

Copper Lakes Homeowners Association

IMS - Income Statement

Period 5/1/2018 To 5/31/2018 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	610.00	0.00	610.00	17,960.00	19,006.00	(1,046.00)	19,006.00
TOTAL Assessment Inco	610.00	0.00	610.00	17,960.00	19,006.00	(1,046.00)	19,006.00
<u>Other Income</u>							
4350 Bank Interest	16.12	0.00	16.12	48.35	0.00	48.35	0.00
TOTAL Other Income	16.12	0.00	16.12	48.35	0.00	48.35	0.00
TOTAL Income	626.12	0.00	626.12	18,008.35	19,006.00	(997.65)	19,006.00
Expense							
<u>Entry Maintenance</u>							
5115 Entry Gate Maintenance	0.00	300.00	(300.00)	40.00	1,500.00	(1,460.00)	3,600.00
5117 Entry Access Gate Contract	250.00	325.00	(75.00)	1,000.00	1,625.00	(625.00)	3,900.00
5125 Entry Maintenance	0.00	50.00	(50.00)	0.00	250.00	(250.00)	600.00
5140 Private Street Maintenance	0.00	100.00	(100.00)	0.00	500.00	(500.00)	1,200.00
TOTAL Entry Maintenanc	250.00	775.00	(525.00)	1,040.00	3,875.00	(2,835.00)	9,300.00
<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>Landscape Maintenance</u>							
5335 Landscape Extras & Improvement	0.00	250.00	(250.00)	0.00	1,250.00	(1,250.00)	3,000.00
TOTAL Landscape Maint	0.00	250.00	(250.00)	0.00	1,250.00	(1,250.00)	3,000.00
<u>Other Expenses</u>							
7410 Miscellaneous	0.00	20.00	(20.00)	0.00	100.00	(100.00)	240.00
TOTAL Other Expenses	0.00	20.00	(20.00)	0.00	100.00	(100.00)	240.00
<u>Reserve/Contingency Transfers</u>							
9820 Capital Reserve Allocation	0.00	0.00	0.00	0.00	0.00	0.00	3,598.00
TOTAL Reserve/Contingi	0.00	0.00	0.00	0.00	0.00	0.00	3,598.00
<u>Utility Expenses</u>							
6530 Telephone	190.61	189.00	1.61	953.23	945.00	8.23	2,268.00
TOTAL Utility Expenses	190.61	189.00	1.61	953.23	945.00	8.23	2,268.00
TOTAL Expense	440.61	1,284.00	(843.39)	1,993.23	6,420.00	(4,426.77)	19,006.00
Excess Revenue / Expens	185.51	(1,284.00)	1,469.51	16,015.12	12,586.00	3,429.12	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	5,185.00	(5,185.00)	0.00	25,925.00	(25,925.00)	62,215.00
4111 Maint Fee/Resident/Prior Yr	1,030.00	0.00	1,030.00	12,096.12	10,000.00	2,096.12	10,000.00
4121 Maint Fee/Resident	17,054.32	11,120.00	5,934.32	1,099,196.03	767,259.00	331,937.03	1,111,968.00
TOTAL Assessment Inco	<u>18,084.32</u>	<u>16,305.00</u>	<u>1,779.32</u>	<u>1,111,292.15</u>	<u>803,184.00</u>	<u>308,108.15</u>	<u>1,184,183.00</u>
<u>Fee Income</u>							
4170 Delinquent Letter	472.87	417.00	55.87	3,547.15	2,085.00	1,462.15	5,000.00
4205 Interest on Maintenance Fees	499.73	400.00	99.73	4,838.58	2,000.00	2,838.58	4,800.00
4311 Attorney Fees-Deed Rest Viol	0.00	10.00	(10.00)	0.00	50.00	(50.00)	120.00
4312 Attorney Fees-Maintenance Coll	1,316.27	1,000.00	316.27	9,127.76	5,000.00	4,127.76	12,000.00
4320 Return Item-Assoc.	0.00	0.00	0.00	53.81	0.00	53.81	0.00
4321 Return Item-Mgmt Company	0.00	0.00	0.00	137.43	0.00	137.43	0.00
4325 Pmt Processing/Collection/Bookkeeping Fees	30.00	10.00	20.00	162.35	50.00	112.35	120.00
4327 Transfer Fee - Assoc.	275.00	100.00	175.00	725.00	500.00	225.00	1,200.00
4335 Fine Income	125.00	30.00	95.00	1,803.34	150.00	1,653.34	360.00
TOTAL Fee Income	<u>2,718.87</u>	<u>1,967.00</u>	<u>751.87</u>	<u>20,395.42</u>	<u>9,835.00</u>	<u>10,560.42</u>	<u>23,600.00</u>
<u>Other Income</u>							
4350 Bank Interest	327.17	50.00	277.17	1,547.63	250.00	1,297.63	600.00
4505 Entry Access Income	25.00	50.00	(25.00)	25.00	250.00	(225.00)	600.00
4709 Insurance Claim Income	2,950.00	0.00	2,950.00	2,950.00	0.00	2,950.00	0.00
4710 Miscellaneous	0.00	25.00	(25.00)	30.57	125.00	(94.43)	300.00
4999 Write Off Contra Account	0.00	(100.00)	100.00	(106.78)	(500.00)	393.22	(1,200.00)
TOTAL Other Income	<u>3,302.17</u>	<u>25.00</u>	<u>3,277.17</u>	<u>4,446.42</u>	<u>125.00</u>	<u>4,321.42</u>	<u>300.00</u>
TOTAL Income	<u>24,105.36</u>	<u>18,297.00</u>	<u>5,808.36</u>	<u>1,136,133.99</u>	<u>813,144.00</u>	<u>322,989.99</u>	<u>1,208,083.00</u>
Expense							
<u>Amenity Maintenance</u>							
5515 Clubhouse Expense	0.00	442.00	(442.00)	0.00	2,210.00	(2,210.00)	5,300.00
5576 Playground Repair & Maintenance	4,715.00	850.00	3,865.00	16,932.76	4,250.00	12,682.76	10,200.00
5585 Tennis Court Maint & Repairs	0.00	200.00	(200.00)	1,298.25	1,000.00	298.25	2,400.00
TOTAL Amenity Mainten:	<u>4,715.00</u>	<u>1,492.00</u>	<u>3,223.00</u>	<u>18,231.01</u>	<u>7,460.00</u>	<u>10,771.01</u>	<u>17,900.00</u>
<u>Entry Maintenance</u>							

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IMS - Income Statement

Period 5/1/2018 To 5/31/2018 11:59:00 PM

Operating	Current Month			Year to Date			Annual
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
5115 Entry Gate Maintenance	330.00	100.00	230.00	3,073.00	400.00	2,673.00	1,000.00
5117 Entry Access Gate Contract	325.00	300.00	25.00	900.00	1,275.00	(375.00)	3,000.00
TOTAL Entry Maintenan	655.00	400.00	255.00	3,973.00	1,675.00	2,298.00	4,000.00
<u>General Maintenance</u>							
5610 General Maint. & Repairs	355.98	4,000.00	(3,644.02)	14,797.98	8,000.00	6,797.98	18,000.00
5620 Lighting Repair & Maint.	1,697.85	1,350.00	347.85	5,485.70	6,750.00	(1,264.30)	16,200.00
5625 Pest Control	578.92	2,000.00	(1,421.08)	653.92	10,000.00	(9,346.08)	24,000.00
5660 Vandalism Expense	0.00	200.00	(200.00)	125.00	1,000.00	(875.00)	2,400.00
TOTAL General Maintena	2,632.75	7,550.00	(4,917.25)	21,062.60	25,750.00	(4,687.40)	60,600.00
<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	1,500.00	(1,500.00)	1,500.00
TOTAL Insurance & Tax	0.00	0.00	0.00	0.00	1,500.00	(1,500.00)	32,500.00
<u>Irrigation Maintenance</u>							
5210 Sprinkler System Repair	5,821.74	5,833.00	(11.26)	6,991.61	13,169.00	(6,177.39)	30,000.00
TOTAL Irrigation Mainte	5,821.74	5,833.00	(11.26)	6,991.61	13,169.00	(6,177.39)	30,000.00
<u>Lake Maintenance</u>							
5240 Lake Maintenance	650.00	1,400.00	(750.00)	3,250.00	4,350.00	(1,100.00)	10,000.00
5245 Lake Chemicals	148.05	700.00	(551.95)	948.49	3,500.00	(2,551.51)	8,400.00
5255 Lake Fountain Maint	0.00	1,500.00	(1,500.00)	0.00	7,500.00	(7,500.00)	18,000.00
TOTAL Lake Maintenan	798.05	3,600.00	(2,801.95)	4,198.49	15,350.00	(11,151.51)	36,400.00
<u>Landscape Maintenance</u>							
5310 Landscape Contract	12,310.08	12,311.00	(0.92)	61,550.40	61,555.00	(4.60)	147,732.00
5335 Landscape Extras & Improvement	0.00	2,500.00	(2,500.00)	13,953.16	12,500.00	1,453.16	30,000.00
5355 Force Mow	0.00	225.00	(225.00)	0.00	675.00	(675.00)	1,350.00
5385 Tree Contract	0.00	5,000.00	(5,000.00)	9,612.00	17,500.00	(7,888.00)	35,000.00
TOTAL Landscape Maint	12,310.08	20,036.00	(7,725.92)	85,115.56	92,230.00	(7,114.44)	214,082.00
<u>Other Expenses</u>							
7110 Copies	33.68	200.00	(166.32)	1,984.64	850.00	1,134.64	2,000.00
7125 Distribution	0.00	100.00	(100.00)	0.00	500.00	(500.00)	1,200.00
7130 Office Supplies	0.00	10.00	(10.00)	0.00	50.00	(50.00)	120.00
7132 Postage	251.19	500.00	(248.81)	1,587.25	2,350.00	(762.75)	5,650.00
7145 Storage Fee	147.00	175.00	(28.00)	735.00	875.00	(140.00)	2,100.00
7215 Meeting Expenses	89.64	150.00	(60.36)	400.46	450.00	(49.54)	900.00

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Operating	Current Month			Year to Date			Annual
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7270 Community Events	501.00	500.00	1.00	501.00	2,500.00	(1,999.00)	6,000.00
7275 YOM and Christmas Decorations	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
7360 Bank Charges	0.00	0.00	0.00	60.00	0.00	60.00	0.00
7410 Miscellaneous	0.00	83.00	(83.00)	105.00	415.00	(310.00)	1,000.00
TOTAL Other Expenses	1,022.51	1,718.00	(695.49)	5,373.35	7,990.00	(2,616.65)	26,470.00
<u>Pool Maintenance</u>							
5405 Pool Contract	25,145.00	8,429.00	16,716.00	38,073.62	42,145.00	(4,071.38)	101,148.00
5410 Pool Maint & Repairs	885.76	900.00	(14.24)	7,795.41	4,500.00	3,295.41	10,800.00
5415 Pool Tags & Equipment	3.00	0.00	3.00	3,390.00	3,050.00	340.00	3,050.00
5420 Pool Key Fobs	0.00	0.00	0.00	0.00	550.00	(550.00)	550.00
TOTAL Pool Maintenance	26,033.76	9,329.00	16,704.76	49,259.03	50,245.00	(985.97)	115,548.00
<u>Professional Services</u>							
6120 Audit	0.00	0.00	0.00	0.00	1,500.00	(1,500.00)	1,500.00
6130 Tax Preparation	0.00	0.00	0.00	0.00	400.00	(400.00)	400.00
6160 Legal	0.00	225.00	(225.00)	2,367.66	1,125.00	1,242.66	2,700.00
6161 Legal-Deed Rest Enforcement	0.00	175.00	(175.00)	0.00	800.00	(800.00)	2,000.00
6162 Legal Mtce Fee Collection	3,933.15	2,333.00	1,600.15	10,891.13	11,665.00	(773.87)	28,000.00
6210 Administrative Services	3,888.00	3,888.00	0.00	19,440.00	19,440.00	0.00	46,653.00
6211 Pool/Rec. Ctr. Administration	400.00	350.00	50.00	1,600.00	1,750.00	(150.00)	4,200.00
6215 ARC Reviews	3,500.00	800.00	2,700.00	10,875.00	4,000.00	6,875.00	9,600.00
6225 Billing	70.00	0.00	70.00	3,200.00	2,330.00	870.00	19,000.00
TOTAL Professional Ser	11,791.15	7,771.00	4,020.15	48,373.79	43,010.00	5,363.79	114,053.00
<u>Reserve/Contingency Transfers</u>							
9820 Capital Reserve Allocation	0.00	0.00	0.00	0.00	0.00	0.00	66,380.00
TOTAL Reserve/Conting	0.00	0.00	0.00	0.00	0.00	0.00	66,380.00
<u>Utility Expenses</u>							
6510 Power-Street Lights	10,317.82	10,500.00	(182.18)	49,119.46	52,500.00	(3,380.54)	126,000.00
6511 Power-Recreation Center	1,114.86	1,500.00	(385.14)	6,083.36	5,150.00	933.36	13,250.00
6512 Power-Irrigation/Entry/Fountains	1,862.32	2,250.00	(387.68)	13,293.47	11,250.00	2,043.47	27,000.00
6530 Telephone	397.04	417.00	(19.96)	2,268.78	2,085.00	183.78	5,000.00
6550 Water / Sewer	65.90	900.00	(834.10)	365.05	3,925.00	(3,559.95)	9,000.00
6560 Water-Sprinkler System	4,300.70	6,200.00	(1,899.30)	10,512.85	31,100.00	(20,587.15)	73,400.00
6565 Water - Pumpage	1,201.23	292.00	909.23	4,543.57	1,460.00	3,083.57	3,500.00
6590 Trash Service	19,486.72	19,417.00	69.72	97,433.60	97,085.00	348.60	233,000.00

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Period 5/1/2018 To 5/31/2018 11:59:00 PM

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TOTAL Utility Expenses	38,746.59	41,476.00	(2,729.41)	183,620.14	204,555.00	(20,934.86)	490,150.00
TOTAL Expense	104,526.63	99,205.00	5,321.63	426,198.58	462,934.00	(36,735.42)	1,208,083.00
Excess Revenue / Expens	(80,421.27)	(80,908.00)	486.73	709,935.41	350,210.00	359,725.41	0.00

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Period 5/1/2018 To 5/31/2018 11:59:00 PM

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	66,380.00
TOTAL Other	0.00	0.00	0.00	0.00	0.00	0.00	66,380.00
<u>Other Income</u>							
4350 Bank Interest	138.98	0.00	138.98	1,041.66	0.00	1,041.66	0.00
TOTAL Other Income	138.98	0.00	138.98	1,041.66	0.00	1,041.66	0.00
TOTAL Income	138.98	0.00	138.98	1,041.66	0.00	1,041.66	66,380.00
Excess Revenue / Expens	138.98	0.00	138.98	1,041.66	0.00	1,041.66	66,380.00

Copper Lakes Homeowners Association

IMS - Income Statement

Period 5/1/2018 To 5/31/2018 11:59:00 PM

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	3,598.00
TOTAL Other	0.00	0.00	0.00	0.00	0.00	0.00	3,598.00
<u>Other Income</u>							
4350 Bank Interest	49.34	0.00	49.34	70.36	0.00	70.36	0.00
TOTAL Other Income	49.34	0.00	49.34	70.36	0.00	70.36	0.00
TOTAL Income	49.34	0.00	49.34	70.36	0.00	70.36	3,598.00
Excess Revenue / Expens	49.34	0.00	49.34	70.36	0.00	70.36	3,598.00