

Copper Lakes Homeowners Association

IMS - Income Statement

Period 1/1/2019 To 1/31/2019 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	13,750.00	15,205.00	(1,455.00)	13,750.00	15,205.00	(1,455.00)	19,006.00
TOTAL Assessment Inco	13,750.00	15,205.00	(1,455.00)	13,750.00	15,205.00	(1,455.00)	19,006.00
<u>Other Income</u>							
4350 Bank Interest	23.10	0.00	23.10	23.10	0.00	23.10	0.00
TOTAL Other Income	23.10	0.00	23.10	23.10	0.00	23.10	0.00
TOTAL Income	13,773.10	15,205.00	(1,431.90)	13,773.10	15,205.00	(1,431.90)	19,006.00
Expense							
<u>Entry Maintenance</u>							
5115 Entry Gate Maintenance	630.00	300.00	330.00	630.00	300.00	330.00	3,600.00
5117 Entry Access Gate Contract	250.00	325.00	(75.00)	250.00	325.00	(75.00)	3,900.00
5140 Private Street Maintenance	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
TOTAL Entry Maintenanc	880.00	725.00	155.00	880.00	725.00	155.00	8,700.00
<u>General Maintenance</u>							
5610 General Maint. & Repairs	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00
TOTAL General Maintenz	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00
<u>Irrigation Maintenance</u>							
5210 Sprinkler System Repair	192.00	0.00	192.00	192.00	0.00	192.00	0.00
TOTAL Irrigation Mainter	192.00	0.00	192.00	192.00	0.00	192.00	0.00
<u>Landscape Maintenance</u>							
5335 Landscape Extras & Improvement	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
TOTAL Landscape Maint	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
<u>Other Expenses</u>							
7410 Miscellaneous	0.00	20.00	(20.00)	0.00	20.00	(20.00)	240.00
TOTAL Other Expenses	0.00	20.00	(20.00)	0.00	20.00	(20.00)	240.00
<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/Contingt	0.00	0.00	0.00	0.00	0.00	0.00	4,166.00
<u>Utility Expenses</u>							
6530 Telephone	193.44	192.00	1.44	193.44	192.00	1.44	2,300.00
TOTAL Utility Expenses	193.44	192.00	1.44	193.44	192.00	1.44	2,300.00
TOTAL Expense	1,265.44	987.00	278.44	1,265.44	987.00	278.44	19,006.00

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Copper Lakes - Section 8	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
Excess Revenue / Expens	<u>12,507.66</u>	<u>14,218.00</u>	<u>(1,710.34)</u>	<u>12,507.66</u>	<u>14,218.00</u>	<u>(1,710.34)</u>	<u>0.00</u>

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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	1,860.43	7,000.00	(5,139.57)	1,860.43	7,000.00	(5,139.57)	10,000.00
4121 Maint Fee/Resident	891,992.43	872,051.00	19,941.43	891,992.43	872,051.00	19,941.43	1,162,736.00
TOTAL Assessment Inco	<u>893,852.86</u>	<u>879,051.00</u>	<u>14,801.86</u>	<u>893,852.86</u>	<u>879,051.00</u>	<u>14,801.86</u>	<u>1,235,355.00</u>
<u>Fee Income</u>							
4170 Delinquent Letter	74.13	375.00	(300.87)	74.13	375.00	(300.87)	4,500.00
4205 Interest on Maintenance Fees	793.02	400.00	393.02	793.02	400.00	393.02	4,800.00
4311 Attorney Fees-Deed Rest Viol	0.00	10.00	(10.00)	0.00	10.00	(10.00)	120.00
4312 Attorney Fees-Maintenance Coll	3,618.72	1,000.00	2,618.72	3,618.72	1,000.00	2,618.72	12,000.00
4320 Return Item-Assoc.	10.00	0.00	10.00	10.00	0.00	10.00	0.00
4325 Pmt Processing/Collection/Bookkeeping Fees	0.00	10.00	(10.00)	0.00	10.00	(10.00)	120.00
4327 Transfer Fee - Assoc.	25.00	100.00	(75.00)	25.00	100.00	(75.00)	1,200.00
4335 Fine Income	206.34	30.00	176.34	206.34	30.00	176.34	360.00
TOTAL Fee Income	<u>4,727.21</u>	<u>1,925.00</u>	<u>2,802.21</u>	<u>4,727.21</u>	<u>1,925.00</u>	<u>2,802.21</u>	<u>23,100.00</u>
<u>Other Income</u>							
4350 Bank Interest	349.54	50.00	299.54	349.54	50.00	299.54	600.00
4505 Entry Access Income	120.00	0.00	120.00	120.00	0.00	120.00	200.00
4710 Miscellaneous	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
4999 Write Off Contra Account	(2,243.80)	0.00	(2,243.80)	(2,243.80)	0.00	(2,243.80)	0.00
TOTAL Other Income	<u>(1,774.26)</u>	<u>75.00</u>	<u>(1,849.26)</u>	<u>(1,774.26)</u>	<u>75.00</u>	<u>(1,849.26)</u>	<u>1,100.00</u>
TOTAL Income	<u>896,805.81</u>	<u>881,051.00</u>	<u>15,754.81</u>	<u>896,805.81</u>	<u>881,051.00</u>	<u>15,754.81</u>	<u>1,259,555.00</u>
Expense							
<u>Amenity Maintenance</u>							
5515 Clubhouse Expense	0.00	0.00	0.00	0.00	0.00	0.00	5,300.00
5576 Playground Repair & Maintenance	0.00	850.00	(850.00)	0.00	850.00	(850.00)	10,200.00
5585 Tennis Court Maint & Repairs	260.00	250.00	10.00	260.00	250.00	10.00	3,000.00
TOTAL Amenity Mainten:	<u>260.00</u>	<u>1,100.00</u>	<u>(840.00)</u>	<u>260.00</u>	<u>1,100.00</u>	<u>(840.00)</u>	<u>18,500.00</u>
<u>Entry Maintenance</u>							
5115 Entry Gate Maintenance	510.00	417.00	93.00	510.00	417.00	93.00	5,000.00
5117 Entry Access Gate Contract	325.00	325.00	0.00	325.00	325.00	0.00	3,900.00

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Operating	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
TOTAL Entry Maintenanc	835.00	742.00	93.00	835.00	742.00	93.00	8,900.00
<u>General Maintenance</u>							
5610 General Maint. & Repairs	650.00	1,667.00	(1,017.00)	650.00	1,667.00	(1,017.00)	20,000.00
5620 Lighting Repair & Maint.	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	12,000.00
5625 Pest Control	0.00	983.00	(983.00)	0.00	983.00	(983.00)	16,000.00
5660 Vandalism Expense	0.00	200.00	(200.00)	0.00	200.00	(200.00)	2,400.00
TOTAL General Maintenz	650.00	3,850.00	(3,200.00)	650.00	3,850.00	(3,200.00)	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	13,076.39	2,500.00	10,576.39	13,076.39	2,500.00	10,576.39	30,000.00
TOTAL Irrigation Mainte	13,076.39	2,500.00	10,576.39	13,076.39	2,500.00	10,576.39	30,000.00
<u>Lake Maintenance</u>							
5240 Lake Maintenance	650.00	833.00	(183.00)	650.00	833.00	(183.00)	10,000.00
5245 Lake Chemicals	65.95	700.00	(634.05)	65.95	700.00	(634.05)	8,400.00
5255 Lake Fountain Maint	0.00	1,500.00	(1,500.00)	0.00	1,500.00	(1,500.00)	18,000.00
TOTAL Lake Maintenanc	715.95	3,033.00	(2,317.05)	715.95	3,033.00	(2,317.05)	36,400.00
<u>Landscape Maintenance</u>							
5310 Landscape Contract	11,225.08	12,311.00	(1,085.92)	11,225.08	12,311.00	(1,085.92)	147,732.00
5335 Landscape Extras & Improvement	2,361.00	2,500.00	(139.00)	2,361.00	2,500.00	(139.00)	30,000.00
5355 Force Mow	0.00	113.00	(113.00)	0.00	113.00	(113.00)	1,350.00
5385 Tree Contract	0.00	8,750.00	(8,750.00)	0.00	8,750.00	(8,750.00)	35,000.00
TOTAL Landscape Maint	13,586.08	23,674.00	(10,087.92)	13,586.08	23,674.00	(10,087.92)	214,082.00
<u>Other Expenses</u>							
6780 Reimbursed Expenses	15,770.00	0.00	15,770.00	15,770.00	0.00	15,770.00	0.00
7110 Copies	8.50	208.00	(199.50)	8.50	208.00	(199.50)	2,500.00
7125 Distribution	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
7132 Postage	688.13	483.00	205.13	688.13	483.00	205.13	5,800.00
7145 Storage Fee	147.00	175.00	(28.00)	147.00	175.00	(28.00)	2,100.00
7215 Meeting Expenses	166.28	150.00	16.28	166.28	150.00	16.28	900.00
7270 Community Events	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
7275 YOM and Christmas Decorations	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	20,000.00

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Operating	Current Month			Year to Date			Annual
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7360 Bank Charges	20.00	0.00	20.00	20.00	0.00	20.00	100.00
7410 Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
TOTAL Other Expenses	16,799.91	2,616.00	14,183.91	16,799.91	2,616.00	14,183.91	39,600.00
<u>Pool Maintenance</u>							
5405 Pool Contract	1,390.00	1,390.00	0.00	1,390.00	1,390.00	0.00	103,203.00
5410 Pool Maint & Repairs	72.79	1,150.00	(1,077.21)	72.79	1,150.00	(1,077.21)	13,800.00
5415 Pool Tags & Equipment	37.58	200.00	(162.42)	37.58	200.00	(162.42)	3,500.00
TOTAL Pool Maintenance	1,500.37	2,740.00	(1,239.63)	1,500.37	2,740.00	(1,239.63)	120,503.00
<u>Professional Services</u>							
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	200.00	1,000.00	(800.00)	200.00	1,000.00	(800.00)	4,000.00
6161 Legal-Deed Rest Enforcement	50.00	400.00	(350.00)	50.00	400.00	(350.00)	5,000.00
6162 Legal Mtce Fee Collection	7,948.50	2,000.00	5,948.50	7,948.50	2,000.00	5,948.50	25,000.00
6210 Administrative Services	4,044.00	4,044.00	0.00	4,044.00	4,044.00	0.00	48,523.00
6211 Pool/Rec. Ctr. Administration	400.00	0.00	400.00	400.00	0.00	400.00	4,200.00
6215 ARC Reviews	750.00	1,000.00	(250.00)	750.00	1,000.00	(250.00)	19,000.00
6225 Billing	0.00	0.00	0.00	0.00	0.00	0.00	19,000.00
TOTAL Professional Ser	13,392.50	8,444.00	4,948.50	13,392.50	8,444.00	4,948.50	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	9,631.83	10,417.00	(785.17)	9,631.83	10,417.00	(785.17)	125,000.00
6511 Power-Recreation Center	1,328.60	1,375.00	(46.40)	1,328.60	1,375.00	(46.40)	16,500.00
6512 Power-Irrigation/Entry/Fountains	1,718.09	2,250.00	(531.91)	1,718.09	2,250.00	(531.91)	27,000.00
6530 Telephone	358.98	417.00	(58.02)	358.98	417.00	(58.02)	5,000.00
6550 Water / Sewer	54.80	750.00	(695.20)	54.80	750.00	(695.20)	9,000.00
6560 Water-Sprinkler System	1,808.05	4,000.00	(2,191.95)	1,808.05	4,000.00	(2,191.95)	75,000.00
6565 Water - Pumpage	0.00	1,833.00	(1,833.00)	0.00	1,833.00	(1,833.00)	22,000.00
6590 Trash Service	0.00	19,487.00	(19,487.00)	0.00	19,487.00	(19,487.00)	233,844.00
TOTAL Utility Expenses	14,900.35	40,529.00	(25,628.65)	14,900.35	40,529.00	(25,628.65)	513,344.00
TOTAL Expense	75,716.55	89,228.00	(13,511.45)	75,716.55	89,228.00	(13,511.45)	1,259,555.00
Excess Revenue / Expens	821,089.26	791,823.00	29,266.26	821,089.26	791,823.00	29,266.26	0.00

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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	258.38	0.00	258.38	258.38	0.00	258.38	0.00
TOTAL Other Income	258.38	0.00	258.38	258.38	0.00	258.38	0.00
TOTAL Income	258.38	0.00	258.38	258.38	0.00	258.38	68,703.00
Expense							
<u>Capital Improvements</u>							
7805 Capital Improvement	0.00	0.00	0.00	0.00	0.00	0.00	40,000.00
7810 Capital Improvement	0.00	0.00	0.00	0.00	0.00	0.00	92,000.00
TOTAL Capital Improverr	0.00	0.00	0.00	0.00	0.00	0.00	132,000.00
TOTAL Expense	0.00	0.00	0.00	0.00	0.00	0.00	132,000.00
Excess Revenue / Expens	258.38	0.00	258.38	258.38	0.00	258.38	(63,297.00)

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Reserve - Section 8	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	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	13.08	0.00	13.08	13.08	0.00	13.08	0.00
TOTAL Other Income	13.08	0.00	13.08	13.08	0.00	13.08	0.00
TOTAL Income	13.08	0.00	13.08	13.08	0.00	13.08	4,166.00
Excess Revenue / Expens	13.08	0.00	13.08	13.08	0.00	13.08	4,166.00