400.00</b>
<b><u>Insurance &amp; Taxes</u></b>							
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
<b>TOTAL Insurance &amp; Taxe</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>32,500.00</b>
<b><u>Irrigation Maintenance</u></b>							
5210 Sprinkler System Repair	2,982.86	2,500.00	482.86	19,635.19	10,000.00	9,635.19	30,000.00
<b>TOTAL Irrigation Mainter</b>	<b>2,982.86</b>	<b>2,500.00</b>	<b>482.86</b>	<b>19,635.19</b>	<b>10,000.00</b>	<b>9,635.19</b>	<b>30,000.00</b>
<b><u>Lake Maintenance</u></b>							
5240 Lake Maintenance	650.00	833.00	(183.00)	2,600.00	3,332.00	(732.00)	10,000.00
5245 Lake Chemicals	933.40	700.00	233.40	999.35	2,800.00	(1,800.65)	8,400.00
5255 Lake Fountain Maint	1,427.80	1,500.00	(72.20)	1,427.80	6,000.00	(4,572.20)	18,000.00
<b>TOTAL Lake Maintenanc</b>	<b>3,011.20</b>	<b>3,033.00</b>	<b>(21.80)</b>	<b>5,027.15</b>	<b>12,132.00</b>	<b>(7,104.85)</b>	<b>36,400.00</b>
<b><u>Landscape Maintenance</u></b>							
5310 Landscape Contract	11,225.08	12,311.00	(1,085.92)	44,900.32	49,244.00	(4,343.68)	147,732.00
5335 Landscape Extras & Improvement	175.00	2,500.00	(2,325.00)	3,236.00	10,000.00	(6,764.00)	30,000.00
5355 Force Mow	0.00	113.00	(113.00)	0.00	452.00	(452.00)	1,350.00
5385 Tree Contract	720.00	8,750.00	(8,030.00)	720.00	17,500.00	(16,780.00)	35,000.00
<b>TOTAL Landscape Maint</b>	<b>12,120.08</b>	<b>23,674.00</b>	<b>(11,553.92)</b>	<b>48,856.32</b>	<b>77,196.00</b>	<b>(28,339.68)</b>	<b>214,082.00</b>
<b><u>Other Expenses</u></b>							
6780 Reimbursed Expenses	0.00	0.00	0.00	5,000.00	0.00	5,000.00	0.00
7110 Copies	32.50	208.00	(175.50)	49.00	832.00	(783.00)	2,500.00
7125 Distribution	0.00	100.00	(100.00)	0.00	400.00	(400.00)	1,200.00
7132 Postage	1,335.54	483.00	852.54	2,113.43	1,932.00	181.43	5,800.00

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7145 Storage Fee	294.00	175.00	119.00	588.00	700.00	(112.00)	2,100.00
7215 Meeting Expenses	162.74	0.00	162.74	329.02	300.00	29.02	900.00
7270 Community Events	381.50	500.00	(118.50)	381.50	2,000.00	(1,618.50)	6,000.00
7275 YOM and Christmas Decorations	0.00	2,000.00	(2,000.00)	0.00	3,000.00	(3,000.00)	20,000.00
7360 Bank Charges	0.00	0.00	0.00	79.95	0.00	79.95	100.00
7410 Miscellaneous	0.00	0.00	0.00	0.00	250.00	(250.00)	1,000.00
<b>TOTAL Other Expenses</b>	<b>2,206.28</b>	<b>3,466.00</b>	<b>(1,259.72)</b>	<b>8,540.90</b>	<b>9,414.00</b>	<b>(873.10)</b>	<b>39,600.00</b>
<b><u>Pool Maintenance</u></b>							
5405 Pool Contract	0.00	9,998.00	(9,998.00)	13,608.00	14,168.00	(560.00)	103,203.00
5410 Pool Maint & Repairs	1,684.14	1,150.00	534.14	2,382.13	4,600.00	(2,217.87)	13,800.00
5415 Pool Tags & Equipment	32.00	475.00	(443.00)	69.58	1,075.00	(1,005.42)	3,500.00
<b>TOTAL Pool Maintenance</b>	<b>1,716.14</b>	<b>11,623.00</b>	<b>(9,906.86)</b>	<b>16,059.71</b>	<b>19,843.00</b>	<b>(3,783.29)</b>	<b>120,503.00</b>
<b><u>Professional Services</u></b>							
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	500.00	1,000.00	(500.00)	700.00	2,000.00	(1,300.00)	4,000.00
6161 Legal-Deed Rest Enforcement	0.00	600.00	(600.00)	50.00	1,800.00	(1,750.00)	5,000.00
6162 Legal Mtce Fee Collection	4,841.57	2,100.00	2,741.57	13,805.06	8,200.00	5,605.06	25,000.00
6210 Administrative Services	8,088.00	4,044.00	4,044.00	16,176.00	16,176.00	0.00	48,523.00
6211 Pool/Rec. Ctr. Administration	800.00	425.00	375.00	1,600.00	425.00	1,175.00	4,200.00
6215 ARC Reviews	5,000.00	1,875.00	3,125.00	6,375.00	5,750.00	625.00	19,000.00
6225 Billing	2,890.00	0.00	2,890.00	3,065.00	0.00	3,065.00	19,000.00
<b>TOTAL Professional Ser</b>	<b>22,119.57</b>	<b>10,044.00</b>	<b>12,075.57</b>	<b>41,771.06</b>	<b>34,351.00</b>	<b>7,420.06</b>	<b>126,623.00</b>
<b><u>Reserve/Contingency Transfers</u></b>							
9820 Capital Reserve Allocation	0.00	0.00	0.00	0.00	0.00	0.00	68,703.00
<b>TOTAL Reserve/Contingt</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>68,703.00</b>
<b><u>Utility Expenses</u></b>							
6510 Power-Street Lights	7,936.22	10,417.00	(2,480.78)	36,854.01	41,668.00	(4,813.99)	125,000.00
6511 Power-Recreation Center	1,069.08	1,375.00	(305.92)	4,791.69	5,500.00	(708.31)	16,500.00
6512 Power-Irrigation/Entry/Fountains	3,081.63	2,250.00	831.63	7,869.58	9,000.00	(1,130.42)	27,000.00
6530 Telephone	380.79	417.00	(36.21)	1,505.11	1,668.00	(162.89)	5,000.00
6550 Water / Sewer	0.00	750.00	(750.00)	258.15	3,000.00	(2,741.85)	9,000.00
6560 Water-Sprinkler System	1,383.48	8,500.00	(7,116.52)	4,604.88	20,500.00	(15,895.12)	75,000.00
6565 Water - Pumpage	0.00	1,833.00	(1,833.00)	344.86	7,332.00	(6,987.14)	22,000.00

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6590 Trash Service	17,670.40	19,487.00	(1,816.60)	70,556.10	77,948.00	(7,391.90)	233,844.00
<b>TOTAL Utility Expenses</b>	<b>31,521.60</b>	<b>45,029.00</b>	<b>(13,507.40)</b>	<b>126,784.38</b>	<b>166,616.00</b>	<b>(39,831.62)</b>	<b>513,344.00</b>
<b>TOTAL Expense</b>	<b>82,686.84</b>	<b>105,678.00</b>	<b>(22,991.16)</b>	<b>302,265.13</b>	<b>353,822.00</b>	<b>(51,556.87)</b>	<b>1,259,555.00</b>
<b>Excess Revenue / Expens</b>	<b>(56,206.57)</b>	<b>(103,128.00)</b>	<b>46,921.43</b>	<b>846,291.63</b>	<b>826,964.00</b>	<b>19,327.63</b>	<b>0.00</b>

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Reserve	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
<b>Income</b>							
<b><u>Other</u></b>							
9805 Capital Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	68,703.00
<b>TOTAL Other</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>68,703.00</b>
<b><u>Other Income</u></b>							
4350 Bank Interest	91.19	0.00	91.19	842.54	0.00	842.54	0.00
<b>TOTAL Other Income</b>	<b>91.19</b>	<b>0.00</b>	<b>91.19</b>	<b>842.54</b>	<b>0.00</b>	<b>842.54</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>91.19</b>	<b>0.00</b>	<b>91.19</b>	<b>842.54</b>	<b>0.00</b>	<b>842.54</b>	<b>68,703.00</b>
<b>Expense</b>							
<b><u>Capital Improvements</u></b>							
7805 Capital Improvement	13,975.00	40,000.00	(26,025.00)	13,975.00	40,000.00	(26,025.00)	40,000.00
7810 Capital Improvement	0.00	0.00	0.00	0.00	0.00	0.00	92,000.00
<b>TOTAL Capital Improver</b>	<b>13,975.00</b>	<b>40,000.00</b>	<b>(26,025.00)</b>	<b>13,975.00</b>	<b>40,000.00</b>	<b>(26,025.00)</b>	<b>132,000.00</b>
<b>TOTAL Expense</b>	<b>13,975.00</b>	<b>40,000.00</b>	<b>(26,025.00)</b>	<b>13,975.00</b>	<b>40,000.00</b>	<b>(26,025.00)</b>	<b>132,000.00</b>
<b>Excess Revenue / Expens</b>	<b>(13,883.81)</b>	<b>(40,000.00)</b>	<b>26,116.19</b>	<b>(13,132.46)</b>	<b>(40,000.00)</b>	<b>26,867.54</b>	<b>(63,297.00)</b>

# Copper Lakes Homeowners Association

## IMS - Income Statement

Period 4/1/2019 To 4/30/2019 11:59:00 PM

### Reserve - Section 8

	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
<b>Income</b>							
<b><u>Other</u></b>							
9805 Capital Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	4,166.00
<b>TOTAL Other</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,166.00</b>
<b><u>Other Income</u></b>							
4350 Bank Interest	1.58	0.00	1.58	40.58	0.00	40.58	0.00
<b>TOTAL Other Income</b>	<b>1.58</b>	<b>0.00</b>	<b>1.58</b>	<b>40.58</b>	<b>0.00</b>	<b>40.58</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>1.58</b>	<b>0.00</b>	<b>1.58</b>	<b>40.58</b>	<b>0.00</b>	<b>40.58</b>	<b>4,166.00</b>
<b>Excess Revenue / Expens</b>	<b>1.58</b>	<b>0.00</b>	<b>1.58</b>	<b>40.58</b>	<b>0.00</b>	<b>40.58</b>	<b>4,166.00</b>