

# Budget Comparison

THE MEADOW HOA

Comparison Periods: 06/01/18 - 06/30/18 and 01/01/18 - 06/30/18 (cash basis)

	Actual 06/01/18 - 06/30/18	Budget 06/18 - 06/18	\$ Change	% Change	Actual YTD 01/01/18 - 06/30/18	Budget YTD 01/18 - 06/18	\$ Change	% Change
<b>INCOME</b>								
10000 INCOME	0.00	0.00	0.00		22,165.30	0.00	22,165.30	
10002 Homeowner Association Dues	13,220.37	14,740.00	-1,519.63	-10.3 %	90,551.11	88,440.00	2,111.11	2.4 %
10003 Insurance	5,554.41	5,750.00	-195.59	-3.4 %	38,943.38	34,500.00	4,443.38	12.9 %
10004 Late Fee Income	33.35	75.00	-41.65	-55.5 %	1,660.99	450.00	1,210.99	269.1 %
10005 Gate Key	20.00	0.00	20.00		20.00	0.00	20.00	
10007 Interest Income	6.57	5.00	1.57	31.4 %	4,065.14	30.00	4,035.14	13,450.5 %
10013 Violation Fines	0.00	50.00	-50.00	-100.0 %	225.00	300.00	-75.00	-25.0 %
10010 Closing Letters	150.00	80.00	70.00	87.5 %	590.00	280.00	310.00	110.7 %
10020 Other Income	0.00	0.00	0.00		166.00	0.00	166.00	
10001 Beginning Balance	903.17	0.00	903.17		13,202.81	0.00	13,202.81	
10011 Legal Fee Reimbursement	0.00	0.00	0.00		3,898.02	0.00	3,898.02	
<b>TOTAL INCOME</b>	<b>19,887.87</b>	<b>20,700.00</b>	<b>-812.13</b>	<b>-3.9 %</b>	<b>175,487.75</b>	<b>124,000.00</b>	<b>51,487.75</b>	<b>41.5 %</b>
<b>EXPENSE</b>								
10300 Repairs & Maintenance								
309 HVAC	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
308 Paint	0.00	0.00	0.00		375.00	0.00	375.00	
305 Windows & Doors	0.00	0.00	0.00		0.00	453.01	-453.01	-100.0 %
303 Materials & Supplies	371.06	500.00	-128.94	-25.8 %	1,268.26	3,000.00	-1,731.74	-57.7 %
302 Plumbing	0.00	0.00	0.00		123.00	0.00	123.00	
301 Contract Labor	94.50	1,000.00	-905.50	-90.6 %	2,607.00	6,000.00	-3,393.00	-56.6 %
310 Pest Control	0.00	0.00	0.00		1,500.00	1,500.00	0.00	0.0 %
311 Roofing	780.00	1,000.00	-220.00	-22.0 %	2,530.00	12,000.00	-9,470.00	-78.9 %
312 Parking Lot	0.00	500.00	-500.00	-100.0 %	0.00	1,000.00	-1,000.00	-100.0 %
313 Fence Repair/Replacement	214.65	250.00	-35.35	-14.1 %	1,946.78	1,500.00	446.78	29.8 %
315 Mailboxes and Locks	0.00	60.00	-60.00	-100.0 %	213.76	360.00	-146.24	-40.6 %
316 Gutter Repairs/Replacements	0.00	750.00	-750.00	-100.0 %	0.00	1,500.00	-1,500.00	-100.0 %
10300 Total Repairs & Maintenance	1,460.21	4,060.00	-2,599.79	-64.0 %	10,563.80	27,813.01	-17,249.21	-62.0 %
10400 Swimming Pool								
401 Swimming Pool Labor	1,397.17	2,400.00	-1,002.83	-41.8 %	2,563.91	3,400.00	-836.09	-24.6 %
402 Swimming Pool Materials	835.46	500.00	335.46	67.1 %	1,363.28	1,000.00	363.28	36.3 %
403 Licensing/Permits	0.00	0.00	0.00		0.00	50.00	-50.00	-100.0 %
404 Swimming Pool Equipment	0.00	12.35	-12.35	-100.0 %	0.00	2,012.35	-2,012.35	-100.0 %
10400 Total Swimming Pool	2,232.63	2,912.35	-679.72	-23.3 %	3,927.19	6,462.35	-2,535.16	-39.2 %
10500 Grounds								
501 Contract Landscape	2,500.00	2,500.00	0.00	0.0 %	15,000.00	15,000.00	0.00	0.0 %
502 In-House Landscape	402.50	400.00	2.50	0.6 %	2,205.00	2,400.00	-195.00	-8.1 %

	Actual 06/01/18 - 06/30/18	Budget 06/18 - 06/18	\$ Change	% Change	Actual YTD 01/01/18 - 06/30/18	Budget YTD 01/18 - 06/18	\$ Change	% Change
504 Other Contract Landscape	0.00	0.00	0.00		0.00	200.00	-200.00	-100.0 %
10500 Total Grounds	2,902.50	2,900.00	2.50	0.1 %	17,205.00	17,600.00	-395.00	-2.2 %
10600 Legal, Professional Fees								
602 Attorney Fees	603.00	500.00	103.00	20.6 %	6,719.61	3,000.00	3,719.61	124.0 %
603 Lien Filing Fees	0.00	26.00	-26.00	-100.0 %	0.00	156.00	-156.00	-100.0 %
10600 Other Legal, Professional Fees	0.00	0.00	0.00		592.96	0.00	592.96	
10600 Total Legal, Professional Fees	603.00	526.00	77.00	14.6 %	7,312.57	3,156.00	4,156.57	131.7 %
11000 Capitol Expenses								
1101 HVAC	139.90	0.00	139.90		139.90	0.00	139.90	
1105 Rebuild Construction	0.00	0.00	0.00		0.00	30,000.00	-30,000.00	-100.0 %
1106 Windows & Siding	0.00	0.00	0.00		0.00	140.17	-140.17	-100.0 %
1111 Fence / Gate	105.63	3,000.00	-2,894.37	-96.5 %	399.77	10,500.00	-10,100.23	-96.2 %
11000 Total Capitol Expenses	245.53	3,000.00	-2,754.47	-91.8 %	539.67	40,640.17	-40,100.50	-98.7 %
10700 Utilities								
701 Electric	426.26	500.00	-73.74	-14.7 %	2,480.14	2,550.00	-69.86	-2.7 %
702 Telephone/Internet	252.12	225.00	27.12	12.1 %	1,417.27	1,350.00	67.27	5.0 %
703 Gas And Propane	21.69	0.00	21.69		158.09	0.00	158.09	
704 Water And Sewer Utility	92.78	200.00	-107.22	-53.6 %	546.05	490.00	56.05	11.4 %
706 Trash Removal	19.38	0.00	19.38		419.38	0.00	419.38	
10700 Total Utilities	812.23	925.00	-112.77	-12.2 %	5,020.93	4,390.00	630.93	14.4 %
10200 Management								
201 Management Fees	1,658.15	1,900.00	-241.85	-12.7 %	10,865.94	11,400.00	-534.06	-4.7 %
203 Property Inspection	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
10200 Total Management	1,658.15	1,900.00	-241.85	-12.7 %	10,865.94	11,900.00	-1,034.06	-8.7 %
5100 Other Expense	0.00	0.00	0.00		120.58	0.00	120.58	
10800 Administrative								
801 PayLease Charge	0.00	110.00	-110.00	-100.0 %	0.00	660.00	-660.00	-100.0 %
802 Social Expenditure	0.00	0.00	0.00		0.00	200.00	-200.00	-100.0 %
803 Postage	0.00	100.00	-100.00	-100.0 %	341.55	600.00	-258.45	-43.1 %
805 Copies / Publications	0.00	0.00	0.00		134.72	300.00	-165.28	-55.1 %
10800 Other Administrative	0.00	0.00	0.00		40.00	0.00	40.00	
10800 Total Administrative	0.00	210.00	-210.00	-100.0 %	516.27	1,760.00	-1,243.73	-70.7 %
10900 Taxes / Insurance								
902 Insurance	5,858.50	5,750.00	108.50	1.9 %	35,151.00	34,500.00	651.00	1.9 %
10900 Total Taxes / Insurance	5,858.50	5,750.00	108.50	1.9 %	35,151.00	34,500.00	651.00	1.9 %
<b>TOTAL EXPENSE</b>	<b>15,772.75</b>	<b>22,183.35</b>	<b>-6,410.60</b>	<b>-28.9 %</b>	<b>91,222.95</b>	<b>148,221.53</b>	<b>-56,998.58</b>	<b>-38.5 %</b>
<b>OTHER INCOME</b>								
10100 Unallocated Prepays	-430.57	0.00	-430.57		669.02	0.00	669.02	
<b>TOTAL OTHER INCOME</b>	<b>-430.57</b>	<b>0.00</b>	<b>-430.57</b>		<b>669.02</b>	<b>0.00</b>	<b>669.02</b>	

	<b>Actual</b> <b>06/01/18 - 06/30/18</b>	<b>Budget</b> <b>06/18 - 06/18</b>	<b>\$ Change</b>	<b>% Change</b>	<b>Actual YTD</b> <b>01/01/18 - 06/30/18</b>	<b>Budget YTD</b> <b>01/18 - 06/18</b>	<b>\$ Change</b>	<b>% Change</b>
<b>OTHER EXPENSE</b>								
9000 Reserve Transfer	0.00	0.00	0.00		0.00	-30,000.00	30,000.00	100.0 %
9001 Real Estate Holdings	0.00	0.00	0.00		22,265.30	0.00	22,265.30	
<b>TOTAL OTHER EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>22,265.30</b>	<b>-30,000.00</b>	<b>52,265.30</b>	<b>174.2 %</b>
<b>NET INCOME</b>	<b>3,684.55</b>	<b>-1,483.35</b>	<b>5,167.90</b>	<b>348.4 %</b>	<b>62,668.52</b>	<b>5,778.47</b>	<b>56,890.05</b>	<b>984.5 %</b>
<b>NET INCOME SUMMARY</b>								
Income	19,887.87	20,700.00	-812.13	-3.9 %	175,487.75	124,000.00	51,487.75	41.5 %
Expense	-15,772.75	-22,183.35	6,410.60	28.9 %	-91,222.95	-148,221.53	56,998.58	38.5 %
Other Income & Expense	-430.57	0.00	-430.57		-21,596.28	30,000.00	-51,596.28	-172.0 %
<b>NET INCOME</b>	<b>3,684.55</b>	<b>-1,483.35</b>	<b>5,167.90</b>	<b>348.4 %</b>	<b>62,668.52</b>	<b>5,778.47</b>	<b>56,890.05</b>	<b>984.5 %</b>