

Budget Comparison

QUAIL SPRINGS RECREATION HOA

Comparison Periods: 10/01/18 - 10/31/18 and 01/01/18 - 10/31/18 (cash basis)

	Actual 10/01/18 - 10/31/18	Budget 10/18 - 10/18	\$ Change	% Change	Actual YTD 01/01/18 - 10/31/18	Budget YTD 01/18 - 10/18	\$ Change	% Change
INCOME								
302 Membership Dues Income	22,116.54	23,145.00	-1,028.46	-4.4 %	228,077.96	231,450.00	-3,372.04	-1.5 %
303 Clubhouse Rental Income	225.00	75.00	150.00	200.0 %	525.00	750.00	-225.00	-30.0 %
305 Gate Remote Sales	145.00	0.00	145.00		1,365.00	0.00	1,365.00	
306 Pool Key Sales	10.00	0.00	10.00		315.00	0.00	315.00	
307 Interest Income	0.19	0.35	-0.16	-45.7 %	3.46	3.50	-0.04	-1.1 %
309 Late Fee Income	7.38	125.00	-117.62	-94.1 %	831.45	1,250.00	-418.55	-33.5 %
310 Legal Fees	0.00	0.00	0.00		416.37	0.00	416.37	
312 Advertising Income	0.00	15.00	-15.00	-100.0 %	10.00	150.00	-140.00	-93.3 %
317 Other Income	0.00	0.00	0.00		30.00	0.00	30.00	
319 Closing Letters	145.00	80.00	65.00	81.2 %	1,665.00	800.00	865.00	108.1 %
TOTAL INCOME	22,649.11	23,440.35	-791.24	-3.4 %	233,239.24	234,403.50	-1,164.26	-0.5 %
EXPENSE								
600 Management								
6002 Management Fees	1,457.27	1,304.00	153.27	11.8 %	13,977.88	13,040.00	937.88	7.2 %
6004 In-House Administrion	549.50	500.00	49.50	9.9 %	5,535.50	5,000.00	535.50	10.7 %
600 Total Management	2,006.77	1,804.00	202.77	11.2 %	19,513.38	18,040.00	1,473.38	8.2 %
604 Utilities								
6042 Electric	812.20	724.00	88.20	12.2 %	7,587.02	7,240.00	347.02	4.8 %
6043 Telephone	199.67	129.00	70.67	54.8 %	1,602.39	1,290.00	312.39	24.2 %
6045 Water And Sewer Utility	138.66	409.00	-270.34	-66.1 %	2,002.47	4,090.00	-2,087.53	-51.0 %
6046 Trash Removal	7,159.56	1,750.00	5,409.56	309.1 %	24,242.03	17,500.00	6,742.03	38.5 %
6047 Cable	9,788.27	9,400.00	388.27	4.1 %	98,212.80	94,000.00	4,212.80	4.5 %
604 Total Utilities	18,098.36	12,412.00	5,686.36	45.8 %	133,646.71	124,120.00	9,526.71	7.7 %
607 Repairs & Maintenance								
608 Landscaping								
6081 Contract Landscaping	4,380.00	4,200.00	180.00	4.3 %	43,113.00	42,000.00	1,113.00	2.6 %
6082 In-House Landscaping	0.00	120.00	-120.00	-100.0 %	1,429.39	1,200.00	229.39	19.1 %
6083 Other Landscaping	0.00	150.00	-150.00	-100.0 %	0.00	350.00	-350.00	-100.0 %
608 Other Landscaping	0.00	0.00	0.00		133.61	0.00	133.61	
608 Total Landscaping	4,380.00	4,470.00	-90.00	-2.0 %	44,676.00	43,550.00	1,126.00	2.6 %
609 Clubhouse Improvements								
626 Floor Covering And Paint	0.00	0.00	0.00		29.88	6.67	23.21	348.0 %
609 Total Clubhouse Improvements	0.00	0.00	0.00		29.88	6.67	23.21	348.0 %
610 HVAC								
611 Swimming Pool	0.00	0.00	0.00		0.00	185.00	-185.00	-100.0 %

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6111 Swimming Pool Equipment	0.00	0.00	0.00		280.36	155.00	125.36	80.9 %
6112 Swimming Pool Chemicals	0.00	0.00	0.00		2,486.60	3,210.00	-723.40	-22.5 %
6113 Swimming Pool Labor	1,282.01	0.00	1,282.01		6,648.39	6,204.00	444.39	7.2 %
6114 Swimming Pool License/CED	0.00	0.00	0.00		275.00	200.00	75.00	37.5 %
611 Total Swimming Pool	1,282.01	0.00	1,282.01		9,690.35	9,769.00	-78.65	-0.8 %
613 Electrical	0.00	0.00	0.00		0.00	234.37	-234.37	-100.0 %
616 Locks & Mailboxes	129.27	0.00	129.27		218.34	7.06	211.28	2,992.6 %
617 Materials & Supplies	0.00	125.00	-125.00	-100.0 %	621.23	1,250.00	-628.77	-50.3 %
618 Plumbing	0.00	133.00	-133.00	-100.0 %	1,263.37	1,330.00	-66.63	-5.0 %
619 Contract Labor	0.00	236.00	-236.00	-100.0 %	1,543.11	2,360.00	-816.89	-34.6 %
620 Pest Control	0.00	0.00	0.00		81.17	0.00	81.17	
621 Fence & Gate Repairs								
6210 Gate Repair	0.00	279.47	-279.47	-100.0 %	722.88	2,794.70	-2,071.82	-74.1 %
6211 Camera Repairs	0.00	25.00	-25.00	-100.0 %	0.00	250.00	-250.00	-100.0 %
6213 Other Gate Maintenance	0.00	0.00	0.00		0.00	66.75	-66.75	-100.0 %
621 Total Fence & Gate Repairs	0.00	304.47	-304.47	-100.0 %	722.88	3,111.45	-2,388.57	-76.8 %
607 Other Repairs & Maintenance	0.00	0.00	0.00		-10.37	0.00	-10.37	
607 Total Repairs & Maintenance	5,791.28	5,268.47	522.81	9.9 %	58,835.96	61,803.55	-2,967.59	-4.8 %
630 Special Assessment Project								
631 Entry Gate System	0.00	0.00	0.00		302.00	0.00	302.00	
630 Total Special Assessment Project	0.00	0.00	0.00		302.00	0.00	302.00	
669 Taxes / Insurance								
670 Insurance	0.00	0.00	0.00		5,372.84	7,600.00	-2,227.16	-29.3 %
674 Property Taxes	0.00	0.00	0.00		0.00	980.00	-980.00	-100.0 %
669 Total Taxes / Insurance	0.00	0.00	0.00		5,372.84	8,580.00	-3,207.16	-37.4 %
671 Legal, Professional Fees								
6710 Legal Counsel	0.00	50.00	-50.00	-100.0 %	4,922.93	500.00	4,422.93	884.6 %
6711 Lien Filing Fees	0.00	26.00	-26.00	-100.0 %	283.00	260.00	23.00	8.8 %
671 Other Legal, Professional Fees	0.00	0.00	0.00		0.00	25.00	-25.00	-100.0 %
671 Total Legal, Professional Fees	0.00	76.00	-76.00	-100.0 %	5,205.93	785.00	4,420.93	563.2 %
675 Capitol Expenses	0.00	0.00	0.00		26,964.00	0.00	26,964.00	
676 Accounting								
6761 Accounting Software	110.00	110.00	0.00	0.0 %	880.00	1,100.00	-220.00	-20.0 %
6762 Accounting Services	225.00	0.00	225.00		225.00	200.00	25.00	12.5 %
676 Total Accounting	335.00	110.00	225.00	204.5 %	1,105.00	1,300.00	-195.00	-15.0 %
677 Printing & Publication								
6770 Postage	29.00	0.00	29.00		210.00	147.00	63.00	42.9 %
677 Other Printing & Publication	0.00	0.00	0.00		218.42	0.00	218.42	
677 Total Printing & Publication	29.00	0.00	29.00		428.42	147.00	281.42	191.4 %
690 Other Expenses								

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692 Reserve Fund	0.00	2,148.00	-2,148.00	-100.0 %	0.00	21,480.00	-21,480.00	-100.0 %
690 Total Other Expenses	0.00	2,148.00	-2,148.00	-100.0 %	0.00	21,480.00	-21,480.00	-100.0 %
700 Office / Admin								
673 Bank Fees	0.00	0.00	0.00		30.50	0.00	30.50	
7002 Clubhouse Decor / Seasonal	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
7003 Office Supplies	54.85	45.00	9.85	21.9 %	452.07	450.00	2.07	0.5 %
700 Other Office / Admin	150.00	0.00	150.00		150.00	0.00	150.00	
700 Total Office / Admin	204.85	45.00	159.85	355.2 %	632.57	550.00	82.57	15.0 %
TOTAL EXPENSE	26,465.26	21,863.47	4,601.79	21.0 %	252,006.81	236,805.55	15,201.26	6.4 %
OTHER INCOME								
800 Unallocated Prepays	-833.31	0.00	-833.31		-2,205.97	0.00	-2,205.97	
TOTAL OTHER INCOME	-833.31	0.00	-833.31		-2,205.97	0.00	-2,205.97	
NET INCOME	-4,649.46	1,576.88	-6,226.34	-394.9 %	-20,973.54	-2,402.05	-18,571.49	-773.2 %
NET INCOME SUMMARY								
Income	22,649.11	23,440.35	-791.24	-3.4 %	233,239.24	234,403.50	-1,164.26	-0.5 %
Expense	-26,465.26	-21,863.47	-4,601.79	21.0 %	-252,006.81	-236,805.55	-15,201.26	6.4 %
Other Income & Expense	-833.31	0.00	-833.31		-2,205.97	0.00	-2,205.97	
NET INCOME	-4,649.46	1,576.88	-6,226.34	-394.9 %	-20,973.54	-2,402.05	-18,571.49	-773.2 %