

Copper Creek # of Homes 590	2021 Actual	2022 Actual	2023 Budget	2023 Actual YTD 8,31.23	Projected 2023 Year End	Proposed 2024 Budget Annual	Monthly Per House	Per Lot Per Year
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OPERATING INCOME

Assessment	778,800.00	814,200.00	899,160.00	599,440.00	899,160.00	1,033,680.00	146.00	1,752.00
Clubhouse Rental	3,465.00	7,095.00		9,612.00	14,418.00		-	-
Violation Fines	41,620.00	6,427.95		12,682.43	12,682.00		-	-
Interest	218.66	730.85		591.36	887.04		-	-
Late Fee	6,240.90	4,412.75		3,931.61	5,897.42		-	-
Collection Fee Income							-	-
Vending Machine	8,636.51	7,408.00		3,398.00	5,097.00		-	-
Keys	1,630.00	1,746.00		(1,216.51)	(820.00)		-	-
Miscellaneous	450.00	35.00			255.00		-	-
Total Operating Income	\$ 841,061.07	\$ 842,055.55	\$899,160.00	\$ 628,693.89	\$ 937,656.46	\$ 1,033,680.00	\$ 146.00	\$ 1,752.00

OPERATING EXPENSES

Administrative Expense								
Accounting & Tax Preparation	2,075.00	2,325.00	3,250.00	2,575.00	2,575.00	2,225.00	0.31	3.77
Bad Debt	2,256.00	2,256.00	2,250.00	936.00	1,404.00	1,500.00	0.21	2.54
Coupons & Statements	2,922.00	2,794.00	5,617.00	85.00	85.00		-	-
Fire Extinguisher Inspection			1,800.00	190.00		200.00	0.03	0.34
Legal Fees	8,560.32	6,505.00	11,000.00	1,815.00	5,000.00	3,500.00	0.49	5.93
Management Services	53,100.00	53,100.00	53,100.00	36,480.00	58,500.00	66,060.00	9.33	111.97
Management Other	15,428.72	13,915.94	14,500.00	8,660.00	8,660.00		-	-
Miscellaneous			2,695.00	761.12	1,800.00	1,000.00	0.14	1.69
Cards/Keys	5,517.05	3,825.60	4,500.00	55.27	3,500.00	4,000.00	0.56	6.78
Postage	5,074.93	5,277.95	5,880.00	3,598.02	4,100.00	885.00	0.13	1.50
Security Cameras	605.00	1,345.00	600.00	29.25	329.25	1,000.00	0.14	1.69
Permits / Licenses				350.00	350.00		-	-
Social	6,672.28	8,879.24	2,500.00	2,759.25	6,759.25	7,000.00	0.99	11.86
Storage				20.00	100.00	240.00	0.03	0.41
Income Tax	379.00	379.00	750.00			400.00	0.06	0.68
Website		400.00	1,200.00	735.00	875.00	420.00	0.06	0.71
Collection Fee(s)	4,550.00	4,760.00					-	-
Vending Machine	5,233.61	4,629.29	6,000.00	1,992.78	4,200.00	5,000.00	0.71	8.47
Audit Adjustment	(6,317.58)	(6,894.58)					-	-
Ombudsman & Secretary of State	2,557.50	2,557.50	2,910.00		2,557.50	2,557.50	0.36	4.33
Total Administrative	\$ 108,613.83	\$ 106,054.94	\$118,552.00	\$ 61,041.69	\$ 100,985.00	\$ 95,987.50	\$ 13.56	\$ 162.69

Clubhouse

Clubhouse & Equipment				\$ 794.43	\$ 1,191.65	\$ 1,000.00	0.14	1.69
Fitness Center Maintenance	\$ 1,352.44	\$ 2,520.25	\$ 3,400.00		\$ 2,000.00	\$ 2,000.00	0.28	3.39
Total Clubhouse	\$ 1,352.44	\$ 2,520.25	\$ 3,400.00	\$ 794.43	\$ 3,191.65	\$ 3,000.00	\$ 0.42	\$ 5.08

Insurance Expense

Directors & Officers - Cyber				739.83	1,109.75	1,350.00	0.19	2.29
Property/Liability	10,565.91	8,265.88	10,000.00	5,738.34	8,607.51	8,270.00	1.17	14.02
Worker's Comp Insurance				41.25	495.00	495.00	0.07	0.84
Total Insurance	\$ 10,565.91	\$ 8,265.88	\$ 10,000.00	\$ 6,519.42	\$ 10,212.26	\$ 10,115.00	\$ 1.43	\$ 17.14

Landscaping Expense

Landscape Contract	59,704.95	62,079.32	80,820.00	60,774.00	91,161.00	91,161.00	12.88	154.51
Landscape - Plants & Trees	10,810.00	8,975.00	5,000.00	1,200.00	1,800.00	9,000.00	1.27	15.25
Landscape - Repairs & Supplies	6,727.17	8,773.11	5,000.00	2,850.00	4,275.00	4,500.00	0.64	7.63
Total Landscaping	\$ 77,242.12	\$ 79,827.43	\$ 90,820.00	\$ 64,824.00	\$ 97,236.00	\$ 104,661.00	\$ 14.78	\$ 177.39

Transfer to Reserves

Transfers to Reserves	129,984.00	166,431.64	147,052.00	198,032.00	147,052.00	186,540.00	26.35	316.17
Total Transfer to Reserves	\$ 129,984.00	\$ 166,431.64	\$147,052.00	\$ 198,032.00	\$ 147,052.00	\$ 186,540.00	\$ 26.35	\$ 316.17

Pool Expense

Pool Contract	9,800.00	12,650.00	11,000.00	10,320.00	15,480.00	15,480.00	2.19	26.24
Pool - Repairs & Supplies	17,198.30	9,314.36	9,000.00	4,146.07	6,219.11	6,000.00	0.85	10.17
Pool Licenses	1,123.00	1,123.00	1,426.00	1,427.00	1,427.00	1,427.00	0.20	2.42
Pool Furniture							-	-
Total Pool	\$ 28,121.30	\$ 23,087.36	\$ 21,426.00	\$ 15,893.07	\$ 23,126.11	\$ 22,907.00	\$ 3.24	\$ 38.83

Repairs & Maintenance

Security	331,237.63	417,950.82	412,000.00	339,366.00	505,658.00	506,352.00	71.52	858.22
Electrical				120.00	320.00	350.00	0.05	0.59
Fire Sprinklers	1,585.00	759.19		95.00	340.00	1,400.00	0.20	2.37
Gate Maintenance/Repairs	5,877.12	7,538.10	6,000.00	6,603.22	9,904.83	7,000.00	0.99	11.86
General Repairs	15,235.79	20,178.89	12,500.00	5,074.86	7,612.29	8,180.00	1.16	13.86
Janitorial Contract	10,740.00	10,860.00	11,000.00	7,280.00	10,920.00	11,500.00	1.62	19.49
Lighting	646.80	2,932.36	2,000.00	3,276.25	4,914.38	2,500.00	0.35	4.24
Pest Control	453.00	424.00	600.00	288.00	432.00	475.00	0.07	0.81
Plumbing Maint/Repair	4,024.59	5,843.79	1,000.00	1,381.63	2,072.45	2,500.00	0.35	4.24
Street Sweeping	4,080.00	4,080.00	4,100.00	2,380.00	3,570.00	4,080.00	0.58	6.92
Park Maintenance	1,806.87	556.00	700.00		1,000.00	600.00	0.08	1.02
Roof Maintenance					1,350.00	1,000.00	0.14	1.69
Asphalt		6,106.00					-	-
Total Repairs & Maintenance	\$ 375,686.80	\$ 477,229.15	\$449,900.00	\$ 365,864.96	\$ 548,093.94	\$ 545,937.00	\$ 77.11	\$ 925.32

Utilities Expense

Telephone	1,604.40	1,794.62	1,500.00	2,053.29	3,079.94	840.00	0.12	1.42
Alarm Monitoring	830.00	800.00	750.00	490.00	735.00	850.00	0.12	1.44
Cable	6,445.59	6,431.65	6,500.00	3,983.09	5,974.64	6,847.08	0.97	11.61
Electric	14,541.50	16,170.96	17,000.00	12,396.34	18,594.51	19,524.24	2.76	33.09
Gas	2,281.69	4,124.78	4,000.00	4,377.77	6,566.66	6,894.99	0.97	11.69
Trash Removal	251.98	257.58	260.00	199.41	299.12	300.00	0.04	0.51
Water	20,717.80	21,554.37	23,000.00	16,106.97	24,160.46	26,100.20	3.69	44.24
Sewer	3,323.97	3,143.16	3,500.00		3,250.00	3,176.00	0.45	5.38
Total Utilities	\$ 49,996.93	\$ 54,277.12	\$ 56,510.00	\$ 39,606.87	\$ 62,660.31	\$ 64,532.50	\$ 9.11	\$ 109.38

Total Expenses	\$ 781,563.33	\$ 917,693.77	\$897,660.00	\$ 752,576.44	\$ 992,557.25	\$ 1,033,680.00	\$ 146.00	\$ 1,752.00
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Net Income /(Loss)	\$ 59,497.74	\$ (75,638.22)	\$ 1,500.00	\$ (123,882.55)	\$ (54,900.79)	\$ (0.00)	\$ (0.00)	\$ (0.00)
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RESERVE ANALYSIS

		Projected Exp - Per Reserve Study			
Beginning Reserve Balance 2024	\$ 381,256.00				
Reserve Interest 2024	\$ 900.00	Kitchen Appliance	2,000.00	Playground Eq	5,500.00
Reserve Expenses 2024	\$ 69,100.00	Office Equipment	2,500.00	Battery backup	2,400.00
Reserve Contribution 2024	\$ 186,540.00	Pool Table Resur.	1,500.00	Gate Motors -	14,000.00
Ending Reserve Balance 2024	\$ 499,596.00	Shad Struc rep.	1,000.00	Kool Deck	15,000.00
100% Balance per Reserve Study	\$ 1,061,847.00	Tree Maintenance	15,000.00	Pool Heater	8,700.00
				Pool Shade St	1,500.00
					69,100.00