



Welcome

September 12, 2023

Agenda

- Welcome
- Current CNA Board
- A Year in Review
 - Social Committee
 - Facilities Updates
 - Pool Updates
- New Website
- Financials
- Elections
- Next Year's Plans
- Adjournment

Current CNA Board

BOARD MEMBERS

- **Josh Fain**
- **Eddy DeMarcus**
- **Mark Yates**
- **Clifton Daugherty**
- **Travis McKenzie**
- **Tripp Corum**

A Year in Review

Social Committee

- Regular Rotation of Food Trucks
- Dive in Movies
- Adult Trivia
- Holiday Events



A Year in Review

Facilities Update

- Painted the Clubhouse and Bathrooms
- New Railing
- Update Signage
- Replaced Front Windows/Added new Blinds
- Basement Cleanout
- Landscaping Enhancements/New Landscaper
- New PA System/Projector
- Resurfaced Parking Lot

A Year in Review

- Pool Updates
 - New Pool Management Company –Lexington Pools
 - New grill
 - New matching tables and chairs
 - New lifeguard chairs
 - Automated pool vacuum
 - PPM v. Copperfield lawsuit (ongoing)

A Year in Review

Crocs – 2023 MOWSC Runner



A Year in Review

New Website

www.copperfieldlex.org



A Year in Review

Accounts Receivable

- 2023 - Board has collected from all but three accounts.

2022 Audit Report

- Audit report was favorable with no misstatements.

Financials - CNA

Account Balances

ASSETS	
Current Assets	
Bank Accounts	
CNA - CHECKING	33,339.43
CNA - SAVINGS	75,295.13
SWIM CLUB - CHECKING	67,988.26
SWIM CLUB - SAVINGS	5,779.28
Total Bank Accounts	\$182,402.10
Accounts Receivable	
Accounts receivable (A/R)	2,730.40
Total Accounts Receivable	\$2,730.40
Other Current Assets	
Payments to deposit	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$185,132.50
TOTAL ASSETS	\$185,132.50

Financials - CNA

Profit and Loss Statement

	TOTAL
Income	
Clubhouse Rental Fees	6,810.00
Dues	108,250.00
Pool Pass Fees	142,731.50
Total Income	\$257,791.50
GROSS PROFIT	\$257,791.50
Expenses	
Association Management	10,400.00
Christmas Decorations	4,128.70
Clubhouse Management	4,000.00
General business expenses	
Bank fees & service charges	107.50
Total General business expenses	107.50
General Repairs	52,918.74
Insurance	5,222.71
Irrigation	2,670.54
Landscaping/Mowing	14,285.63
Legal & accounting services	
Accounting fees	250.00
Total Legal & accounting services	250.00
Office expenses	
Software & apps	74.19
Total Office expenses	74.19

Financials - CNA

Profit and Loss Statement

Pool Operations	82,703.75
Social Activities	3,099.29
Taxes paid	15.00
Property taxes	35.28
Total Taxes paid	50.28
Utilities	
Electricity	5,042.89
Gas	1,511.74
Internet & TV services	2,290.94
Sewer	15,070.62
Water	10,776.03
Total Utilities	34,692.22
Web Hosting	49.75
Total Expenses	\$214,653.30
NET OPERATING INCOME	\$43,138.20
Other Income	
Interest earned	265.83
	TOTAL
Late Fees	1,750.00
Total Other Income	\$2,015.83
NET OTHER INCOME	\$2,015.83
NET INCOME	\$45,154.03

2023-2024 CNA Board Elections

CURRENT BOARD

- Josh Fain
- Eddy DeMarcus
- Mark Yates
- Clifton Daugherty
- Travis McKenzie
- Tripp Corum

UP FOR ELECTION

- Josh Fain
- Eddy DeMarcus
- Mark Yates
- Clifton Daugherty
- Travis McKenzie
- Brandon Dunstan
- Brent Hourigan
- Kara Ball

Next Year's Plans

- Continued revamping of landscaping
- Re-key clubhouse
- Street Sign repair/replacement
- Clubhouse roof replacement/insurance claim
- Acoustic panels for clubhouse
- New lights for flagpole

Next Year's Plans - Pool

- Save for major pool renovation when current liner lapses
- New shade options/more permeant gazebos
- Pool cover

Adjournment

Good Night
and Thank You!