

Copper Lakes Homeowners Association

IMS - Income Statement

Period 9/1/2019 To 9/30/2019 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	174.00	0.00	174.00	18,600.00	19,006.00	(406.00)	19,006.00
TOTAL Assessment Inco	174.00	0.00	174.00	18,600.00	19,006.00	(406.00)	19,006.00
<u>Other Income</u>							
4350 Bank Interest	42.38	0.00	42.38	304.16	0.00	304.16	0.00
TOTAL Other Income	42.38	0.00	42.38	304.16	0.00	304.16	0.00
TOTAL Income	216.38	0.00	216.38	18,904.16	19,006.00	(101.84)	19,006.00
Expense							
<u>Entry Maintenance</u>							
5115 Entry Gate Maintenance	0.00	300.00	(300.00)	880.00	2,700.00	(1,820.00)	3,600.00
5117 Entry Access Gate Contract	0.00	325.00	(325.00)	2,000.00	2,925.00	(925.00)	3,900.00
5140 Private Street Maintenance	0.00	100.00	(100.00)	0.00	900.00	(900.00)	1,200.00
TOTAL Entry Maintenanc	0.00	725.00	(725.00)	2,880.00	6,525.00	(3,645.00)	8,700.00
<u>General Maintenance</u>							
5610 General Maint. & Repairs	0.00	50.00	(50.00)	0.00	450.00	(450.00)	600.00
TOTAL General Maintenz	0.00	50.00	(50.00)	0.00	450.00	(450.00)	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 Mainter	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	3,000.00	(3,000.00)	3,000.00
TOTAL Landscape Maint	0.00	1,500.00	(1,500.00)	0.00	3,000.00	(3,000.00)	3,000.00
<u>Other Expenses</u>							
7275 YOM and Christmas Decorations	0.00	0.00	0.00	660.48	0.00	660.48	0.00
7410 Miscellaneous	0.00	20.00	(20.00)	1,800.00	180.00	1,620.00	240.00
TOTAL Other Expenses	0.00	20.00	(20.00)	2,460.48	180.00	2,280.48	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

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Copper Lakes - Section 8	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
<u>Utility Expenses</u>							
6530 Telephone	193.91	192.00	1.91	1,842.57	1,728.00	114.57	2,300.00
TOTAL Utility Expenses	193.91	192.00	1.91	1,842.57	1,728.00	114.57	2,300.00
TOTAL Expense	193.91	2,487.00	(2,293.09)	7,600.05	11,883.00	(4,282.95)	19,006.00
Excess Revenue / Expens	22.47	(2,487.00)	2,509.47	11,304.11	7,123.00	4,181.11	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	1,909.97	0.00	1,909.97	13,718.18	10,000.00	3,718.18	10,000.00
4121 Maint Fee/Resident	2,776.06	0.00	2,776.06	1,171,263.86	1,162,736.00	8,527.86	1,162,736.00
TOTAL Assessment Inco	4,686.03	0.00	4,686.03	1,184,982.04	1,172,736.00	12,246.04	1,235,355.00
<u>Fee Income</u>							
4170 Delinquent Letter	128.19	375.00	(246.81)	3,836.77	3,375.00	461.77	4,500.00
4205 Interest on Maintenance Fees	1,494.68	400.00	1,094.68	8,550.30	3,600.00	4,950.30	4,800.00
4311 Attorney Fees-Deed Rest Viol	105.43	10.00	95.43	2,021.64	90.00	1,931.64	120.00
4312 Attorney Fees-Maintenance Coll	3,853.09	1,000.00	2,853.09	29,765.29	9,000.00	20,765.29	12,000.00
4320 Return Item-Assoc.	0.00	0.00	0.00	70.00	0.00	70.00	0.00
4321 Return Item-Mgmt Company	0.00	0.00	0.00	125.00	0.00	125.00	0.00
4325 Pmt Processing/Collection/Bookkeeping Fees	205.00	10.00	195.00	673.15	90.00	583.15	120.00
4327 Transfer Fee - Assoc.	100.00	100.00	0.00	1,425.00	900.00	525.00	1,200.00
4330 Yard Maintenance	0.00	0.00	0.00	11.39	0.00	11.39	0.00
4335 Fine Income	0.00	30.00	(30.00)	2,211.25	270.00	1,941.25	360.00
TOTAL Fee Income	5,886.39	1,925.00	3,961.39	48,689.79	17,325.00	31,364.79	23,100.00
<u>Other Income</u>							
4350 Bank Interest	349.71	50.00	299.71	3,705.60	450.00	3,255.60	600.00
4505 Entry Access Income	0.00	0.00	0.00	295.00	200.00	95.00	200.00
4710 Miscellaneous	0.00	25.00	(25.00)	0.00	225.00	(225.00)	300.00
4999 Write Off Contra Account	(977.06)	0.00	(977.06)	(6,698.04)	0.00	(6,698.04)	0.00
TOTAL Other Income	(627.35)	75.00	(702.35)	(2,697.44)	875.00	(3,572.44)	1,100.00
TOTAL Income	9,945.07	2,000.00	7,945.07	1,230,974.39	1,190,936.00	40,038.39	1,259,555.00
Expense							
<u>Amenity Maintenance</u>							
5515 Clubhouse Expense	0.00	600.00	(600.00)	0.00	3,150.00	(3,150.00)	5,300.00
5576 Playground Repair & Maintenance	0.00	850.00	(850.00)	4,500.00	7,650.00	(3,150.00)	10,200.00
5585 Tennis Court Maint & Repairs	0.00	250.00	(250.00)	2,313.80	2,250.00	63.80	3,000.00
TOTAL Amenity Mainten:	0.00	1,700.00	(1,700.00)	6,813.80	13,050.00	(6,236.20)	18,500.00
<u>Entry Maintenance</u>							

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Operating	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
5115 Entry Gate Maintenance	0.00	417.00	(417.00)	896.00	3,753.00	(2,857.00)	5,000.00
5117 Entry Access Gate Contract	0.00	325.00	(325.00)	2,050.00	2,925.00	(875.00)	3,900.00
TOTAL Entry Maintenan	0.00	742.00	(742.00)	2,946.00	6,678.00	(3,732.00)	8,900.00
<u>General Maintenance</u>							
5610 General Maint. & Repairs	1,550.00	1,667.00	(117.00)	9,478.08	15,003.00	(5,524.92)	20,000.00
5620 Lighting Repair & Maint.	0.00	1,000.00	(1,000.00)	4,073.19	9,000.00	(4,926.81)	12,000.00
5625 Pest Control	595.00	1,600.00	(1,005.00)	5,343.92	13,434.00	(8,090.08)	16,000.00
5660 Vandalism Expense	0.00	200.00	(200.00)	2,349.37	1,800.00	549.37	2,400.00
TOTAL General Maintena	2,145.00	4,467.00	(2,322.00)	21,244.56	39,237.00	(17,992.44)	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	15,052.70	2,500.00	12,552.70	70,912.83	22,500.00	48,412.83	30,000.00
TOTAL Irrigation Mainte	15,052.70	2,500.00	12,552.70	70,912.83	22,500.00	48,412.83	30,000.00
<u>Lake Maintenance</u>							
5240 Lake Maintenance	650.00	833.00	(183.00)	5,850.00	7,497.00	(1,647.00)	10,000.00
5245 Lake Chemicals	3,616.75	700.00	2,916.75	5,098.19	6,300.00	(1,201.81)	8,400.00
5255 Lake Fountain Maint	0.00	1,500.00	(1,500.00)	1,427.80	13,500.00	(12,072.20)	18,000.00
TOTAL Lake Maintenan	4,266.75	3,033.00	1,233.75	12,375.99	27,297.00	(14,921.01)	36,400.00
<u>Landscape Maintenance</u>							
5310 Landscape Contract	0.00	12,311.00	(12,311.00)	89,975.64	110,799.00	(20,823.36)	147,732.00
5335 Landscape Extras & Improvement	222.50	2,500.00	(2,277.50)	3,793.50	22,500.00	(18,706.50)	30,000.00
5355 Force Mow	0.00	113.00	(113.00)	200.00	1,017.00	(817.00)	1,350.00
5385 Tree Contract	0.00	0.00	0.00	30,165.00	26,250.00	3,915.00	35,000.00
TOTAL Landscape Maint	222.50	14,924.00	(14,701.50)	124,134.14	160,566.00	(36,431.86)	214,082.00
<u>Other Expenses</u>							
6780 Reimbursed Expenses	0.00	0.00	0.00	5,000.00	0.00	5,000.00	0.00
7110 Copies	9.00	208.00	(199.00)	124.50	1,872.00	(1,747.50)	2,500.00
7125 Distribution	0.00	100.00	(100.00)	0.00	900.00	(900.00)	1,200.00
7132 Postage	172.00	483.00	(311.00)	3,188.53	4,347.00	(1,158.47)	5,800.00
7145 Storage Fee	147.00	175.00	(28.00)	1,323.00	1,575.00	(252.00)	2,100.00
7215 Meeting Expenses	0.00	150.00	(150.00)	649.76	750.00	(100.24)	900.00

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Operating	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
7270 Community Events	0.00	500.00	(500.00)	381.50	4,500.00	(4,118.50)	6,000.00
7275 YOM and Christmas Decorations	0.00	12,000.00	(12,000.00)	6,821.56	17,000.00	(10,178.44)	20,000.00
7360 Bank Charges	0.00	0.00	0.00	109.95	50.00	59.95	100.00
7410 Miscellaneous	0.00	250.00	(250.00)	115.07	750.00	(634.93)	1,000.00
TOTAL Other Expenses	328.00	13,866.00	(13,538.00)	17,713.87	31,744.00	(14,030.13)	39,600.00
<u>Pool Maintenance</u>							
5405 Pool Contract	1,250.00	1,390.00	(140.00)	68,252.25	99,033.00	(30,780.75)	103,203.00
5410 Pool Maint & Repairs	190.00	1,150.00	(960.00)	6,739.72	10,350.00	(3,610.28)	13,800.00
5415 Pool Tags & Equipment	24.50	200.00	(175.50)	2,149.96	2,900.00	(750.04)	3,500.00
TOTAL Pool Maintenance	1,464.50	2,740.00	(1,275.50)	77,141.93	112,283.00	(35,141.07)	120,503.00
<u>Professional Services</u>							
6120 Audit	0.00	0.00	0.00	1,650.00	0.00	1,650.00	1,500.00
6130 Tax Preparation	0.00	0.00	0.00	450.00	0.00	450.00	400.00
6160 Legal	0.00	0.00	0.00	750.00	3,000.00	(2,250.00)	4,000.00
6161 Legal-Deed Rest Enforcement	0.00	400.00	(400.00)	50.00	3,800.00	(3,750.00)	5,000.00
6162 Legal Mtce Fee Collection	0.00	2,100.00	(2,100.00)	33,319.91	18,700.00	14,619.91	25,000.00
6210 Administrative Services	4,044.00	4,044.00	0.00	36,396.00	36,396.00	0.00	48,523.00
6211 Pool/Rec. Ctr. Administration	400.00	425.00	(25.00)	3,600.00	2,725.00	875.00	4,200.00
6215 ARC Reviews	875.00	1,875.00	(1,000.00)	16,375.00	15,125.00	1,250.00	19,000.00
6225 Billing	30.00	0.00	30.00	3,285.00	0.00	3,285.00	19,000.00
TOTAL Professional Ser	5,349.00	8,844.00	(3,495.00)	95,875.91	79,746.00	16,129.91	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	9,535.81	10,417.00	(881.19)	84,809.51	93,753.00	(8,943.49)	125,000.00
6511 Power-Recreation Center	804.21	1,375.00	(570.79)	9,964.58	12,375.00	(2,410.42)	16,500.00
6512 Power-Irrigation/Entry/Fountains	1,464.72	2,250.00	(785.28)	15,490.17	20,250.00	(4,759.83)	27,000.00
6530 Telephone	403.94	417.00	(13.06)	3,653.32	3,753.00	(99.68)	5,000.00
6550 Water / Sewer	1,041.65	750.00	291.65	2,159.70	6,750.00	(4,590.30)	9,000.00
6560 Water-Sprinkler System	12,392.60	8,500.00	3,892.60	35,740.34	63,000.00	(27,259.66)	75,000.00
6565 Water - Pumpage	6,609.77	1,833.00	4,776.77	16,452.16	16,497.00	(44.84)	22,000.00
6590 Trash Service	17,670.40	19,487.00	(1,816.60)	158,908.10	175,383.00	(16,474.90)	233,844.00
TOTAL Utility Expenses	49,923.10	45,029.00	4,894.10	327,177.88	391,761.00	(64,583.12)	513,344.00

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Operating	Current Month			Year to Date			Annual
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TOTAL Expense	<u>78,751.55</u>	<u>97,845.00</u>	<u>(19,093.45)</u>	<u>756,336.91</u>	<u>884,862.00</u>	<u>(128,525.09)</u>	<u>1,259,555.00</u>
Excess Revenue / Expens	<u>(68,806.48)</u>	<u>(95,845.00)</u>	<u>27,038.52</u>	<u>474,637.48</u>	<u>306,074.00</u>	<u>168,563.48</u>	<u>0.00</u>

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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	1,148.02	0.00	1,148.02	3,399.99	0.00	3,399.99	0.00
TOTAL Other Income	1,148.02	0.00	1,148.02	3,399.99	0.00	3,399.99	0.00
TOTAL Income	1,148.02	0.00	1,148.02	3,399.99	0.00	3,399.99	68,703.00
Expense							
<u>Capital Improvements</u>							
7805 Capital Improvement	0.00	0.00	0.00	38,350.00	40,000.00	(1,650.00)	40,000.00
7810 Capital Improvement	0.00	0.00	0.00	0.00	46,000.00	(46,000.00)	92,000.00
TOTAL Capital Improver	0.00	0.00	0.00	38,350.00	86,000.00	(47,650.00)	132,000.00
TOTAL Expense	0.00	0.00	0.00	38,350.00	86,000.00	(47,650.00)	132,000.00
Excess Revenue / Expens	1,148.02	0.00	1,148.02	(34,950.01)	(86,000.00)	51,049.99	(63,297.00)

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Reserve - Section 8

	Current Month			Year to Date			Annual
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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	77.48	0.00	77.48	197.40	0.00	197.40	0.00
TOTAL Other Income	77.48	0.00	77.48	197.40	0.00	197.40	0.00
TOTAL Income	77.48	0.00	77.48	197.40	0.00	197.40	4,166.00
Excess Revenue / Expens	77.48	0.00	77.48	197.40	0.00	197.40	4,166.00