

Copper Lakes Homeowners Association

IMS - Income Statement

Period 5/1/2019 To 5/31/2019 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	300.00	0.00	300.00	17,700.00	19,006.00	(1,306.00)	19,006.00
TOTAL Assessment Inco	300.00	0.00	300.00	17,700.00	19,006.00	(1,306.00)	19,006.00
<u>Other Income</u>							
4350 Bank Interest	42.31	0.00	42.31	134.74	0.00	134.74	0.00
TOTAL Other Income	42.31	0.00	42.31	134.74	0.00	134.74	0.00
TOTAL Income	342.31	0.00	342.31	17,834.74	19,006.00	(1,171.26)	19,006.00
Expense							
<u>Entry Maintenance</u>							
5115 Entry Gate Maintenance	0.00	300.00	(300.00)	880.00	1,500.00	(620.00)	3,600.00
5117 Entry Access Gate Contract	0.00	325.00	(325.00)	750.00	1,625.00	(875.00)	3,900.00
5140 Private Street Maintenance	0.00	100.00	(100.00)	0.00	500.00	(500.00)	1,200.00
TOTAL Entry Maintenan	0.00	725.00	(725.00)	1,630.00	3,625.00	(1,995.00)	8,700.00
<u>General Maintenance</u>							
5610 General Maint. & Repairs	0.00	50.00	(50.00)	0.00	250.00	(250.00)	600.00
TOTAL General Maintena	0.00	50.00	(50.00)	0.00	250.00	(250.00)	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	1,500.00	(1,500.00)	3,000.00
TOTAL Landscape Maint	0.00	0.00	0.00	0.00	1,500.00	(1,500.00)	3,000.00
<u>Other Expenses</u>							
7275 YOM and Christmas Decorations	660.48	0.00	660.48	660.48	0.00	660.48	0.00
7410 Miscellaneous	1,800.00	20.00	1,780.00	1,800.00	100.00	1,700.00	240.00
TOTAL Other Expenses	2,460.48	20.00	2,440.48	2,460.48	100.00	2,360.48	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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<u>Utility Expenses</u>							
6530 Telephone	293.82	192.00	101.82	1,067.49	960.00	107.49	2,300.00
TOTAL Utility Expenses	293.82	192.00	101.82	1,067.49	960.00	107.49	2,300.00
TOTAL Expense	2,754.30	987.00	1,767.30	5,574.97	6,435.00	(860.03)	19,006.00
Excess Revenue / Expens	(2,411.99)	(987.00)	(1,424.99)	12,259.77	12,571.00	(311.23)	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	270.00	0.00	270.00	3,804.85	10,000.00	(6,195.15)	10,000.00
4121 Maint Fee/Resident	19,444.05	0.00	19,444.05	1,145,867.53	1,162,736.00	(16,868.47)	1,162,736.00
TOTAL Assessment Inco	19,714.05	0.00	19,714.05	1,149,672.38	1,172,736.00	(23,063.62)	1,235,355.00
<u>Fee Income</u>							
4170 Delinquent Letter	602.21	375.00	227.21	2,895.27	1,875.00	1,020.27	4,500.00
4205 Interest on Maintenance Fees	629.45	400.00	229.45	4,126.37	2,000.00	2,126.37	4,800.00
4311 Attorney Fees-Deed Rest Viol	98.07	10.00	88.07	1,826.79	50.00	1,776.79	120.00
4312 Attorney Fees-Maintenance Coll	1,414.52	1,000.00	414.52	14,048.63	5,000.00	9,048.63	12,000.00
4320 Return Item-Assoc.	0.00	0.00	0.00	40.00	0.00	40.00	0.00
4321 Return Item-Mgmt Company	0.00	0.00	0.00	75.00	0.00	75.00	0.00
4325 Pmt Processing/Collection/Bookkeeping Fees	80.00	10.00	70.00	262.65	50.00	212.65	120.00
4327 Transfer Fee - Assoc.	125.00	100.00	25.00	750.00	500.00	250.00	1,200.00
4335 Fine Income	512.33	30.00	482.33	1,711.25	150.00	1,561.25	360.00
TOTAL Fee Income	3,461.58	1,925.00	1,536.58	25,735.96	9,625.00	16,110.96	23,100.00
<u>Other Income</u>							
4350 Bank Interest	464.62	50.00	414.62	2,234.51	250.00	1,984.51	600.00
4505 Entry Access Income	100.00	50.00	50.00	220.00	100.00	120.00	200.00
4710 Miscellaneous	0.00	25.00	(25.00)	0.00	125.00	(125.00)	300.00
4999 Write Off Contra Account	(32.08)	0.00	(32.08)	(5,597.92)	0.00	(5,597.92)	0.00
TOTAL Other Income	532.54	125.00	407.54	(3,143.41)	475.00	(3,618.41)	1,100.00
TOTAL Income	23,708.17	2,050.00	21,658.17	1,172,264.93	1,182,836.00	(10,571.07)	1,259,555.00
Expense							
<u>Amenity Maintenance</u>							
5515 Clubhouse Expense	0.00	650.00	(650.00)	0.00	650.00	(650.00)	5,300.00
5576 Playground Repair & Maintenance	0.00	850.00	(850.00)	300.00	4,250.00	(3,950.00)	10,200.00
5585 Tennis Court Maint & Repairs	111.40	250.00	(138.60)	1,863.80	1,250.00	613.80	3,000.00
TOTAL Amenity Mainten:	111.40	1,750.00	(1,638.60)	2,163.80	6,150.00	(3,986.20)	18,500.00
<u>Capital Improvements</u>							
7805 Capital Improvement	(24,375.00)	0.00	(24,375.00)	0.00	0.00	0.00	0.00

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Operating	Current Month			Year to Date			Annual
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TOTAL Capital Improver	(24,375.00)	0.00	(24,375.00)	0.00	0.00	0.00	0.00
<u>Entry Maintenance</u>							
5115 Entry Gate Maintenance	0.00	417.00	(417.00)	896.00	2,085.00	(1,189.00)	5,000.00
5117 Entry Access Gate Contract	0.00	325.00	(325.00)	1,300.00	1,625.00	(325.00)	3,900.00
TOTAL Entry Maintenc	0.00	742.00	(742.00)	2,196.00	3,710.00	(1,514.00)	8,900.00
<u>General Maintenance</u>							
5610 General Maint. & Repairs	2,454.00	1,667.00	787.00	3,754.00	8,335.00	(4,581.00)	20,000.00
5620 Lighting Repair & Maint.	477.30	1,000.00	(522.70)	3,216.03	5,000.00	(1,783.97)	12,000.00
5625 Pest Control	2,240.00	1,600.00	640.00	2,818.92	7,034.00	(4,215.08)	16,000.00
5660 Vandalism Expense	0.00	200.00	(200.00)	2,349.37	1,000.00	1,349.37	2,400.00
TOTAL General Maintenz	5,171.30	4,467.00	704.30	12,138.32	21,369.00	(9,230.68)	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	2,930.26	2,500.00	430.26	22,565.45	12,500.00	10,065.45	30,000.00
TOTAL Irrigation Mainter	2,930.26	2,500.00	430.26	22,565.45	12,500.00	10,065.45	30,000.00
<u>Lake Maintenance</u>							
5240 Lake Maintenance	650.00	833.00	(183.00)	3,250.00	4,165.00	(915.00)	10,000.00
5245 Lake Chemicals	223.95	700.00	(476.05)	1,223.30	3,500.00	(2,276.70)	8,400.00
5255 Lake Fountain Maint	0.00	1,500.00	(1,500.00)	1,427.80	7,500.00	(6,072.20)	18,000.00
TOTAL Lake Maintenc	873.95	3,033.00	(2,159.05)	5,901.10	15,165.00	(9,263.90)	36,400.00
<u>Landscape Maintenance</u>							
5310 Landscape Contract	11,225.08	12,311.00	(1,085.92)	56,125.40	61,555.00	(5,429.60)	147,732.00
5335 Landscape Extras & Improvement	175.00	2,500.00	(2,325.00)	3,411.00	12,500.00	(9,089.00)	30,000.00
5355 Force Mow	125.00	113.00	12.00	125.00	565.00	(440.00)	1,350.00
5385 Tree Contract	0.00	0.00	0.00	720.00	17,500.00	(16,780.00)	35,000.00
TOTAL Landscape Maint	11,525.08	14,924.00	(3,398.92)	60,381.40	92,120.00	(31,738.60)	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	16.50	208.00	(191.50)	65.50	1,040.00	(974.50)	2,500.00
7125 Distribution	0.00	100.00	(100.00)	0.00	500.00	(500.00)	1,200.00
7132 Postage	296.35	483.00	(186.65)	2,409.78	2,415.00	(5.22)	5,800.00

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7145 Storage Fee	147.00	175.00	(28.00)	735.00	875.00	(140.00)	2,100.00
7215 Meeting Expenses	158.00	150.00	8.00	487.02	450.00	37.02	900.00
7270 Community Events	0.00	500.00	(500.00)	381.50	2,500.00	(2,118.50)	6,000.00
7275 YOM and Christmas Decorations	6,821.56	0.00	6,821.56	6,821.56	3,000.00	3,821.56	20,000.00
7360 Bank Charges	0.00	0.00	0.00	79.95	0.00	79.95	100.00
7410 Miscellaneous	0.00	0.00	0.00	0.00	250.00	(250.00)	1,000.00
TOTAL Other Expenses	7,439.41	1,616.00	5,823.41	15,980.31	11,030.00	4,950.31	39,600.00
<u>Pool Maintenance</u>							
5405 Pool Contract	29,858.50	26,072.00	3,786.50	43,466.50	40,240.00	3,226.50	103,203.00
5410 Pool Maint & Repairs	2,069.21	1,150.00	919.21	4,451.34	5,750.00	(1,298.66)	13,800.00
5415 Pool Tags & Equipment	0.00	475.00	(475.00)	69.58	1,550.00	(1,480.42)	3,500.00
TOTAL Pool Maintenance	31,927.71	27,697.00	4,230.71	47,987.42	47,540.00	447.42	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	50.00	0.00	50.00	750.00	2,000.00	(1,250.00)	4,000.00
6161 Legal-Deed Rest Enforcement	0.00	400.00	(400.00)	50.00	2,200.00	(2,150.00)	5,000.00
6162 Legal Mtce Fee Collection	4,305.41	2,100.00	2,205.41	18,110.47	10,300.00	7,810.47	25,000.00
6210 Administrative Services	4,044.00	4,044.00	0.00	20,220.00	20,220.00	0.00	48,523.00
6211 Pool/Rec. Ctr. Administration	400.00	425.00	(25.00)	2,000.00	850.00	1,150.00	4,200.00
6215 ARC Reviews	2,625.00	1,875.00	750.00	9,000.00	7,625.00	1,375.00	19,000.00
6225 Billing	0.00	0.00	0.00	3,065.00	0.00	3,065.00	19,000.00
TOTAL Professional Ser	11,424.41	8,844.00	2,580.41	53,195.47	43,195.00	10,000.47	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/Contingt	0.00	0.00	0.00	0.00	0.00	0.00	68,703.00
<u>Utility Expenses</u>							
6510 Power-Street Lights	9,618.19	10,417.00	(798.81)	46,472.20	52,085.00	(5,612.80)	125,000.00
6511 Power-Recreation Center	1,232.39	1,375.00	(142.61)	6,024.08	6,875.00	(850.92)	16,500.00
6512 Power-Irrigation/Entry/Fountains	1,551.47	2,250.00	(698.53)	9,421.05	11,250.00	(1,828.95)	27,000.00
6530 Telephone	565.52	417.00	148.52	2,070.63	2,085.00	(14.37)	5,000.00
6550 Water / Sewer	52.40	750.00	(697.60)	310.55	3,750.00	(3,439.45)	9,000.00
6560 Water-Sprinkler System	2,138.02	8,500.00	(6,361.98)	6,742.90	29,000.00	(22,257.10)	75,000.00
6565 Water - Pumpage	3,545.61	1,833.00	1,712.61	3,890.47	9,165.00	(5,274.53)	22,000.00

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6590 Trash Service	17,670.40	19,487.00	(1,816.60)	88,226.50	97,435.00	(9,208.50)	233,844.00
TOTAL Utility Expenses	36,374.00	45,029.00	(8,655.00)	163,158.38	211,645.00	(48,486.62)	513,344.00
TOTAL Expense	83,402.52	110,602.00	(27,199.48)	385,667.65	464,424.00	(78,756.35)	1,259,555.00
Excess Revenue / Expens	(59,694.35)	(108,552.00)	48,857.65	786,597.28	718,412.00	68,185.28	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	88.43	0.00	88.43	930.97	0.00	930.97	0.00
TOTAL Other Income	88.43	0.00	88.43	930.97	0.00	930.97	0.00
TOTAL Income	88.43	0.00	88.43	930.97	0.00	930.97	68,703.00
Expense							
<u>Capital Improvements</u>							
7805 Capital Improvement	24,375.00	0.00	24,375.00	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	46,000.00	(46,000.00)	92,000.00
TOTAL Capital Improver	24,375.00	46,000.00	(21,625.00)	38,350.00	86,000.00	(47,650.00)	132,000.00
TOTAL Expense	24,375.00	46,000.00	(21,625.00)	38,350.00	86,000.00	(47,650.00)	132,000.00
Excess Revenue / Expens	(24,286.57)	(46,000.00)	21,713.43	(37,419.03)	(86,000.00)	48,580.97	(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	1.53	0.00	1.53	42.11	0.00	42.11	0.00
TOTAL Other Income	1.53	0.00	1.53	42.11	0.00	42.11	0.00
TOTAL Income	1.53	0.00	1.53	42.11	0.00	42.11	4,166.00
Excess Revenue / Expens	1.53	0.00	1.53	42.11	0.00	42.11	4,166.00