

Budget Comparison

QUAIL SPRINGS PHASE 1 HOA

Comparison Periods: 01/01/19 - 01/31/19 and 01/01/19 - 01/31/19 (cash basis)

	Actual 01/01/19 - 01/31/19	Budget 01/19 - 01/19	\$ Change	% Change	Actual YTD 01/01/19 - 01/31/19	Budget YTD 01/19 - 01/19	\$ Change	% Change
INCOME								
302 Membership Dues Income	35,485.02	37,152.00	-1,666.98	-4.5 %	35,485.02	37,152.00	-1,666.98	-4.5 %
307 Interest Income	0.71	1.74	-1.03	-59.2 %	0.71	1.74	-1.03	-59.2 %
309 Late Fee Income	662.50	253.00	409.50	161.9 %	662.50	253.00	409.50	161.9 %
310 Legal Fees	264.00	0.00	264.00		264.00	0.00	264.00	
314 Compliance Fee Income	60.00	0.00	60.00		60.00	0.00	60.00	
319 Closing Letters	0.00	100.00	-100.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
321 Special Assessment	145.16	0.00	145.16		145.16	0.00	145.16	
TOTAL INCOME	36,617.39	37,506.74	-889.35	-2.4 %	36,617.39	37,506.74	-889.35	-2.4 %
EXPENSE								
600 Management								
6002 Management Fees	2,437.33	2,500.00	-62.67	-2.5 %	2,437.33	2,500.00	-62.67	-2.5 %
6004 In-House Administration	1,000.00	1,700.00	-700.00	-41.2 %	1,000.00	1,700.00	-700.00	-41.2 %
600 Total Management	3,437.33	4,200.00	-762.67	-18.2 %	3,437.33	4,200.00	-762.67	-18.2 %
604 Utilities								
6041 Internet	108.66	48.00	60.66	126.4 %	108.66	48.00	60.66	126.4 %
6042 Electric	1,514.11	1,265.00	249.11	19.7 %	1,514.11	1,265.00	249.11	19.7 %
6043 Telephone	110.62	100.00	10.62	10.6 %	110.62	100.00	10.62	10.6 %
6045 Water And Sewer Utility	7,352.76	7,000.00	352.76	5.0 %	7,352.76	7,000.00	352.76	5.0 %
6046 Trash Removal	63.44	0.00	63.44		63.44	0.00	63.44	
6047 Fire Suppression System	79.90	80.00	-0.10	-0.1 %	79.90	80.00	-0.10	-0.1 %
604 Total Utilities	9,229.49	8,493.00	736.49	8.7 %	9,229.49	8,493.00	736.49	8.7 %
607 Repairs & Maintenance								
15 Roofing	0.00	100.00	-100.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
16 Carports & Balconies	5,440.00	467.00	4,973.00	1,064.9 %	5,440.00	467.00	4,973.00	1,064.9 %
612 Exterior Paint / Siding	42.50	0.00	42.50		42.50	0.00	42.50	
613 Electrical	326.59	167.00	159.59	95.6 %	326.59	167.00	159.59	95.6 %
617 Materials & Supplies	968.51	215.00	753.51	350.5 %	968.51	215.00	753.51	350.5 %
618 Plumbing	3,665.72	250.00	3,415.72	1,366.3 %	3,665.72	250.00	3,415.72	1,366.3 %
619 Contract Labor	520.00	759.00	-239.00	-31.5 %	520.00	759.00	-239.00	-31.5 %
621 Fence & Gate Repair	1,812.35	500.00	1,312.35	262.5 %	1,812.35	500.00	1,312.35	262.5 %
623 Tools & Equipment	297.58	0.00	297.58		297.58	0.00	297.58	
608 Landscaping/Trees/Grounds	766.25	235.00	531.25	226.1 %	766.25	235.00	531.25	226.1 %
607 Total Repairs & Maintenance	13,839.50	2,693.00	11,146.50	413.9 %	13,839.50	2,693.00	11,146.50	413.9 %
670 Taxes/Insurance								
675 Insurance	10,987.84	10,500.00	487.84	4.6 %	10,987.84	10,500.00	487.84	4.6 %
670 Total Taxes/Insurance	10,987.84	10,500.00	487.84	4.6 %	10,987.84	10,500.00	487.84	4.6 %

	Actual 01/01/19 - 01/31/19	Budget 01/19 - 01/19	\$ Change	% Change	Actual YTD 01/01/19 - 01/31/19	Budget YTD 01/19 - 01/19	\$ Change	% Change
671 Legal, Professional Fees								
6710 Legal/Attorney	-2,676.89	367.00	-3,043.89	-829.4 %	-2,676.89	367.00	-3,043.89	-829.4 %
6712 Lien Filing Fees	0.00	30.00	-30.00	-100.0 %	0.00	30.00	-30.00	-100.0 %
671 Total Legal, Professional Fees	-2,676.89	397.00	-3,073.89	-774.3 %	-2,676.89	397.00	-3,073.89	-774.3 %
676 Accounting Software								
6761 Software Rental	0.00	110.00	-110.00	-100.0 %	0.00	110.00	-110.00	-100.0 %
676 Other Accounting Software	35.00	0.00	35.00		35.00	0.00	35.00	
676 Total Accounting Software	35.00	110.00	-75.00	-68.2 %	35.00	110.00	-75.00	-68.2 %
700 Office / Administrative								
678 Bank Charges/Fees	13.06	0.00	13.06		13.06	0.00	13.06	
7000 Postage	161.70	0.00	161.70		161.70	0.00	161.70	
7003 Office Supplies	49.66	70.00	-20.34	-29.1 %	49.66	70.00	-20.34	-29.1 %
700 Total Office / Administrative	224.42	70.00	154.42	220.6 %	224.42	70.00	154.42	220.6 %
5014 CAPITAL IMPROVEMENTS								
501410 Fencing	7,767.53	0.00	7,767.53		7,767.53	0.00	7,767.53	
5014 Total CAPITAL IMPROVEMENTS	7,767.53	0.00	7,767.53		7,767.53	0.00	7,767.53	
5102 Reserve Transfer	0.00	8,800.00	-8,800.00	-100.0 %	0.00	8,800.00	-8,800.00	-100.0 %
TOTAL EXPENSE	42,844.22	35,263.00	7,581.22	21.5 %	42,844.22	35,263.00	7,581.22	21.5 %
OTHER INCOME								
800 Unallocated Prepays	6,135.44	0.00	6,135.44		6,135.44	0.00	6,135.44	
TOTAL OTHER INCOME	6,135.44	0.00	6,135.44		6,135.44	0.00	6,135.44	
NET INCOME	-91.39	2,243.74	-2,335.13	-104.1 %	-91.39	2,243.74	-2,335.13	-104.1 %
NET INCOME SUMMARY								
Income	36,617.39	37,506.74	-889.35	-2.4 %	36,617.39	37,506.74	-889.35	-2.4 %
Expense	-42,844.22	-35,263.00	-7,581.22	21.5 %	-42,844.22	-35,263.00	-7,581.22	21.5 %
Other Income & Expense	6,135.44	0.00	6,135.44		6,135.44	0.00	6,135.44	
NET INCOME	-91.39	2,243.74	-2,335.13	-104.1 %	-91.39	2,243.74	-2,335.13	-104.1 %