

# Copper Lakes Homeowners Association

## IMS - Income Statement

Period 2/1/2018 To 2/28/2018 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	2,100.00	9,006.00	(6,906.00)	16,450.00	19,006.00	(2,556.00)	19,006.00
<b>TOTAL Assessment Inco</b>	<b>2,100.00</b>	<b>9,006.00</b>	<b>(6,906.00)</b>	<b>16,450.00</b>	<b>19,006.00</b>	<b>(2,556.00)</b>	<b>19,006.00</b>
<b>TOTAL Income</b>	<b>2,100.00</b>	<b>9,006.00</b>	<b>(6,906.00)</b>	<b>16,450.00</b>	<b>19,006.00</b>	<b>(2,556.00)</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)	40.00	600.00	(560.00)	3,600.00
5117 Entry Access Gate Contract	250.00	325.00	(75.00)	250.00	650.00	(400.00)	3,900.00
5125 Entry Maintenance	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00
5140 Private Street Maintenance	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00
<b>TOTAL Entry Maintenanc</b>	<b>250.00</b>	<b>775.00</b>	<b>(525.00)</b>	<b>290.00</b>	<b>1,550.00</b>	<b>(1,260.00)</b>	<b>9,300.00</b>
<b><u>General Maintenance</u></b>							
5610 General Maint. & Repairs	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00
<b>TOTAL General Maintenz</b>	<b>0.00</b>	<b>50.00</b>	<b>(50.00)</b>	<b>0.00</b>	<b>100.00</b>	<b>(100.00)</b>	<b>600.00</b>
<b><u>Landscape Maintenance</u></b>							
5335 Landscape Extras & Improvement	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
<b>TOTAL Landscape Maint</b>	<b>0.00</b>	<b>250.00</b>	<b>(250.00)</b>	<b>0.00</b>	<b>500.00</b>	<b>(500.00)</b>	<b>3,000.00</b>
<b><u>Other Expenses</u></b>							
7410 Miscellaneous	0.00	20.00	(20.00)	0.00	40.00	(40.00)	240.00
<b>TOTAL Other Expenses</b>	<b>0.00</b>	<b>20.00</b>	<b>(20.00)</b>	<b>0.00</b>	<b>40.00</b>	<b>(40.00)</b>	<b>240.00</b>
<b><u>Reserve/Contingency Transfers</u></b>							
9820 Capital Reserve Allocation	0.00	0.00	0.00	0.00	0.00	0.00	3,598.00
<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>3,598.00</b>
<b><u>Utility Expenses</u></b>							
6530 Telephone	190.67	189.00	1.67	381.34	378.00	3.34	2,268.00
<b>TOTAL Utility Expenses</b>	<b>190.67</b>	<b>189.00</b>	<b>1.67</b>	<b>381.34</b>	<b>378.00</b>	<b>3.34</b>	<b>2,268.00</b>
<b>TOTAL Expense</b>	<b>440.67</b>	<b>1,284.00</b>	<b>(843.33)</b>	<b>671.34</b>	<b>2,568.00</b>	<b>(1,896.66)</b>	<b>19,006.00</b>
<b>Excess Revenue / Expens</b>	<b>1,659.33</b>	<b>7,722.00</b>	<b>(6,062.67)</b>	<b>15,778.66</b>	<b>16,438.00</b>	<b>(659.34)</b>	<b>0.00</b>

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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	5,185.00	(5,185.00)	0.00	10,370.00	(10,370.00)	62,215.00
4111 Maint Fee/Resident/Prior Yr	929.77	3,000.00	(2,070.23)	3,587.48	7,000.00	(3,412.52)	10,000.00
4121 Maint Fee/Resident	140,714.42	111,197.00	29,517.42	1,001,206.03	667,181.00	334,025.03	1,111,968.00
<b>TOTAL Assessment Inco</b>	<b>141,644.19</b>	<b>119,382.00</b>	<b>22,262.19</b>	<b>1,004,793.51</b>	<b>684,551.00</b>	<b>320,242.51</b>	<b>1,184,183.00</b>
<b><u>Fee Income</u></b>							
4170 Delinquent Letter	838.19	417.00	421.19	1,115.34	834.00	281.34	5,000.00
4205 Interest on Maintenance Fees	685.22	400.00	285.22	1,566.61	800.00	766.61	4,800.00
4311 Attorney Fees-Deed Rest Viol	0.00	10.00	(10.00)	0.00	20.00	(20.00)	120.00
4312 Attorney Fees-Maintenance Coll	182.15	1,000.00	(817.85)	313.23	2,000.00	(1,686.77)	12,000.00
4320 Return Item-Assoc.	17.14	0.00	17.14	27.14	0.00	27.14	0.00
4321 Return Item-Mgmt Company	25.00	0.00	25.00	87.43	0.00	87.43	0.00
4325 Pmt Processing/Collection/Bookkeeping Fees	0.00	10.00	(10.00)	10.00	20.00	(10.00)	120.00
4327 Transfer Fee - Assoc.	75.00	100.00	(25.00)	125.00	200.00	(75.00)	1,200.00
4335 Fine Income	25.00	30.00	(5.00)	1,350.10	60.00	1,290.10	360.00
<b>TOTAL Fee Income</b>	<b>1,847.70</b>	<b>1,967.00</b>	<b>(119.30)</b>	<b>4,594.85</b>	<b>3,934.00</b>	<b>660.85</b>	<b>23,600.00</b>
<b><u>Other Income</u></b>							
4350 Bank Interest	270.60	50.00	220.60	447.47	100.00	347.47	600.00
4505 Entry Access Income	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00
4710 Miscellaneous	0.00	25.00	(25.00)	23.07	50.00	(26.93)	300.00
4999 Write Off Contra Account	(6.75)	(100.00)	93.25	(6.75)	(200.00)	193.25	(1,200.00)
<b>TOTAL Other Income</b>	<b>263.85</b>	<b>25.00</b>	<b>238.85</b>	<b>463.79</b>	<b>50.00</b>	<b>413.79</b>	<b>300.00</b>
<b>TOTAL Income</b>	<b>143,755.74</b>	<b>121,374.00</b>	<b>22,381.74</b>	<b>1,009,852.15</b>	<b>688,535.00</b>	<b>321,317.15</b>	<b>1,208,083.00</b>
<b>Expense</b>							
<b><u>Amenity Maintenance</u></b>							
5515 Clubhouse Expense	0.00	442.00	(442.00)	0.00	884.00	(884.00)	5,300.00
5576 Playground Repair & Maintenance	0.00	850.00	(850.00)	416.76	1,700.00	(1,283.24)	10,200.00
5585 Tennis Court Maint & Repairs	0.00	200.00	(200.00)	0.00	400.00	(400.00)	2,400.00
<b>TOTAL Amenity Mainten:</b>	<b>0.00</b>	<b>1,492.00</b>	<b>(1,492.00)</b>	<b>416.76</b>	<b>2,984.00</b>	<b>(2,567.24)</b>	<b>17,900.00</b>
<b><u>Entry Maintenance</u></b>							
5115 Entry Gate Maintenance	325.00	50.00	275.00	500.00	100.00	400.00	1,000.00

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5117 Entry Access Gate Contract	0.00	225.00	(225.00)	575.00	450.00	125.00	3,000.00
<b>TOTAL Entry Maintenanc</b>	<b>325.00</b>	<b>275.00</b>	<b>50.00</b>	<b>1,075.00</b>	<b>550.00</b>	<b>525.00</b>	<b>4,000.00</b>
<b><u>General Maintenance</u></b>							
5610 General Maint. & Repairs	0.00	1,000.00	(1,000.00)	2,250.00	2,000.00	250.00	18,000.00
5620 Lighting Repair & Maint.	0.00	1,350.00	(1,350.00)	0.00	2,700.00	(2,700.00)	16,200.00
5625 Pest Control	0.00	2,000.00	(2,000.00)	0.00	4,000.00	(4,000.00)	24,000.00
5660 Vandalism Expense	0.00	200.00	(200.00)	0.00	400.00	(400.00)	2,400.00
<b>TOTAL General Maintenz</b>	<b>0.00</b>	<b>4,550.00</b>	<b>(4,550.00)</b>	<b>2,250.00</b>	<b>9,100.00</b>	<b>(6,850.00)</b>	<b>60,600.00</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	1,500.00	(1,500.00)	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>1,500.00</b>	<b>(1,500.00)</b>	<b>32,500.00</b>
<b><u>Irrigation Maintenance</u></b>							
5210 Sprinkler System Repair	314.00	1,834.00	(1,520.00)	314.00	3,668.00	(3,354.00)	30,000.00
<b>TOTAL Irrigation Mainter</b>	<b>314.00</b>	<b>1,834.00</b>	<b>(1,520.00)</b>	<b>314.00</b>	<b>3,668.00</b>	<b>(3,354.00)</b>	<b>30,000.00</b>
<b><u>Lake Maintenance</u></b>							
5240 Lake Maintenance	650.00	650.00	0.00	1,300.00	1,300.00	0.00	10,000.00
5245 Lake Chemicals	0.00	700.00	(700.00)	585.90	1,400.00	(814.10)	8,400.00
5255 Lake Fountain Maint	0.00	1,500.00	(1,500.00)	0.00	3,000.00	(3,000.00)	18,000.00
<b>TOTAL Lake Maintenanc</b>	<b>650.00</b>	<b>2,850.00</b>	<b>(2,200.00)</b>	<b>1,885.90</b>	<b>5,700.00</b>	<b>(3,814.10)</b>	<b>36,400.00</b>
<b><u>Landscape Maintenance</u></b>							
5310 Landscape Contract	12,310.08	12,311.00	(0.92)	24,620.16	24,622.00	(1.84)	147,732.00
5335 Landscape Extras & Improvement	1,678.16	2,500.00	(821.84)	13,578.16	5,000.00	8,578.16	30,000.00
5355 Force Mow	0.00	0.00	0.00	0.00	0.00	0.00	1,350.00
5385 Tree Contract	0.00	2,500.00	(2,500.00)	0.00	5,000.00	(5,000.00)	35,000.00
<b>TOTAL Landscape Maint</b>	<b>13,988.24</b>	<b>17,311.00</b>	<b>(3,322.76)</b>	<b>38,198.32</b>	<b>34,622.00</b>	<b>3,576.32</b>	<b>214,082.00</b>
<b><u>Other Expenses</u></b>							
7110 Copies	1,950.96	150.00	1,800.96	1,950.96	300.00	1,650.96	2,000.00
7125 Distribution	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00
7130 Office Supplies	0.00	10.00	(10.00)	0.00	20.00	(20.00)	120.00
7132 Postage	943.76	450.00	493.76	1,074.35	900.00	174.35	5,650.00
7145 Storage Fee	147.00	175.00	(28.00)	294.00	350.00	(56.00)	2,100.00
7215 Meeting Expenses	0.00	0.00	0.00	0.00	150.00	(150.00)	900.00
7270 Community Events	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00

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Operating	Current Month			Year to Date			Annual
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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	40.00	0.00	40.00	0.00
7410 Miscellaneous	105.00	83.00	22.00	105.00	166.00	(61.00)	1,000.00
<b>TOTAL Other Expenses</b>	<b>3,156.72</b>	<b>1,468.00</b>	<b>1,688.72</b>	<b>3,464.31</b>	<b>3,086.00</b>	<b>378.31</b>	<b>26,470.00</b>
<b><u>Pool Maintenance</u></b>							
5405 Pool Contract	1,900.00	8,429.00	(6,529.00)	2,500.00	16,858.00	(14,358.00)	101,148.00
5410 Pool Maint & Repairs	190.00	900.00	(710.00)	4,121.91	1,800.00	2,321.91	10,800.00
5415 Pool Tags & Equipment	0.00	0.00	0.00	0.00	0.00	0.00	3,050.00
5420 Pool Key Fobs	0.00	0.00	0.00	0.00	0.00	0.00	550.00
<b>TOTAL Pool Maintenance</b>	<b>2,090.00</b>	<b>9,329.00</b>	<b>(7,239.00)</b>	<b>6,621.91</b>	<b>18,658.00</b>	<b>(12,036.09)</b>	<b>115,548.00</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	0.00	225.00	(225.00)	75.98	450.00	(374.02)	2,700.00
6161 Legal-Deed Rest Enforcement	0.00	175.00	(175.00)	0.00	275.00	(275.00)	2,000.00
6162 Legal Mtce Fee Collection	0.00	2,333.00	(2,333.00)	1,109.98	4,666.00	(3,556.02)	28,000.00
6210 Administrative Services	3,888.00	3,888.00	0.00	7,776.00	7,776.00	0.00	46,653.00
6211 Pool/Rec. Ctr. Administration	400.00	350.00	50.00	800.00	700.00	100.00	4,200.00
6215 ARC Reviews	2,250.00	800.00	1,450.00	3,625.00	1,600.00	2,025.00	9,600.00
6225 Billing	0.00	0.00	0.00	0.00	0.00	0.00	19,000.00
<b>TOTAL Professional Ser</b>	<b>6,538.00</b>	<b>7,771.00</b>	<b>(1,233.00)</b>	<b>13,386.96</b>	<b>15,467.00</b>	<b>(2,080.04)</b>	<b>114,053.00</b>
<b><u>Reserve/Contingency Transfers</u></b>							
9820 Capital Reserve Allocation	0.00	0.00	0.00	0.00	0.00	0.00	66,380.00
<b>TOTAL Reserve/Conting</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>66,380.00</b>
<b><u>Utility Expenses</u></b>							
6510 Power-Street Lights	10,521.94	10,500.00	21.94	20,920.58	21,000.00	(79.42)	126,000.00
6511 Power-Recreation Center	1,211.53	600.00	611.53	2,556.55	1,200.00	1,356.55	13,250.00
6512 Power-Irrigation/Entry/Fountains	1,897.43	2,250.00	(352.57)	4,168.31	4,500.00	(331.69)	27,000.00
6530 Telephone	428.72	417.00	11.72	826.37	834.00	(7.63)	5,000.00
6550 Water / Sewer	137.00	725.00	(588.00)	157.85	1,275.00	(1,117.15)	9,000.00
6560 Water-Sprinkler System	76.50	6,500.00	(6,423.50)	4,957.30	12,500.00	(7,542.70)	73,400.00
6565 Water - Pumpage	0.00	292.00	(292.00)	2,458.09	584.00	1,874.09	3,500.00
6590 Trash Service	19,486.72	19,417.00	69.72	38,973.44	38,834.00	139.44	233,000.00
<b>TOTAL Utility Expenses</b>	<b>33,759.84</b>	<b>40,701.00</b>	<b>(6,941.16)</b>	<b>75,018.49</b>	<b>80,727.00</b>	<b>(5,708.51)</b>	<b>490,150.00</b>

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TOTAL Expense	<u>60,821.80</u>	<u>87,581.00</u>	<u>(26,759.20)</u>	<u>142,631.65</u>	<u>176,062.00</u>	<u>(33,430.35)</u>	<u>1,208,083.00</u>
Excess Revenue / Expens	<u>82,933.94</u>	<u>33,793.00</u>	<u>49,140.94</u>	<u>867,220.50</u>	<u>512,473.00</u>	<u>354,747.50</u>	<u>0.00</u>

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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	66,380.00
<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>66,380.00</b>
<b><u>Other Income</u></b>							
4350 Bank Interest	395.52	0.00	395.52	527.04	0.00	527.04	0.00
<b>TOTAL Other Income</b>	<b>395.52</b>	<b>0.00</b>	<b>395.52</b>	<b>527.04</b>	<b>0.00</b>	<b>527.04</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>395.52</b>	<b>0.00</b>	<b>395.52</b>	<b>527.04</b>	<b>0.00</b>	<b>527.04</b>	<b>66,380.00</b>
<b>Excess Revenue / Expens</b>	<b>395.52</b>	<b>0.00</b>	<b>395.52</b>	<b>527.04</b>	<b>0.00</b>	<b>527.04</b>	<b>66,380.00</b>

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<b>Income</b>							
<b><u>Other</u></b>							
9805 Capital Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	3,598.00
<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>3,598.00</b>
<b><u>Other Income</u></b>							
4350 Bank Interest	10.51	0.00	10.51	21.02	0.00	21.02	0.00
<b>TOTAL Other Income</b>	<b>10.51</b>	<b>0.00</b>	<b>10.51</b>	<b>21.02</b>	<b>0.00</b>	<b>21.02</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>10.51</b>	<b>0.00</b>	<b>10.51</b>	<b>21.02</b>	<b>0.00</b>	<b>21.02</b>	<b>3,598.00</b>
<b>Excess Revenue / Expens</b>	<b>10.51</b>	<b>0.00</b>	<b>10.51</b>	<b>21.02</b>	<b>0.00</b>	<b>21.02</b>	<b>3,598.00</b>