

Braeburn Valley West Civic Association, Inc

Income Statement Budget Comparison

Posted 10/1/2019 To 10/31/2019 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Revenue									
Assessment Earned	20,511.88	20,530.80	(18.92)	0.09%	205,118.79	205,308.12	(189.33)	0.09%	246,369.72
Constable Fees Earned	12,134.31	12,765.00	(630.69)	4.94%	121,343.09	127,650.00	(6,306.91)	4.94%	153,180.00
Late Fees	243.68	416.70	(173.02)	41.52%	11,756.94	4,166.60	7,590.34	-182.17%	5,000.00
Legal - Collection Reimbsl	6,250.00	333.30	5,916.70	-1775.19%	57,346.08	3,333.40	54,012.68	-1620.35%	4,000.00
Legal D/R Fees Reibsmnt	245.00	2,083.30	(1,838.30)	88.24%	3,390.00	20,833.40	(17,443.40)	83.73%	25,000.00
Mowing, D/R Reibsmnt	0.00	41.70	(41.70)	100.00%	296.39	416.60	(120.21)	28.86%	500.00
Operating-Trsf to Reserve	(2,334.00)	(2,334.00)	0.00	0.00%	(23,340.00)	(23,340.00)	0.00	0.00%	(28,008.00)
Interest Income	113.08	100.00	13.08	-13.08%	2,913.72	1,000.00	1,913.72	-191.37%	1,200.00
Belfort Place Patrol Reimt	1,028.51	1,028.50	0.01	0.00%	10,285.10	10,285.00	0.10	0.00%	12,342.00
Advertising Income	50.00	16.70	33.30	-199.40%	275.00	166.60	108.40	-65.07%	200.00
Clubhouse Rental Income	0.00	29.20	(29.20)	100.00%	0.00	291.60	(291.60)	100.00%	350.00
Pool Tag Income	0.00	50.00	(50.00)	100.00%	30.00	500.00	(470.00)	94.00%	600.00
Misc. Income	0.00	8.30	(8.30)	100.00%	107.93	83.40	24.53	-29.41%	100.00
TOTAL Revenue	38,242.46	35,069.50	3,172.96	-9.05%	389,523.04	350,694.72	38,828.32	-11.07%	420,833.72
TOTAL Income	38,242.46	35,069.50	3,172.96	-9.05%	389,523.04	350,694.72	38,828.32	-11.07%	420,833.72
Expense									
Audit & Taxes									
Audit & Tax Preparation	325.00	0.00	(325.00)	0.00%	3,850.00	3,850.00	0.00	0.00%	3,850.00
Property Tax	0.00	0.00	0.00	0.00%	0.00	15.00	15.00	100.00%	15.00
TOTAL Audit & Taxes	325.00	0.00	(325.00)	0.00%	3,850.00	3,865.00	15.00	0.39%	3,865.00
Common Area Maintenance									
General Repairs/Maintena	0.00	100.00	100.00	100.00%	1,037.50	1,000.00	(37.50)	-3.75%	1,200.00
Electrical Repairs	0.00	208.30	208.30	100.00%	10,053.19	2,083.40	(7,969.79)	-382.54%	2,500.00
Fence & Gate Repairs	0.00	41.70	41.70	100.00%	829.79	416.60	(413.19)	-99.18%	500.00
Pest Control Service	0.00	125.00	125.00	100.00%	206.79	1,250.00	1,043.21	83.46%	1,500.00
Mosquito Abatement	1,299.05	583.30	(715.75)	-122.71%	3,767.07	5,833.40	2,066.33	35.42%	7,000.00
Signage	0.00	41.70	41.70	100.00%	490.02	416.60	(73.42)	-17.62%	500.00
TOTAL Common Area Mail	1,299.05	1,100.00	(199.05)	-18.10%	16,384.36	11,000.00	(5,384.36)	-48.95%	13,200.00
Community Services									
Neighborhood Events	835.42	2,250.00	1,414.58	62.87%	3,043.75	4,500.00	1,456.25	32.36%	4,500.00
Community Relations	0.00	0.00	0.00	0.00%	129.80	0.00	(129.80)	0.00%	500.00
Beautification Committee	0.00	41.70	41.70	100.00%	0.00	417.00	417.00	100.00%	500.00
TOTAL Community Service	835.42	2,291.70	1,456.28	63.55%	3,173.55	4,917.00	1,743.45	35.46%	5,500.00
Insurance									
Ins. - Directors & Officers	306.50	333.30	26.80	8.04%	3,070.00	3,333.40	263.40	7.90%	4,000.00
Ins. - Flood	246.09	216.70	(29.39)	-13.56%	2,382.46	2,167.00	(215.46)	-9.94%	2,600.40
Ins. - Package	1,864.17	2,141.70	277.53	12.96%	18,408.82	21,416.60	3,007.78	14.04%	25,700.00
Ins. - Workers Comp.	33.33	29.20	(4.13)	-14.14%	333.30	291.60	(41.70)	-14.30%	350.00
TOTAL Insurance	2,450.09	2,720.90	270.81	9.95%	24,194.58	27,208.60	3,014.02	11.08%	32,650.40
Landscape Expense									

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Landscape Contract	806.46	920.10	113.64	12.35%	8,064.60	9,201.30	1,136.70	12.35%	11,041.50
Landscape Improvmts./Re	0.00	333.30	333.30	100.00%	0.00	3,333.40	3,333.40	100.00%	4,000.00
Acreage Mowing	433.00	208.30	(224.70)	-107.87%	1,732.00	2,083.40	351.40	16.87%	2,500.00
Tree Trimming	0.00	0.00	0.00	0.00%	568.32	0.00	(568.32)	0.00%	0.00
Irrigation Repairs	0.00	166.70	166.70	100.00%	1,327.98	1,666.60	338.62	20.32%	2,000.00
Seasonal Color	0.00	0.00	0.00	0.00%	2,287.31	0.00	(2,287.31)	0.00%	0.00
Deed Restriction Mowing	0.00	166.70	166.70	100.00%	849.75	1,666.60	816.85	49.01%	2,000.00
Deed Restriction - Other	0.00	166.70	166.70	100.00%	875.00	1,666.60	791.60	47.50%	2,000.00
TOTAL Landscape Expens	1,239.46	1,961.80	722.34	36.82%	15,704.96	19,617.90	3,912.94	19.95%	23,541.50
<u>Legal Expenses</u>									
Legal Collections	6,277.50	2,083.30	(4,194.20)	-201.32%	60,436.03	20,833.40	(39,602.63)	-190.09%	25,000.00
Legal Corporate	87.55	166.60	79.05	47.45%	1,227.85	1,666.80	438.95	26.33%	2,000.00
Legal Deed Restrictions	220.00	166.70	(53.30)	-31.97%	2,490.00	1,666.60	(823.40)	-49.41%	2,000.00
TOTAL Legal Expenses	6,585.05	2,416.60	(4,168.45)	-172.49%	64,153.88	24,166.80	(39,987.08)	-165.46%	29,000.00
<u>Office/Administrative</u>									
Management Services	2,523.70	2,677.60	153.90	5.75%	25,237.00	26,776.68	1,539.68	5.75%	32,131.88
Bank Charges	0.00	0.00	0.00	0.00%	(15.00)	0.00	15.00	0.00%	0.00
Copies & Printing	607.50	208.30	(399.20)	-191.65%	2,704.00	2,083.40	(620.60)	-29.79%	2,500.00
Misc. Office Expense	150.47	33.30	(117.17)	-351.86%	767.37	333.40	(433.97)	-130.16%	400.00
Meeting Expense	0.00	20.80	20.80	100.00%	75.96	208.40	132.44	63.55%	250.00
Newsletter / Mailouts	792.60	100.00	(692.60)	-692.60%	4,164.00	1,000.00	(3,164.00)	-316.40%	1,200.00
Coupons/Statements	0.00	291.70	291.70	100.00%	0.00	2,916.60	2,916.60	100.00%	3,500.00
Postage	577.50	166.70	(410.80)	-246.43%	2,445.93	1,666.60	(779.33)	-46.76%	2,000.00
Storage Fee	160.00	208.30	48.30	23.19%	1,600.00	2,083.40	483.40	23.20%	2,500.00
Donations	0.00	0.00	0.00	0.00%	500.00	500.00	0.00	0.00%	500.00
Website Hosting	75.00	75.00	0.00	0.00%	750.00	750.00	0.00	0.00%	900.00
TOTAL Office/Administrativ	4,886.77	3,781.70	(1,105.07)	-29.22%	38,229.26	38,318.48	89.22	0.23%	45,881.88
<u>Other Expenses</u>									
Bad Debt	0.00	833.30	833.30	100.00%	13,249.64	8,333.40	(4,916.24)	-58.99%	10,000.00
Constable Patrol Service	13,174.00	13,173.70	(0.30)	0.00%	132,003.48	131,737.00	(266.48)	-0.20%	158,084.40
TOTAL Other Expenses	13,174.00	14,007.00	833.00	5.95%	145,253.12	140,070.40	(5,182.72)	-3.70%	168,084.40
<u>Pool / Recreation Center</u>									
Pool Management Contrac	568.31	625.00	56.69	9.07%	33,132.36	6,250.00	(26,882.36)	-430.12%	7,500.00
Pool Chemicals / Supplies	0.00	0.00	0.00	0.00%	151.55	300.00	148.45	49.48%	300.00
Lifeguards	0.00	0.00	0.00	0.00%	49.00	25,836.00	25,787.00	99.81%	25,836.00
Pool Equipment	0.00	83.30	83.30	100.00%	927.70	833.40	(94.30)	-11.32%	1,000.00
Pool Area Repairs	0.00	166.70	166.70	100.00%	3,078.08	1,666.60	(1,411.48)	-84.69%	2,000.00
Pool Tag Expense	0.00	166.70	166.70	100.00%	1,408.95	1,666.60	257.65	15.46%	2,000.00
License/Permit Fees	0.00	0.00	0.00	0.00%	373.58	360.00	(13.58)	-3.77%	360.00
Pool Telephone	0.00	0.00	0.00	0.00%	495.79	500.00	4.21	0.84%	500.00
Rec. Ctr.- Electrical Repai	0.00	208.30	208.30	100.00%	473.60	2,083.00	1,609.40	77.26%	2,500.00
Pool Gate Maintenance	0.00	0.00	0.00	0.00%	1,235.00	0.00	(1,235.00)	0.00%	0.00
Security Camera Maintn.	133.15	125.00	(8.15)	-6.52%	1,464.65	1,250.00	(214.65)	-17.17%	1,500.00

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Clubhouse/Bldg Maintn.	0.00	0.00	0.00	0.00%	1,635.50	0.00	(1,635.50)	0.00%	0.00
Clubhouse Cleaning/Supp	0.00	83.30	83.30	100.00%	270.62	833.40	562.78	67.53%	1,000.00
Plumbing Repairs	250.00	25.00	(225.00)	-900.00%	350.00	250.00	(100.00)	-40.00%	300.00
Recreation Center Misc.R	0.00	250.00	250.00	100.00%	113.66	2,500.00	2,386.34	95.45%	3,000.00
Recreation Center Supplie	0.00	83.30	83.30	100.00%	0.00	833.40	833.40	100.00%	1,000.00
TOTAL Pool / Recreation C	951.46	1,816.60	865.14	47.62%	45,160.04	45,162.40	2.36	0.01%	48,796.00
Utilities									
Electricity	430.59	416.70	(13.89)	-3.33%	4,417.72	4,166.60	(251.12)	-6.03%	5,000.00
Water & Sewer	832.65	1,000.00	167.35	16.74%	5,585.98	10,000.00	4,414.02	44.14%	12,000.00
Drainage Fee	29.11	41.70	12.59	30.19%	232.88	416.60	183.72	44.10%	500.00
TOTAL Utilities	1,292.35	1,458.40	166.05	11.39%	10,236.58	14,583.20	4,346.62	29.81%	17,500.00
TOTAL Expense	33,038.65	31,554.70	(1,483.95)	-4.70%	366,340.33	328,909.78	(37,430.55)	-11.38%	388,019.18
Excess Revenue / Expense	5,203.81	3,514.80	1,689.01	-48.05%	23,182.71	21,784.94	1,397.77	-6.42%	32,814.54

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	Current Month Reserve				Year to Date Reserve				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
<u>Reserve Income</u>									
Reserve-Trsf from Opr. Fu	2,334.00	2,334.00	0.00	0.00%	23,340.00	23,340.00	0.00	0.00%	28,008.00
RSRV Interest Income	114.64	0.00	114.64	0.00%	1,232.37	0.00	1,232.37	0.00%	0.00
TOTAL Reserve Income	2,448.64	2,334.00	114.64	-4.91%	24,572.37	23,340.00	1,232.37	-5.28%	28,008.00
TOTAL Income	2,448.64	2,334.00	114.64	-4.91%	24,572.37	23,340.00	1,232.37	-5.28%	28,008.00
Expense									
<u>Reserve Expenses</u>									
RSRV - Fences	0.00	0.00	0.00	0.00%	10,785.20	0.00	(10,785.20)	0.00%	0.00
TOTAL Reserve Expenses	0.00	0.00	0.00	0.00%	10,785.20	0.00	(10,785.20)	0.00%	0.00
TOTAL Expense	0.00	0.00	0.00	0.00%	10,785.20	0.00	(10,785.20)	0.00%	0.00
Excess Revenue / Expense	2,448.64	2,334.00	114.64	-4.91%	13,787.17	23,340.00	(9,552.83)	40.93%	28,008.00