

Copper Lakes Homeowners Association

IMS - Income Statement

Period 10/1/2019 To 10/31/2019 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	0.00	0.00	0.00	18,600.00	19,006.00	(406.00)	19,006.00
TOTAL Assessment Inco	0.00	0.00	0.00	18,600.00	19,006.00	(406.00)	19,006.00
<u>Other Income</u>							
4350 Bank Interest	84.80	0.00	84.80	388.96	0.00	388.96	0.00
TOTAL Other Income	84.80	0.00	84.80	388.96	0.00	388.96	0.00
TOTAL Income	84.80	0.00	84.80	18,988.96	19,006.00	(17.04)	19,006.00
Expense							
<u>Entry Maintenance</u>							
5115 Entry Gate Maintenance	0.00	300.00	(300.00)	880.00	3,000.00	(2,120.00)	3,600.00
5117 Entry Access Gate Contract	250.00	325.00	(75.00)	2,250.00	3,250.00	(1,000.00)	3,900.00
5140 Private Street Maintenance	0.00	100.00	(100.00)	0.00	1,000.00	(1,000.00)	1,200.00
TOTAL Entry Maintenan	250.00	725.00	(475.00)	3,130.00	7,250.00	(4,120.00)	8,700.00
<u>General Maintenance</u>							
5610 General Maint. & Repairs	0.00	50.00	(50.00)	0.00	500.00	(500.00)	600.00
TOTAL General Maintena	0.00	50.00	(50.00)	0.00	500.00	(500.00)	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	0.00	0.00	0.00	3,000.00	(3,000.00)	3,000.00
TOTAL Landscape Maint	0.00	0.00	0.00	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	200.00	1,600.00	240.00
TOTAL Other Expenses	0.00	20.00	(20.00)	2,460.48	200.00	2,260.48	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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	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
<u>Utility Expenses</u>							
6530 Telephone	193.93	192.00	1.93	2,036.50	1,920.00	116.50	2,300.00
TOTAL Utility Expenses	193.93	192.00	1.93	2,036.50	1,920.00	116.50	2,300.00
TOTAL Expense	443.93	987.00	(543.07)	8,043.98	12,870.00	(4,826.02)	19,006.00
Excess Revenue / Expens	(359.13)	(987.00)	627.87	10,944.98	6,136.00	4,808.98	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	47.04	0.00	47.04	13,765.22	10,000.00	3,765.22	10,000.00
4121 Maint Fee/Resident	2,290.95	0.00	2,290.95	1,173,554.81	1,162,736.00	10,818.81	1,162,736.00
TOTAL Assessment Inco	<u>2,337.99</u>	<u>0.00</u>	<u>2,337.99</u>	<u>1,187,320.03</u>	<u>1,172,736.00</u>	<u>14,584.03</u>	<u>1,235,355.00</u>
<u>Fee Income</u>							
4170 Delinquent Letter	127.32	375.00	(247.68)	3,964.09	3,750.00	214.09	4,500.00
4205 Interest on Maintenance Fees	287.83	400.00	(112.17)	8,838.13	4,000.00	4,838.13	4,800.00
4311 Attorney Fees-Deed Rest Viol	0.00	10.00	(10.00)	2,021.64	100.00	1,921.64	120.00
4312 Attorney Fees-Maintenance Coll	1,475.04	1,000.00	475.04	31,240.33	10,000.00	21,240.33	12,000.00
4320 Return Item-Assoc.	10.00	0.00	10.00	80.00	0.00	80.00	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	97.90	10.00	87.90	771.05	100.00	671.05	120.00
4327 Transfer Fee - Assoc.	225.00	100.00	125.00	1,650.00	1,000.00	650.00	1,200.00
4330 Yard Maintenance	0.00	0.00	0.00	11.39	0.00	11.39	0.00
4335 Fine Income	100.00	30.00	70.00	2,311.25	300.00	2,011.25	360.00
TOTAL Fee Income	<u>2,323.09</u>	<u>1,925.00</u>	<u>398.09</u>	<u>51,012.88</u>	<u>19,250.00</u>	<u>31,762.88</u>	<u>23,100.00</u>
<u>Other Income</u>							
4350 Bank Interest	661.30	50.00	611.30	4,366.90	500.00	3,866.90	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	250.00	(250.00)	300.00
4999 Write Off Contra Account	(25.00)	0.00	(25.00)	(6,723.04)	0.00	(6,723.04)	0.00
TOTAL Other Income	<u>636.30</u>	<u>75.00</u>	<u>561.30</u>	<u>(2,061.14)</u>	<u>950.00</u>	<u>(3,011.14)</u>	<u>1,100.00</u>
TOTAL Income	<u>5,297.38</u>	<u>2,000.00</u>	<u>3,297.38</u>	<u>1,236,271.77</u>	<u>1,192,936.00</u>	<u>43,335.77</u>	<u>1,259,555.00</u>
Expense							
<u>Amenity Maintenance</u>							
5515 Clubhouse Expense	0.00	600.00	(600.00)	0.00	3,750.00	(3,750.00)	5,300.00
5576 Playground Repair & Maintenance	0.00	850.00	(850.00)	4,500.00	8,500.00	(4,000.00)	10,200.00
5585 Tennis Court Maint & Repairs	0.00	250.00	(250.00)	2,313.80	2,500.00	(186.20)	3,000.00
TOTAL Amenity Mainten:	<u>0.00</u>	<u>1,700.00</u>	<u>(1,700.00)</u>	<u>6,813.80</u>	<u>14,750.00</u>	<u>(7,936.20)</u>	<u>18,500.00</u>
<u>Entry Maintenance</u>							

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5115 Entry Gate Maintenance	0.00	417.00	(417.00)	896.00	4,170.00	(3,274.00)	5,000.00
5117 Entry Access Gate Contract	150.00	325.00	(175.00)	2,200.00	3,250.00	(1,050.00)	3,900.00
TOTAL Entry Maintenan	150.00	742.00	(592.00)	3,096.00	7,420.00	(4,324.00)	8,900.00
<u>General Maintenance</u>							
5610 General Maint. & Repairs	650.00	1,667.00	(1,017.00)	10,128.08	16,670.00	(6,541.92)	20,000.00
5620 Lighting Repair & Maint.	0.00	1,000.00	(1,000.00)	4,073.19	10,000.00	(5,926.81)	12,000.00
5625 Pest Control	595.00	600.00	(5.00)	5,938.92	14,034.00	(8,095.08)	16,000.00
5660 Vandalism Expense	0.00	200.00	(200.00)	2,349.37	2,000.00	349.37	2,400.00
TOTAL General Maintena	1,245.00	3,467.00	(2,222.00)	22,489.56	42,704.00	(20,214.44)	50,400.00
<u>Insurance & Taxes</u>							
6810 Insurance	0.00	31,000.00	(31,000.00)	0.00	31,000.00	(31,000.00)	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	31,000.00	(31,000.00)	0.00	31,000.00	(31,000.00)	32,500.00
<u>Irrigation Maintenance</u>							
5210 Sprinkler System Repair	4,353.49	2,500.00	1,853.49	75,266.32	25,000.00	50,266.32	30,000.00
TOTAL Irrigation Mainte	4,353.49	2,500.00	1,853.49	75,266.32	25,000.00	50,266.32	30,000.00
<u>Lake Maintenance</u>							
5240 Lake Maintenance	650.00	833.00	(183.00)	6,500.00	8,330.00	(1,830.00)	10,000.00
5245 Lake Chemicals	145.00	700.00	(555.00)	5,243.19	7,000.00	(1,756.81)	8,400.00
5255 Lake Fountain Maint	0.00	1,500.00	(1,500.00)	1,427.80	15,000.00	(13,572.20)	18,000.00
TOTAL Lake Maintenan	795.00	3,033.00	(2,238.00)	13,170.99	30,330.00	(17,159.01)	36,400.00
<u>Landscape Maintenance</u>							
5310 Landscape Contract	22,450.16	12,311.00	10,139.16	112,425.80	123,110.00	(10,684.20)	147,732.00
5335 Landscape Extras & Improvement	0.00	2,500.00	(2,500.00)	3,793.50	25,000.00	(21,206.50)	30,000.00
5355 Force Mow	0.00	113.00	(113.00)	200.00	1,130.00	(930.00)	1,350.00
5385 Tree Contract	4,695.00	8,750.00	(4,055.00)	34,860.00	35,000.00	(140.00)	35,000.00
TOTAL Landscape Maint	27,145.16	23,674.00	3,471.16	151,279.30	184,240.00	(32,960.70)	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	10.00	208.00	(198.00)	134.50	2,080.00	(1,945.50)	2,500.00
7125 Distribution	0.00	100.00	(100.00)	0.00	1,000.00	(1,000.00)	1,200.00
7132 Postage	239.85	483.00	(243.15)	3,428.38	4,830.00	(1,401.62)	5,800.00
7145 Storage Fee	147.00	175.00	(28.00)	1,470.00	1,750.00	(280.00)	2,100.00
7215 Meeting Expenses	462.27	0.00	462.27	1,112.03	750.00	362.03	900.00

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Operating	Current Month			Year to Date			Annual
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7270 Community Events	0.00	500.00	(500.00)	381.50	5,000.00	(4,618.50)	6,000.00
7275 YOM and Christmas Decorations	0.00	0.00	0.00	6,821.56	17,000.00	(10,178.44)	20,000.00
7360 Bank Charges	20.00	0.00	20.00	129.95	50.00	79.95	100.00
7410 Miscellaneous	0.00	0.00	0.00	115.07	750.00	(634.93)	1,000.00
TOTAL Other Expenses	879.12	1,466.00	(586.88)	18,592.99	33,210.00	(14,617.01)	39,600.00
<u>Pool Maintenance</u>							
5405 Pool Contract	1,200.00	1,390.00	(190.00)	69,452.25	100,423.00	(30,970.75)	103,203.00
5410 Pool Maint & Repairs	840.00	1,150.00	(310.00)	7,579.72	11,500.00	(3,920.28)	13,800.00
5415 Pool Tags & Equipment	529.50	200.00	329.50	2,679.46	3,100.00	(420.54)	3,500.00
TOTAL Pool Maintenance	2,569.50	2,740.00	(170.50)	79,711.43	115,023.00	(35,311.57)	120,503.00
<u>Professional Services</u>							
6120 Audit	0.00	1,500.00	(1,500.00)	1,650.00	1,500.00	150.00	1,500.00
6130 Tax Preparation	0.00	400.00	(400.00)	450.00	400.00	50.00	400.00
6160 Legal	0.00	1,000.00	(1,000.00)	750.00	4,000.00	(3,250.00)	4,000.00
6161 Legal-Deed Rest Enforcement	179.16	400.00	(220.84)	229.16	4,200.00	(3,970.84)	5,000.00
6162 Legal Mtce Fee Collection	663.43	2,100.00	(1,436.57)	33,983.34	20,800.00	13,183.34	25,000.00
6210 Administrative Services	4,044.00	4,044.00	0.00	40,440.00	40,440.00	0.00	48,523.00
6211 Pool/Rec. Ctr. Administration	400.00	525.00	(125.00)	4,000.00	3,250.00	750.00	4,200.00
6215 ARC Reviews	1,375.00	1,875.00	(500.00)	17,750.00	17,000.00	750.00	19,000.00
6225 Billing	30.00	0.00	30.00	3,315.00	0.00	3,315.00	19,000.00
TOTAL Professional Ser	6,691.59	11,844.00	(5,152.41)	102,567.50	91,590.00	10,977.50	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	9,689.93	10,417.00	(727.07)	94,499.44	104,170.00	(9,670.56)	125,000.00
6511 Power-Recreation Center	806.27	1,375.00	(568.73)	10,770.85	13,750.00	(2,979.15)	16,500.00
6512 Power-Irrigation/Entry/Fountains	1,658.46	2,250.00	(591.54)	17,148.63	22,500.00	(5,351.37)	27,000.00
6530 Telephone	1,070.55	417.00	653.55	4,723.87	4,170.00	553.87	5,000.00
6550 Water / Sewer	0.00	750.00	(750.00)	2,159.70	7,500.00	(5,340.30)	9,000.00
6560 Water-Sprinkler System	2,834.80	4,000.00	(1,165.20)	38,575.14	67,000.00	(28,424.86)	75,000.00
6565 Water - Pumpage	4,807.03	1,833.00	2,974.03	21,259.19	18,330.00	2,929.19	22,000.00
6590 Trash Service	17,670.40	19,487.00	(1,816.60)	176,578.50	194,870.00	(18,291.50)	233,844.00
TOTAL Utility Expenses	38,537.44	40,529.00	(1,991.56)	365,715.32	432,290.00	(66,574.68)	513,344.00

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Operating	Current Month			Year to Date			Annual
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TOTAL Expense	<u>82,366.30</u>	<u>122,695.00</u>	<u>(40,328.70)</u>	<u>838,703.21</u>	<u>1,007,557.00</u>	<u>(168,853.79)</u>	<u>1,259,555.00</u>
Excess Revenue / Expens	<u>(77,068.92)</u>	<u>(120,695.00)</u>	<u>43,626.08</u>	<u>397,568.56</u>	<u>185,379.00</u>	<u>212,189.56</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	57.93	0.00	57.93	3,457.92	0.00	3,457.92	0.00
TOTAL Other Income	57.93	0.00	57.93	3,457.92	0.00	3,457.92	0.00
TOTAL Income	57.93	0.00	57.93	3,457.92	0.00	3,457.92	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	46,000.00	(46,000.00)	0.00	92,000.00	(92,000.00)	92,000.00
TOTAL Capital Improver	0.00	46,000.00	(46,000.00)	38,350.00	132,000.00	(93,650.00)	132,000.00
TOTAL Expense	0.00	46,000.00	(46,000.00)	38,350.00	132,000.00	(93,650.00)	132,000.00
Excess Revenue / Expens	57.93	(46,000.00)	46,057.93	(34,892.08)	(132,000.00)	97,107.92	(63,297.00)

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Reserve - Section 8

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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	0.92	0.00	0.92	198.32	0.00	198.32	0.00
TOTAL Other Income	0.92	0.00	0.92	198.32	0.00	198.32	0.00
TOTAL Income	0.92	0.00	0.92	198.32	0.00	198.32	4,166.00
Excess Revenue / Expens	0.92	0.00	0.92	198.32	0.00	198.32	4,166.00