

Copper Lakes Homeowners Association

IMS - Income Statement

Period 4/1/2018 To 4/30/2018 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	300.00	0.00	300.00	17,350.00	19,006.00	(1,656.00)	19,006.00
TOTAL Assessment Inco	300.00	0.00	300.00	17,350.00	19,006.00	(1,656.00)	19,006.00
<u>Other Income</u>							
4350 Bank Interest	16.12	0.00	16.12	32.23	0.00	32.23	0.00
TOTAL Other Income	16.12	0.00	16.12	32.23	0.00	32.23	0.00
TOTAL Income	316.12	0.00	316.12	17,382.23	19,006.00	(1,623.77)	19,006.00
Expense							
<u>Entry Maintenance</u>							
5115 Entry Gate Maintenance	0.00	300.00	(300.00)	40.00	1,200.00	(1,160.00)	3,600.00
5117 Entry Access Gate Contract	250.00	325.00	(75.00)	750.00	1,300.00	(550.00)	3,900.00
5125 Entry Maintenance	0.00	50.00	(50.00)	0.00	200.00	(200.00)	600.00
5140 Private Street Maintenance	0.00	100.00	(100.00)	0.00	400.00	(400.00)	1,200.00
TOTAL Entry Maintenanc	250.00	775.00	(525.00)	790.00	3,100.00	(2,310.00)	9,300.00
<u>General Maintenance</u>							
5610 General Maint. & Repairs	0.00	50.00	(50.00)	0.00	200.00	(200.00)	600.00
TOTAL General Maintena	0.00	50.00	(50.00)	0.00	200.00	(200.00)	600.00
<u>Landscape Maintenance</u>							
5335 Landscape Extras & Improvement	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
TOTAL Landscape Maint	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
<u>Other Expenses</u>							
7410 Miscellaneous	0.00	20.00	(20.00)	0.00	80.00	(80.00)	240.00
TOTAL Other Expenses	0.00	20.00	(20.00)	0.00	80.00	(80.00)	240.00
<u>Reserve/Contingency Transfers</u>							
9820 Capital Reserve Allocation	0.00	0.00	0.00	0.00	0.00	0.00	3,598.00
TOTAL Reserve/Conting	0.00	0.00	0.00	0.00	0.00	0.00	3,598.00
<u>Utility Expenses</u>							
6530 Telephone	190.61	189.00	1.61	762.62	756.00	6.62	2,268.00
TOTAL Utility Expenses	190.61	189.00	1.61	762.62	756.00	6.62	2,268.00
TOTAL Expense	440.61	1,284.00	(843.39)	1,552.62	5,136.00	(3,583.38)	19,006.00
Excess Revenue / Expens	(124.49)	(1,284.00)	1,159.51	15,829.61	13,870.00	1,959.61	0.00

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Income							
<u>Assessment Income</u>							
4001 Capital Roll Forward	0.00	5,185.00	(5,185.00)	0.00	20,740.00	(20,740.00)	62,215.00
4111 Maint Fee/Resident/Prior Yr	2,031.00	0.00	2,031.00	11,066.12	10,000.00	1,066.12	10,000.00
4121 Maint Fee/Resident	23,672.65	11,120.00	12,552.65	1,082,141.71	756,139.00	326,002.71	1,111,968.00
TOTAL Assessment Inco	25,703.65	16,305.00	9,398.65	1,093,207.83	786,879.00	306,328.83	1,184,183.00
<u>Fee Income</u>							
4170 Delinquent Letter	779.07	417.00	362.07	3,074.28	1,668.00	1,406.28	5,000.00
4205 Interest on Maintenance Fees	2,115.80	400.00	1,715.80	4,338.85	1,600.00	2,738.85	4,800.00
4311 Attorney Fees-Deed Rest Viol	0.00	10.00	(10.00)	0.00	40.00	(40.00)	120.00
4312 Attorney Fees-Maintenance Coll	867.97	1,000.00	(132.03)	7,811.49	4,000.00	3,811.49	12,000.00
4320 Return Item-Assoc.	10.00	0.00	10.00	53.81	0.00	53.81	0.00
4321 Return Item-Mgmt Company	50.00	0.00	50.00	137.43	0.00	137.43	0.00
4325 Pmt Processing/Collection/Bookkeeping Fees	0.00	10.00	(10.00)	132.35	40.00	92.35	120.00
4327 Transfer Fee - Assoc.	175.00	100.00	75.00	450.00	400.00	50.00	1,200.00
4335 Fine Income	328.24	30.00	298.24	1,678.34	120.00	1,558.34	360.00
TOTAL Fee Income	4,326.08	1,967.00	2,359.08	17,676.55	7,868.00	9,808.55	23,600.00
<u>Other Income</u>							
4350 Bank Interest	340.81	50.00	290.81	1,220.46	200.00	1,020.46	600.00
4505 Entry Access Income	0.00	50.00	(50.00)	0.00	200.00	(200.00)	600.00
4710 Miscellaneous	7.50	25.00	(17.50)	30.57	100.00	(69.43)	300.00
4999 Write Off Contra Account	(100.03)	(100.00)	(0.03)	(106.78)	(400.00)	293.22	(1,200.00)
TOTAL Other Income	248.28	25.00	223.28	1,144.25	100.00	1,044.25	300.00
TOTAL Income	30,278.01	18,297.00	11,981.01	1,112,028.63	794,847.00	317,181.63	1,208,083.00
Expense							
<u>Amenity Maintenance</u>							
5515 Clubhouse Expense	0.00	442.00	(442.00)	0.00	1,768.00	(1,768.00)	5,300.00
5576 Playground Repair & Maintenance	11,801.00	850.00	10,951.00	12,217.76	3,400.00	8,817.76	10,200.00
5585 Tennis Court Maint & Repairs	1,298.25	200.00	1,098.25	1,298.25	800.00	498.25	2,400.00
TOTAL Amenity Mainten:	13,099.25	1,492.00	11,607.25	13,516.01	5,968.00	7,548.01	17,900.00
<u>Entry Maintenance</u>							
5115 Entry Gate Maintenance	1,518.00	100.00	1,418.00	2,743.00	300.00	2,443.00	1,000.00

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Operating	Current Month			Year to Date			Annual
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5117 Entry Access Gate Contract	0.00	300.00	(300.00)	575.00	975.00	(400.00)	3,000.00
TOTAL Entry Maintenanc	1,518.00	400.00	1,118.00	3,318.00	1,275.00	2,043.00	4,000.00
<u>General Maintenance</u>							
5610 General Maint. & Repairs	12,192.00	1,000.00	11,192.00	14,442.00	4,000.00	10,442.00	18,000.00
5620 Lighting Repair & Maint.	3,142.85	1,350.00	1,792.85	3,787.85	5,400.00	(1,612.15)	16,200.00
5625 Pest Control	0.00	2,000.00	(2,000.00)	75.00	8,000.00	(7,925.00)	24,000.00
5660 Vandalism Expense	0.00	200.00	(200.00)	125.00	800.00	(675.00)	2,400.00
TOTAL General Maintenz	15,334.85	4,550.00	10,784.85	18,429.85	18,200.00	229.85	60,600.00
<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	1,500.00	(1,500.00)	1,500.00
TOTAL Insurance & Taxe	0.00	0.00	0.00	0.00	1,500.00	(1,500.00)	32,500.00
<u>Irrigation Maintenance</u>							
5210 Sprinkler System Repair	855.87	1,834.00	(978.13)	1,169.87	7,336.00	(6,166.13)	30,000.00
TOTAL Irrigation Mainter	855.87	1,834.00	(978.13)	1,169.87	7,336.00	(6,166.13)	30,000.00
<u>Lake Maintenance</u>							
5240 Lake Maintenance	1,300.00	1,000.00	300.00	2,600.00	2,950.00	(350.00)	10,000.00
5245 Lake Chemicals	214.54	700.00	(485.46)	800.44	2,800.00	(1,999.56)	8,400.00
5255 Lake Fountain Maint	0.00	1,500.00	(1,500.00)	0.00	6,000.00	(6,000.00)	18,000.00
TOTAL Lake Maintenanc	1,514.54	3,200.00	(1,685.46)	3,400.44	11,750.00	(8,349.56)	36,400.00
<u>Landscape Maintenance</u>							
5310 Landscape Contract	24,620.16	12,311.00	12,309.16	49,240.32	49,244.00	(3.68)	147,732.00
5335 Landscape Extras & Improvement	0.00	2,500.00	(2,500.00)	13,953.16	10,000.00	3,953.16	30,000.00
5355 Force Mow	0.00	225.00	(225.00)	0.00	450.00	(450.00)	1,350.00
5385 Tree Contract	9,612.00	5,000.00	4,612.00	9,612.00	12,500.00	(2,888.00)	35,000.00
TOTAL Landscape Maint	34,232.16	20,036.00	14,196.16	72,805.48	72,194.00	611.48	214,082.00
<u>Other Expenses</u>							
7110 Copies	0.00	200.00	(200.00)	1,950.96	650.00	1,300.96	2,000.00
7125 Distribution	0.00	100.00	(100.00)	0.00	400.00	(400.00)	1,200.00
7130 Office Supplies	0.00	10.00	(10.00)	0.00	40.00	(40.00)	120.00
7132 Postage	165.74	500.00	(334.26)	1,336.06	1,850.00	(513.94)	5,650.00
7145 Storage Fee	147.00	175.00	(28.00)	588.00	700.00	(112.00)	2,100.00
7215 Meeting Expenses	141.81	0.00	141.81	310.82	300.00	10.82	900.00
7270 Community Events	0.00	500.00	(500.00)	0.00	2,000.00	(2,000.00)	6,000.00

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7275 YOM and Christmas Decorations	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
7360 Bank Charges	10.00	0.00	10.00	60.00	0.00	60.00	0.00
7410 Miscellaneous	0.00	83.00	(83.00)	105.00	332.00	(227.00)	1,000.00
TOTAL Other Expenses	464.55	1,568.00	(1,103.45)	4,350.84	6,272.00	(1,921.16)	26,470.00
<u>Pool Maintenance</u>							
5405 Pool Contract	9,828.62	8,429.00	1,399.62	12,928.62	33,716.00	(20,787.38)	101,148.00
5410 Pool Maint & Repairs	2,171.32	900.00	1,271.32	6,909.65	3,600.00	3,309.65	10,800.00
5415 Pool Tags & Equipment	3,387.00	0.00	3,387.00	3,387.00	3,050.00	337.00	3,050.00
5420 Pool Key Fobs	0.00	0.00	0.00	0.00	550.00	(550.00)	550.00
TOTAL Pool Maintenance	15,386.94	9,329.00	6,057.94	23,225.27	40,916.00	(17,690.73)	115,548.00
<u>Professional Services</u>							
6120 Audit	0.00	0.00	0.00	0.00	1,500.00	(1,500.00)	1,500.00
6130 Tax Preparation	0.00	0.00	0.00	0.00	400.00	(400.00)	400.00
6160 Legal	1,666.68	225.00	1,441.68	2,367.66	900.00	1,467.66	2,700.00
6161 Legal-Deed Rest Enforcement	0.00	175.00	(175.00)	0.00	625.00	(625.00)	2,000.00
6162 Legal Mtce Fee Collection	4,267.86	2,333.00	1,934.86	6,957.98	9,332.00	(2,374.02)	28,000.00
6210 Administrative Services	3,888.00	3,888.00	0.00	15,552.00	15,552.00	0.00	46,653.00
6211 Pool/Rec. Ctr. Administration	400.00	350.00	50.00	1,200.00	1,400.00	(200.00)	4,200.00
6215 ARC Reviews	1,750.00	800.00	950.00	7,375.00	3,200.00	4,175.00	9,600.00
6225 Billing	980.00	0.00	980.00	3,130.00	2,330.00	800.00	19,000.00
TOTAL Professional Ser	12,952.54	7,771.00	5,181.54	36,582.64	35,239.00	1,343.64	114,053.00
<u>Reserve/Contingency Transfers</u>							
9820 Capital Reserve Allocation	0.00	0.00	0.00	0.00	0.00	0.00	66,380.00
TOTAL Reserve/Conting	0.00	0.00	0.00	0.00	0.00	0.00	66,380.00
<u>Utility Expenses</u>							
6510 Power-Street Lights	10,523.51	10,500.00	23.51	38,801.64	42,000.00	(3,198.36)	126,000.00
6511 Power-Recreation Center	1,226.72	1,250.00	(23.28)	4,968.50	3,650.00	1,318.50	13,250.00
6512 Power-Irrigation/Entry/Fountains	2,154.91	2,250.00	(95.09)	11,431.15	9,000.00	2,431.15	27,000.00
6530 Telephone	623.70	417.00	206.70	1,871.74	1,668.00	203.74	5,000.00
6550 Water / Sewer	0.00	900.00	(900.00)	299.15	3,025.00	(2,725.85)	9,000.00
6560 Water-Sprinkler System	1,175.65	6,200.00	(5,024.35)	6,212.15	24,900.00	(18,687.85)	73,400.00
6565 Water - Pumpage	884.25	292.00	592.25	3,342.34	1,168.00	2,174.34	3,500.00
6590 Trash Service	38,973.44	19,417.00	19,556.44	77,946.88	77,668.00	278.88	233,000.00
TOTAL Utility Expenses	55,562.18	41,226.00	14,336.18	144,873.55	163,079.00	(18,205.45)	490,150.00

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Operating	Current Month			Year to Date			Annual
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TOTAL Expense	<u>150,920.88</u>	<u>91,406.00</u>	<u>59,514.88</u>	<u>321,671.95</u>	<u>363,729.00</u>	<u>(42,057.05)</u>	<u>1,208,083.00</u>
Excess Revenue / Expens	<u>(120,642.87)</u>	<u>(73,109.00)</u>	<u>(47,533.87)</u>	<u>790,356.68</u>	<u>431,118.00</u>	<u>359,238.68</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	66,380.00
TOTAL Other	0.00	0.00	0.00	0.00	0.00	0.00	66,380.00
<u>Other Income</u>							
4350 Bank Interest	138.95	0.00	138.95	902.68	0.00	902.68	0.00
TOTAL Other Income	138.95	0.00	138.95	902.68	0.00	902.68	0.00
TOTAL Income	138.95	0.00	138.95	902.68	0.00	902.68	66,380.00
Excess Revenue / Expens	138.95	0.00	138.95	902.68	0.00	902.68	66,380.00

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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	3,598.00
TOTAL Other	0.00	0.00	0.00	0.00	0.00	0.00	3,598.00
<u>Other Income</u>							
4350 Bank Interest	0.00	0.00	0.00	21.02	0.00	21.02	0.00
TOTAL Other Income	0.00	0.00	0.00	21.02	0.00	21.02	0.00
TOTAL Income	0.00	0.00	0.00	21.02	0.00	21.02	3,598.00
Excess Revenue / Expens	0.00	0.00	0.00	21.02	0.00	21.02	3,598.00