

# Copper Lakes Homeowners Association

## IMS - Income Statement

Period 2/1/2019 To 2/28/2019 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	2,200.00	2,851.00	(651.00)	15,950.00	18,056.00	(2,106.00)	19,006.00
<b>TOTAL Assessment Inco</b>	<b>2,200.00</b>	<b>2,851.00</b>	<b>(651.00)</b>	<b>15,950.00</b>	<b>18,056.00</b>	<b>(2,106.00)</b>	<b>19,006.00</b>
<b><u>Other Income</u></b>							
4350 Bank Interest	23.10	0.00	23.10	46.20	0.00	46.20	0.00
<b>TOTAL Other Income</b>	<b>23.10</b>	<b>0.00</b>	<b>23.10</b>	<b>46.20</b>	<b>0.00</b>	<b>46.20</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>2,223.10</b>	<b>2,851.00</b>	<b>(627.90)</b>	<b>15,996.20</b>	<b>18,056.00</b>	<b>(2,059.80)</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)	630.00	600.00	30.00	3,600.00
5117 Entry Access Gate Contract	250.00	325.00	(75.00)	500.00	650.00	(150.00)	3,900.00
5140 Private Street Maintenance	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00
<b>TOTAL Entry Maintenan</b>	<b>250.00</b>	<b>725.00</b>	<b>(475.00)</b>	<b>1,130.00</b>	<b>1,450.00</b>	<b>(320.00)</b>	<b>8,700.00</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 Maintena</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>Irrigation Maintenance</u></b>							
5210 Sprinkler System Repair	0.00	0.00	0.00	192.00	0.00	192.00	0.00
<b>TOTAL Irrigation Mainte</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>192.00</b>	<b>0.00</b>	<b>192.00</b>	<b>0.00</b>
<b><u>Landscape Maintenance</u></b>							
5335 Landscape Extras & Improvement	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
<b>TOTAL Landscape Maint</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>3,000.00</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>Professional Services</u></b>							
6160 Legal	225.00	0.00	225.00	225.00	0.00	225.00	0.00
<b>TOTAL Professional Ser</b>	<b>225.00</b>	<b>0.00</b>	<b>225.00</b>	<b>225.00</b>	<b>0.00</b>	<b>225.00</b>	<b>0.00</b>
<b><u>Reserve/Contingency Transfers</u></b>							
9820 Capital Reserve Allocation	0.00	0.00	0.00	0.00	0.00	0.00	4,166.00
<b>TOTAL Reserve/Contingr</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>4,166.00</b>
<b><u>Utility Expenses</u></b>							

# Copper Lakes Homeowners Association

## IMS - Income Statement

Period 2/1/2019 To 2/28/2019 11:59:00 PM

Copper Lakes - Section 8	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
6530 Telephone	193.44	192.00	1.44	386.88	384.00	2.88	2,300.00
<b>TOTAL Utility Expenses</b>	<b>193.44</b>	<b>192.00</b>	<b>1.44</b>	<b>386.88</b>	<b>384.00</b>	<b>2.88</b>	<b>2,300.00</b>
<b>TOTAL Expense</b>	<b>668.44</b>	<b>987.00</b>	<b>(318.56)</b>	<b>1,933.88</b>	<b>1,974.00</b>	<b>(40.12)</b>	<b>19,006.00</b>
<b>Excess Revenue / Expens</b>	<b>1,554.66</b>	<b>1,864.00</b>	<b>(309.34)</b>	<b>14,062.32</b>	<b>16,082.00</b>	<b>(2,019.68)</b>	<b>0.00</b>

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Period 2/1/2019 To 2/28/2019 11:59:00 PM

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	0.00	0.00	0.00	0.00	0.00	62,619.00
4111 Maint Fee/Resident/Prior Yr	1,133.66	1,500.00	(366.34)	2,994.09	8,500.00	(5,505.91)	10,000.00
4121 Maint Fee/Resident	164,408.90	174,410.00	(10,001.10)	1,056,401.33	1,046,461.00	9,940.33	1,162,736.00
<b>TOTAL Assessment Inco</b>	<b><u>165,542.56</u></b>	<b><u>175,910.00</u></b>	<b><u>(10,367.44)</u></b>	<b><u>1,059,395.42</u></b>	<b><u>1,054,961.00</u></b>	<b><u>4,434.42</u></b>	<b><u>1,235,355.00</u></b>
<b><u>Fee Income</u></b>							
4170 Delinquent Letter	599.61	375.00	224.61	673.74	750.00	(76.26)	4,500.00
4205 Interest on Maintenance Fees	568.79	400.00	168.79	1,361.81	800.00	561.81	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	0.00	1,000.00	(1,000.00)	3,618.72	2,000.00	1,618.72	12,000.00
4320 Return Item-Assoc.	0.00	0.00	0.00	10.00	0.00	10.00	0.00
4325 Pmt Processing/Collection/Bookkeeping Fees	137.65	10.00	127.65	137.65	20.00	117.65	120.00
4327 Transfer Fee - Assoc.	225.00	100.00	125.00	250.00	200.00	50.00	1,200.00
4335 Fine Income	275.00	30.00	245.00	481.34	60.00	421.34	360.00
<b>TOTAL Fee Income</b>	<b><u>1,806.05</u></b>	<b><u>1,925.00</u></b>	<b><u>(118.95)</u></b>	<b><u>6,533.26</u></b>	<b><u>3,850.00</u></b>	<b><u>2,683.26</u></b>	<b><u>23,100.00</u></b>
<b><u>Other Income</u></b>							
4350 Bank Interest	401.67	50.00	351.67	751.21	100.00	651.21	600.00
4505 Entry Access Income	0.00	0.00	0.00	120.00	0.00	120.00	200.00
4710 Miscellaneous	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
4999 Write Off Contra Account	(42.58)	0.00	(42.58)	(2,286.38)	0.00	(2,286.38)	0.00
<b>TOTAL Other Income</b>	<b><u>359.09</u></b>	<b><u>75.00</u></b>	<b><u>284.09</u></b>	<b><u>(1,415.17)</u></b>	<b><u>150.00</u></b>	<b><u>(1,565.17)</u></b>	<b><u>1,100.00</u></b>
<b>TOTAL Income</b>	<b><u>167,707.70</u></b>	<b><u>177,910.00</u></b>	<b><u>(10,202.30)</u></b>	<b><u>1,064,513.51</u></b>	<b><u>1,058,961.00</u></b>	<b><u>5,552.51</u></b>	<b><u>1,259,555.00</u></b>
<b>Expense</b>							
<b><u>Amenity Maintenance</u></b>							
5515 Clubhouse Expense	0.00	0.00	0.00	0.00	0.00	0.00	5,300.00
5576 Playground Repair & Maintenance	300.00	850.00	(550.00)	300.00	1,700.00	(1,400.00)	10,200.00
5585 Tennis Court Maint & Repairs	122.40	250.00	(127.60)	382.40	500.00	(117.60)	3,000.00
<b>TOTAL Amenity Mainten:</b>	<b><u>422.40</u></b>	<b><u>1,100.00</u></b>	<b><u>(677.60)</u></b>	<b><u>682.40</u></b>	<b><u>2,200.00</u></b>	<b><u>(1,517.60)</u></b>	<b><u>18,500.00</u></b>
<b><u>Capital Improvements</u></b>							
7805 Capital Improvement	19,175.00	0.00	19,175.00	19,175.00	0.00	19,175.00	0.00
<b>TOTAL Capital Improverr</b>	<b><u>19,175.00</u></b>	<b><u>0.00</u></b>	<b><u>19,175.00</u></b>	<b><u>19,175.00</u></b>	<b><u>0.00</u></b>	<b><u>19,175.00</u></b>	<b><u>0.00</u></b>

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Operating	Current Month			Year to Date			Annual
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<b><u>Entry Maintenance</u></b>							
5115 Entry Gate Maintenance	386.00	417.00	(31.00)	896.00	834.00	62.00	5,000.00
5117 Entry Access Gate Contract	325.00	325.00	0.00	650.00	650.00	0.00	3,900.00
<b>TOTAL Entry Maintenanc</b>	<b>711.00</b>	<b>742.00</b>	<b>(31.00)</b>	<b>1,546.00</b>	<b>1,484.00</b>	<b>62.00</b>	<b>8,900.00</b>
<b><u>General Maintenance</u></b>							
5610 General Maint. & Repairs	0.00	1,667.00	(1,667.00)	650.00	3,334.00	(2,684.00)	20,000.00
5620 Lighting Repair & Maint.	1,175.30	1,000.00	175.30	1,175.30	2,000.00	(824.70)	12,000.00
5625 Pest Control	578.92	983.00	(404.08)	578.92	1,966.00	(1,387.08)	16,000.00
5660 Vandalism Expense	0.00	200.00	(200.00)	0.00	400.00	(400.00)	2,400.00
<b>TOTAL General Maintenz</b>	<b>1,754.22</b>	<b>3,850.00</b>	<b>(2,095.78)</b>	<b>2,404.22</b>	<b>7,700.00</b>	<b>(5,295.78)</b>	<b>50,400.00</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	0.00	0.00	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>0.00</b>	<b>0.00</b>	<b>32,500.00</b>
<b><u>Irrigation Maintenance</u></b>							
5210 Sprinkler System Repair	2,640.94	2,500.00	140.94	15,717.33	5,000.00	10,717.33	30,000.00
<b>TOTAL Irrigation Mainter</b>	<b>2,640.94</b>	<b>2,500.00</b>	<b>140.94</b>	<b>15,717.33</b>	<b>5,000.00</b>	<b>10,717.33</b>	<b>30,000.00</b>
<b><u>Lake Maintenance</u></b>							
5240 Lake Maintenance	650.00	833.00	(183.00)	1,300.00	1,666.00	(366.00)	10,000.00
5245 Lake Chemicals	0.00	700.00	(700.00)	65.95	1,400.00	(1,334.05)	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>3,033.00</b>	<b>(2,383.00)</b>	<b>1,365.95</b>	<b>6,066.00</b>	<b>(4,700.05)</b>	<b>36,400.00</b>
<b><u>Landscape Maintenance</u></b>							
5310 Landscape Contract	11,225.08	12,311.00	(1,085.92)	22,450.16	24,622.00	(2,171.84)	147,732.00
5335 Landscape Extras & Improvement	525.00	2,500.00	(1,975.00)	2,886.00	5,000.00	(2,114.00)	30,000.00
5355 Force Mow	0.00	113.00	(113.00)	0.00	226.00	(226.00)	1,350.00
5385 Tree Contract	0.00	0.00	0.00	0.00	8,750.00	(8,750.00)	35,000.00
<b>TOTAL Landscape Maint</b>	<b>11,750.08</b>	<b>14,924.00</b>	<b>(3,173.92)</b>	<b>25,336.16</b>	<b>38,598.00</b>	<b>(13,261.84)</b>	<b>214,082.00</b>
<b><u>Other Expenses</u></b>							
6780 Reimbursed Expenses	0.00	0.00	0.00	15,770.00	0.00	15,770.00	0.00
7110 Copies	8.00	208.00	(200.00)	16.50	416.00	(399.50)	2,500.00
7125 Distribution	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00
7132 Postage	89.76	483.00	(393.24)	777.89	966.00	(188.11)	5,800.00
7145 Storage Fee	147.00	175.00	(28.00)	294.00	350.00	(56.00)	2,100.00

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Operating	Current Month			Year to Date			Annual
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7215 Meeting Expenses	0.00	0.00	0.00	166.28	150.00	16.28	900.00
7270 Community Events	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00
7275 YOM and Christmas Decorations	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	20,000.00
7360 Bank Charges	49.95	0.00	49.95	69.95	0.00	69.95	100.00
7410 Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
<b>TOTAL Other Expenses</b>	<b>294.71</b>	<b>1,466.00</b>	<b>(1,171.29)</b>	<b>17,094.62</b>	<b>4,082.00</b>	<b>13,012.62</b>	<b>39,600.00</b>
<b><u>Pool Maintenance</u></b>							
5405 Pool Contract	1,390.00	1,390.00	0.00	2,780.00	2,780.00	0.00	103,203.00
5410 Pool Maint & Repairs	380.00	1,150.00	(770.00)	452.79	2,300.00	(1,847.21)	13,800.00
5415 Pool Tags & Equipment	0.00	200.00	(200.00)	37.58	400.00	(362.42)	3,500.00
<b>TOTAL Pool Maintenance</b>	<b>1,770.00</b>	<b>2,740.00</b>	<b>(970.00)</b>	<b>3,270.37</b>	<b>5,480.00</b>	<b>(2,209.63)</b>	<b>120,503.00</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	0.00	0.00	200.00	1,000.00	(800.00)	4,000.00
6161 Legal-Deed Rest Enforcement	0.00	400.00	(400.00)	50.00	800.00	(750.00)	5,000.00
6162 Legal Mtce Fee Collection	1,014.99	2,000.00	(985.01)	8,963.49	4,000.00	4,963.49	25,000.00
6210 Administrative Services	4,044.00	4,044.00	0.00	8,088.00	8,088.00	0.00	48,523.00
6211 Pool/Rec. Ctr. Administration	400.00	0.00	400.00	800.00	0.00	800.00	4,200.00
6215 ARC Reviews	625.00	1,000.00	(375.00)	1,375.00	2,000.00	(625.00)	19,000.00
6225 Billing	175.00	0.00	175.00	175.00	0.00	175.00	19,000.00
<b>TOTAL Professional Services</b>	<b>6,258.99</b>	<b>7,444.00</b>	<b>(1,185.01)</b>	<b>19,651.49</b>	<b>15,888.00</b>	<b>3,763.49</b>	<b>126,623.00</b>
<b><u>Reserve/Contingency Transfers</u></b>							
9820 Capital Reserve Allocation	0.00	0.00	0.00	0.00	0.00	0.00	68,703.00
<b>TOTAL Reserve/Contingency</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>68,703.00</b>
<b><u>Utility Expenses</u></b>							
6510 Power-Street Lights	9,641.99	10,417.00	(775.01)	19,273.82	20,834.00	(1,560.18)	125,000.00
6511 Power-Recreation Center	1,174.57	1,375.00	(200.43)	2,503.17	2,750.00	(246.83)	16,500.00
6512 Power-Irrigation/Entry/Fountains	1,482.12	2,250.00	(767.88)	3,200.21	4,500.00	(1,299.79)	27,000.00
6530 Telephone	384.61	417.00	(32.39)	743.59	834.00	(90.41)	5,000.00
6550 Water / Sewer	0.00	750.00	(750.00)	54.80	1,500.00	(1,445.20)	9,000.00
6560 Water-Sprinkler System	1,369.40	4,000.00	(2,630.60)	3,177.45	8,000.00	(4,822.55)	75,000.00
6565 Water - Pumpage	0.00	1,833.00	(1,833.00)	0.00	3,666.00	(3,666.00)	22,000.00
6590 Trash Service	0.00	19,487.00	(19,487.00)	0.00	38,974.00	(38,974.00)	233,844.00

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TOTAL Utility Expenses	14,052.69	40,529.00	(26,476.31)	28,953.04	81,058.00	(52,104.96)	513,344.00
TOTAL Expense	59,480.03	78,328.00	(18,847.97)	135,196.58	167,556.00	(32,359.42)	1,259,555.00
Excess Revenue / Expens	108,227.67	99,582.00	8,645.67	929,316.93	891,405.00	37,911.93	0.00

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Reserve	Current Month			Year to Date			Annual
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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	68,703.00
<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>68,703.00</b>
<b><u>Other Income</u></b>							
4350 Bank Interest	256.55	0.00	256.55	514.93	0.00	514.93	0.00
<b>TOTAL Other Income</b>	<b>256.55</b>	<b>0.00</b>	<b>256.55</b>	<b>514.93</b>	<b>0.00</b>	<b>514.93</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>256.55</b>	<b>0.00</b>	<b>256.55</b>	<b>514.93</b>	<b>0.00</b>	<b>514.93</b>	<b>68,703.00</b>
<b>Expense</b>							
<b><u>Capital Improvements</u></b>							
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
<b>TOTAL Capital Improver</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>132,000.00</b>
<b>TOTAL Expense</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>132,000.00</b>
<b>Excess Revenue / Expens</b>	<b>256.55</b>	<b>0.00</b>	<b>256.55</b>	<b>514.93</b>	<b>0.00</b>	<b>514.93</b>	<b>(63,297.00)</b>

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## IMS - Income Statement

Period 2/1/2019 To 2/28/2019 11:59:00 PM

### Reserve - Section 8

	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	4,166.00
<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>4,166.00</b>
<b><u>Other Income</u></b>							
4350 Bank Interest	1.38	0.00	1.38	14.46	0.00	14.46	0.00
<b>TOTAL Other Income</b>	<b>1.38</b>	<b>0.00</b>	<b>1.38</b>	<b>14.46</b>	<b>0.00</b>	<b>14.46</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>1.38</b>	<b>0.00</b>	<b>1.38</b>	<b>14.46</b>	<b>0.00</b>	<b>14.46</b>	<b>4,166.00</b>
<b>Excess Revenue / Expens</b>	<b>1.38</b>	<b>0.00</b>	<b>1.38</b>	<b>14.46</b>	<b>0.00</b>	<b>14.46</b>	<b>4,166.00</b>