

**COPPER LAKES HOA
2023 APPROVED BUDGET**

	COPPER LAKES HOA	2023 APPROVED BUDGET
	INCOME	1403 @ \$1050
4111	Maint Fees Prior Year	10,000
4121	Maint Fees / Current Year / Resident	1,473,150
4121	Allowance for Delinquency	-29,463
4170	Certified Collection Letters	3,000
4205	Interest on Maintenance Fees	4,500
4311	Attorney Fees - Deed Restrictions	100
4312	Attorney Fees - Collections	10,000
4325	Collection Fees	200
4327	Transfer Fee - Association	1,000
4330	Yard Maintenance	100
4335	Fine Income	1,000
4345	ARC Fee	1,500
4350	Bank Interest	1,000
4506	Access cards	100
4530	Amenity Rental Fee	800
4709	Insurance Claim Income	0
4710	Miscellaneous	150
4001	Capital Roll Forward	269,241
4999	Write Off Contra Account	0
	TOTAL REVENUE	1,746,378
	INCOME - GATED SECTION (64)	\$300
4130	Neighborhood Fee	19,006
4350	Bank Interest	100
	Section 8 Operating Rollover	17,794
	Section Reserve Fund	7,000
	TOTAL GATED SECTION INCOME	43,900
	GATED SECTION EXPENSES	
5115	Entry Gate Maintenance	17,200
5117	Entry Access Gate Contract	0
5140	Private Street Maintenance	1,000
5610	General Maintenance & Repairs	1,000
5335	Landscape Extras & Improvement	1,000
6160	Legal	500
7275	YOM and Christmas Decorations	1,000
7410	Miscellaneous	500
9820	Capital Reserve Allocation	19,000
6530	Telephone	2,700
	TOTAL GATED SECTION EXPENSE	43,900
	MAINTENANCE	
5610	General Maint., Repairs & Contingenc	25,000
5115	Entry Gate Maintenance	8,000
5117	Entry Access Gate Contract	0
5210	Sprinkler System Repair	65,000
5240	Lake Maintenance Contract	9,000
5245	Lake Chemicals	9,500
5255	Lake Fountain Maintenance	20,000
5240	Lake Maintenance Bubbler	6,000
5310	Landscape Contract	242,000
5335	Landscape Extras & Improvement	110,000

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5355	Landscape (Force Mows)	1,500
5385	Tree Pruning & Maintenance	40,000
5515	Clubhouse Expense	12,000
5625	Pest Control	16,000
5576	Playground Maintenance & Repair	5,000
5585	Tennis Court Maintenance & Repair	5,500
5598	COVID Expense	0
5620	Lighting Repair & Maintenance	7,500
5660	Vandalism Expense	5,000
	TOTAL MAINTENANCE	587,000
	POOL MAINTENANCE	
5405	Pool Contract	128,000
5410	Pool Maintenance & Repairs	20,000
5415	Pool Tags & Equipment	2,000
	TOTAL POOL MAINTENANCE	150,000
	PROFESSIONAL SERVICES	
6120	Audit	2,100
6130	Tax Preparation	450
6160	Legal	2,500
6161	Legal - Deed Restriction Enforcement	3,000
6162	Legal - Maintenance Fee Collection	30,000
6210	Administrative Services	60,828
6211	Pool/Rec Center Administration	4,800
6215	Architectural Reviews	19,000
6225	Billing	20,000
	TOTAL PROFESSIONAL SERVICES	142,678
	RESERVE/CONTINGENCY TRANSFERS	
9820	Capital Reserve Allocation	191,000
	Capital Maintenance Expense- West & Longenbaugh Pool Repairs	66,000
	Capital Reserve Expense - Park	10,000
	Capital Maintenance Exp. Tennis Surface	15,000
	TOTAL RESERVE/CONTINGENCY T	282,000
	CAPITAL IMPROVEMENTS	
7805	Capital Improvements - Cameras	35,000
	TOTAL CAPITAL IMPROVEMENTS	35,000
	UTILITIES	
6510	Power - Street Lights	98,500
6511	Power-Recreation Center	16,000
6512	Power-Irrigation/Entry/Fountains	21,000
6530	Telephone	9,500
6550	Water/Sewer	17,000
6560	Water - Sprinkler System	75,000
6565	Water - Pumpage	24,000
6590	Trash Service	300,000
	TOTAL UTILITIES	561,000

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	OTHER EXPENSES	
6810	Insurance	45,150
7110	Copies	2,000
7132	Postage	6,500
7125	Distribution	1,200
7145	Storage Fee	1,100
7270	Community Events	6,000
7275	YOM / Holiday Decoration	12,100
7215	Meeting Expense	800
6855	Property Taxes	1,500
7360	Bank Charges	850
7410	Miscellaneous	2,500
	TOTAL OTHER EXPENSES	79,700
	TOTAL OPERATING EXPENSES	1,837,378
	RESERVE FUNDS	91,000
	PROFIT/LOSS OPERATING	0

		2023 APPROVED BUDGET 14.75% increase	JAN.	FEB.	MAR.	APR	MAY
	INCOME	1403 @ \$1050					
4111	Maint Fees Prior Year	10,000	7,000	2,000	500	500	0
4121	Maint Fees / Current Year / Resident	1,473,150	883,890	368,288	220,972	0	0
4121	Allowance for Delinquency	-29,463	-17,672	-7,336	-4,455	0	0
4170	Certified Collection Letters	3,000	250	250	250	250	250
4205	Interest on Maintenance Fees	4,500	375	375	375	375	375
4311	Attorney Fees - Deed Restrictions	100	12	8	8	8	8
4312	Attorney Fees - Collections	10,000	837	833	833	833	833
4325	Collection Fees	200	24	16	16	16	16
4327	Transfer Fee - Association	1,000	100	0	0	100	100
4330	Yard Maintenance	100	0	0	10	10	10
4335	Fine Income	1,000	100	0	0	100	100
4345	ARC Fee	1,500	0	0	150	150	150
4350	Bank Interest	1,000	50	50	50	50	100
4506	Access cards	100	12	8	8	8	8
4530	Amenity Rental Fee	800	66	66	66	66	66
4710	Miscellaneous	150	10	10	10	10	10
4001	Capital Roll Forward	269,241	0	0	0	0	0
4999	Write Off Contra Account	0	0	0	0	0	0
	TOTAL REVENUE	1,746,378	875,054	364,568	218,793	2,476	2,026
	INCOME - GATED SECTION (64)	\$300					
4130	Neighborhood Fee	19,006	15,205	2,851	950	0	0
4350	Bank Interest	100	12	8	8	8	8
	Section 8 Operating Rollover	17,794	17794	0	0	0	0
	Section Reserve Fund	7,000	7000	0	0	0	0
	TOTAL GATED SECTION INCOME	43,900	40,011	2,859	958	8	8
	GATED SECTION EXPENSES						
5115	Entry Gate Maintenance	17,200	1437	1433	1433	1433	1433
5140	Private Street Maintenance	1,000	87	83	83	83	83
5610	General Maintenance & Repairs	1,000	87	83	83	83	83
5335	Landscape Extras & Improvement	1,000	87	83	83	83	83
6160	Legal	500	500	0	0	0	0

7275	YOM and Christmas Decorations	1,000	87	83	83	83	83
7410	Miscellaneous	500	49	41	41	41	41
9820	Capital Reserve Allocation	19,000	0	0	0	0	0
6530	Telephone	2,700	225	225	225	225	225
	TOTAL GATED SECTION EXPENSE	43,900	2,559	2,031	2,031	2,031	2,031
	MAINTENANCE						
5610	General Maint., Repairs & Contingenc	25,000	2087	2083	2083	2083	2083
5115	Entry Gate Maintenance	8,000	674	666	666	666	666
5210	Sprinkler System Repair	65,000	5424	5416	5416	5416	5416
5240	Lake Maintenance Contract	9,000	750	750	750	750	750
5245	Lake Chemicals	9,500	799	791	791	791	791
5255	Lake Fountain Maintenance	20,000	1674	1666	1666	1666	1666
5240	Lake Maintenance Bubbler	6,000	500	500	500	500	500
5310	Landscape Contract	242,000	20163	20167	20167	20167	20167
5335	Landscape Extras & Improvement	110,000	9174	9166	9166	9166	9166
5355	Landscape (Force Mows)	1,500	125	125	125	125	125
5385	Tree Pruning & Maintenance	40,000	3337	3333	3333	3333	3333
5515	Clubhouse Expense	12,000	1000	1000	1000	1000	1000
5625	Pest Control	16,000	1337	1333	1333	1333	1333
5576	Playground Maintenance & Repair	5,000	424	416	416	416	416
5585	Tennis Court Maintenance & Repair	5,500	462	458	458	458	458
5620	Lighting Repair & Maintenance	7,500	625	625	625	625	625
5660	Vandalism Expense	5,000	424	416	416	416	416
	TOTAL MAINTENANCE	587,000	48979	48911	48911	48911	48911
	POOL MAINTENANCE						
5405	Pool Contract	128,000	10666	10666	10666	10666	10666
5410	Pool Maintenance & Repairs	20,000	1674	1666	1666	1666	1666
5415	Pool Tags & Equipment	2,000	174	166	166	166	166
	TOTAL POOL MAINTENANCE	150,000					
	PROFESSIONAL SERVICES						
6120	Audit	2,100	175	175	175	175	175
6130	Tax Preparation	450	0	0	0	0	450
6160	Legal	2,500	212	208	208	208	208

6161	Legal - Deed Restriction Enforcement	3,000	250	250	250	250	250
6162	Legal - Maintenance Fee Collection	30,000	2500	2500	2500	2500	2500
6170	Reserve Study	0	0	0	0	0	0
6210	Administrative Services	60,828	5069	5069	5069	5069	5069
6211	Pool/Rec Center Administration	4,800	400	400	400	400	400
6215	Architectural Reviews	19,000	1587	1583	1583	1583	1583
6225	Billing	20,000	1674	1666	1666	1666	1666
	TOTAL PROFESSIONAL SERVICES	142,678					
	RESERVE/CONTINGENCY TRANSFERS						
9820	Capital Reserve Allocation	191,000	0	0	0	0	0
	Capital Maintenance Expense- West & Longenbaugh Pool Repairs	66,000	0	0	0	0	66,000
	Capital Reserve Expense - Park	10,000	837	833	833	833	833
	Capital Maintenance Exp. Tennis Surface	15,000	15000	0	0	0	0
	TOTAL RESERVE/CONTINGENCY T	282,000	15,837	833	833	833	66,833
	CAPITAL IMPROVEMENTS						
7805	Capital Improvements - Cameras	35,000	0	0	0	35000	0
	TOTAL CAPITAL IMPROVEMENTS	35,000	0	0	0	35,000	0
	UTILITIES						
6510	Power - Street Lights	98,500	8212	8208	8208	8208	8208
6511	Power-Recreation Center	16,000	1337	1333	1333	1333	1333
6512	Power-Irrigation/Entry/Fountains	21,000	1750	1750	1750	1750	1750
6530	Telephone	9,500	799	791	791	791	791
6550	Water/Sewer	17,000	1424	1416	1416	1416	1416
6560	Water - Sprinkler System	75,000	6250	6250	6250	6250	6250
6565	Water - Pumpage	24,000	2000	2000	2000	2000	2000
6590	Trash Service	300,000	25000	25000	25000	25000	25000
	TOTAL UTILITIES	561,000					
	OTHER EXPENSES						
6810	Insurance	45,150	0	0	0	0	0
7110	Copies	2,000	174	166	166	166	166
7132	Postage	6,500	549	541	541	541	541
7125	Distribution	1,200	100	100	100	100	100
7145	Storage Fee	1,100	99	91	91	91	91

7270	Community Events	6,000	500	500	500	500	500
7275	YOM / Holiday Decoration	12,100	1012	1008	1008	1008	1008
7215	Meeting Expense	800	74	66	66	66	66
6855	Property Taxes	1,500	125	125	125	125	125
7360	Bank Charges	850	80	70	70	70	70
7410	Miscellaneous	2,500	212	208	208	208	208
	TOTAL OTHER EXPENSES	79,700	2,925	2,875	2,875	2,875	2,875
	TOTAL OPERATING EXPENSES	1,837,378	67,741	52,619	52,619	87,619	118,619
	RESERVE FUNDS	91,000					
	PROFIT/LOSS OPERATING	0					

JUN	JULY	AUG	SEPT	OCT	NOV	DEC
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
250	250	250	250	250	250	250
375	375	375	375	375	375	375
8	8	8	8	8	8	8
833	833	833	833	833	833	833
16	16	16	16	16	16	16
100	100	100	100	100	100	100
10	10	10	10	10	10	10
100	100	100	100	100	100	100
150	150	150	150	150	150	150
100	100	100	100	100	100	100
8	8	8	8	8	8	8
74	66	66	66	66	66	66
40	10	10	10	10	10	10
0	0	0	0	0	0	269,241
0	0	0	0	0	0	0
2,064	2,026	2,026	2,026	2,026	2,026	
0	0	0	0	0	0	0
8	8	8	8	8	8	8
0	0	0	0	0	0	0
0	0	0	0	0	0	0
8	8	8	8	8	8	8
1433	1433	1433	1433	1433	1433	1433
83	83	83	83	83	83	83
83	83	83	83	83	83	83
83	83	83	83	83	83	83
0	0	0	0	0	0	0

83	83	83	83	83	83	83
41	41	41	41	41	41	41
0	0	0	0	0	0	19000
225	225	225	225	225	225	225
2,031	2,031	2,031	2,031	2,031	2,031	21,031
2083	2083	2083	2083	2083	2083	2083
666	666	666	666	666	666	666
5416	5416	5416	5416	5416	5416	5416
750	750	750	750	750	750	750
791	791	791	791	791	791	791
1666	1666	1666	1666	1666	1666	1666
500	500	500	500	500	500	500
20167	20167	20167	20167	20167	20167	20167
9166	9166	9166	9166	9166	9166	9166
125	125	125	125	125	125	125
3333	3333	3333	3333	3333	3333	3333
1000	1000	1000	1000	1000	1000	1000
1333	1333	1333	1333	1333	1333	1333
416	416	416	416	416	416	416
458	458	458	458	458	458	458
625	625	625	625	625	625	625
416	416	416	416	416	416	416
48911	48911	48911	48911	48911	48911	48911
10674	10666	10666	10666	10666	10666	10666
1666	1666	1666	1666	1666	1666	1666
166	166	166	166	166	166	166
175	175	175	175	175	175	175
0	0	0	0	0	0	0
208	208	208	208	208	208	208

250	250	250	250	250	250	250
2500	2500	2500	2500	2500	2500	2500
0	0	0	0	0	0	0
5069	5069	5069	5069	5069	5069	5069
400	400	400	400	400	400	400
1583	1583	1583	1583	1583	1583	1583
1666	1666	1666	1666	1666	1666	1666
0	0	0	0	0	0	191000
0	0	0	0	0	0	0
833	833	833	833	833	833	833
0	0	0	0	0	0	0
833	833	833	833	833	833	191,833
0	0	0	0	0	0	0
0	0	0	0	0	0	0
8208	8208	8208	8208	8208	8208	8208
1333	1333	1333	1333	1333	1333	1333
1750	1750	1750	1750	1750	1750	1750
791	791	791	791	791	791	791
1416	1416	1416	1416	1416	1416	1416
6250	6250	6250	6250	6250	6250	6250
2000	2000	2000	2000	2000	2000	2000
25000	25000	25000	25000	25000	25000	25000
0	0	0	0	0	45150	0
166	166	166	166	166	166	166
541	541	541	541	541	541	541
100	100	100	100	100	100	100
91	91	91	91	91	91	91

500	500	500	500	500	500	500
1008	1008	1008	1008	1008	1008	1008
66	66	66	66	66	66	66
125	125	125	125	125	125	125
70	70	70	70	70	70	70
208	208	208	208	208	208	208
2,875	2,875	2,875	2,875	2,875	48,025	2,875
52,619	52,619	52,619	52,619	52,619	97,769	243,619