

# Budget Comparison

The Meadow HOA

Comparison Periods: 04/01/18 - 04/30/18 and 01/01/18 - 04/30/18 (cash basis)

|                                      | Actual<br>04/01/18 - 04/30/18 | Budget<br>04/18 - 04/18 | \$ Change        | % Change       | Actual YTD<br>01/01/18 - 04/30/18 | Budget YTD<br>01/18 - 04/18 | \$ Change        | % Change      |
|--------------------------------------|-------------------------------|-------------------------|------------------|----------------|-----------------------------------|-----------------------------|------------------|---------------|
| <b>INCOME</b>                        |                               |                         |                  |                |                                   |                             |                  |               |
| 10000 INCOME                         | 22,309.30*                    | 0.00                    | 22,309.30        |                | 22,165.30                         | 0.00                        | 22,165.30        |               |
| 10002 Homeowner Association Dues     | 16,468.62                     | 14,740.00               | 1,728.62         | 11.7 %         | 61,608.43                         | 58,960.00                   | 2,648.43         | 4.5 %         |
| 10003 Insurance                      | 6,825.01                      | 5,750.00                | 1,075.01         | 18.7 %         | 26,834.54                         | 23,000.00                   | 3,834.54         | 16.7 %        |
| 10004 Late Fee Income                | 650.28                        | 75.00                   | 575.28           | 767.0 %        | 1,520.54                          | 300.00                      | 1,220.54         | 406.8 %       |
| 10007 Interest Income                | 4,032.10                      | 5.00                    | 4,027.10         | 80,542.0 %     | 4,051.79                          | 20.00                       | 4,031.79         | 20,159.0 %    |
| 10013 Violation Fines                | 91.00                         | 50.00                   | 41.00            | 82.0 %         | 150.00                            | 200.00                      | -50.00           | -25.0 %       |
| 10010 Closing Letters                | 250.66                        | 40.00                   | 210.66           | 526.6 %        | 290.66                            | 160.00                      | 130.66           | 81.7 %        |
| 10020 Other Income                   | 38.00                         | 0.00                    | 38.00            |                | 121.00                            | 0.00                        | 121.00           |               |
| 10001 Beginning Balance              | 4,963.16                      | 0.00                    | 4,963.16         |                | 11,410.86                         | 0.00                        | 11,410.86        |               |
| 10011 Legal Fee Reimbursement        | 2,561.23                      | 0.00                    | 2,561.23         |                | 3,758.88                          | 0.00                        | 3,758.88         |               |
| <b>TOTAL INCOME</b>                  | <b>58,189.36</b>              | <b>20,660.00</b>        | <b>37,529.36</b> | <b>181.7 %</b> | <b>131,912.00</b>                 | <b>82,640.00</b>            | <b>49,272.00</b> | <b>59.6 %</b> |
| <b>EXPENSE</b>                       |                               |                         |                  |                |                                   |                             |                  |               |
| 10300 Repairs & Maintenance          |                               |                         |                  |                |                                   |                             |                  |               |
| 309 HVAC                             | 0.00                          | 500.00                  | -500.00          | -100.0 %       | 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             | 463.32                        | 500.00                  | -36.68           | -7.3 %         | 755.66                            | 2,000.00                    | -1,244.34        | -62.2 %       |
| 302 Plumbing                         | 0.00                          | 0.00                    | 0.00             |                | 123.00                            | 0.00                        | 123.00           |               |
| 301 Contract Labor                   | 658.75                        | 1,000.00                | -341.25          | -34.1 %        | 2,095.25                          | 4,000.00                    | -1,904.75        | -47.6 %       |
| 310 Pest Control                     | 0.00                          | 0.00                    | 0.00             |                | 1,500.00                          | 1,500.00                    | 0.00             | 0.0 %         |
| 311 Roofing                          | 1,300.00                      | 5,000.00                | -3,700.00        | -74.0 %        | 1,750.00                          | 7,000.00                    | -5,250.00        | -75.0 %       |
| 312 Parking Lot                      | 0.00                          | 0.00                    | 0.00             |                | 0.00                              | 500.00                      | -500.00          | -100.0 %      |
| 313 Fence Repair/Replacement         | 342.50                        | 250.00                  | 92.50            | 37.0 %         | 1,267.13                          | 1,000.00                    | 267.13           | 26.7 %        |
| 315 Mailboxes and Locks              | 82.83                         | 60.00                   | 22.83            | 38.0 %         | 213.76                            | 240.00                      | -26.24           | -10.9 %       |
| 316 Gutter Repairs/Replacements      | 0.00                          | 750.00                  | -750.00          | -100.0 %       | 0.00                              | 750.00                      | -750.00          | -100.0 %      |
| 10300 Total Repairs & Maintenance    | 2,847.40                      | 8,060.00                | -5,212.60        | -64.7 %        | 8,079.80                          | 17,943.01                   | -9,863.21        | -55.0 %       |
| 10500 Grounds                        |                               |                         |                  |                |                                   |                             |                  |               |
| 501 Contract Landscape               | 2,500.00                      | 2,500.00                | 0.00             | 0.0 %          | 10,000.00                         | 10,000.00                   | 0.00             | 0.0 %         |
| 502 In-House Landscape               | 257.50                        | 400.00                  | -142.50          | -35.6 %        | 1,141.25                          | 1,600.00                    | -458.75          | -28.7 %       |
| 10500 Total Grounds                  | 2,757.50                      | 2,900.00                | -142.50          | -4.9 %         | 11,141.25                         | 11,600.00                   | -458.75          | -4.0 %        |
| 10600 Legal, Professional Fees       |                               |                         |                  |                |                                   |                             |                  |               |
| 602 Attorney Fees                    | 0.00                          | 500.00                  | -500.00          | -100.0 %       | 4,570.26                          | 2,000.00                    | 2,570.26         | 128.5 %       |
| 603 Lien Filing Fees                 | 0.00                          | 26.00                   | -26.00           | -100.0 %       | 0.00                              | 104.00                      | -104.00          | -100.0 %      |
| 10600 Other Legal, Professional Fees | 262.50                        | 0.00                    | 262.50           |                | 592.96                            | 0.00                        | 592.96           |               |
| 10600 Total Legal, Professional Fees | 262.50                        | 526.00                  | -263.50          | -50.1 %        | 5,163.22                          | 2,104.00                    | 3,059.22         | 145.4 %       |
| 11000 Capitol Expenses               |                               |                         |                  |                |                                   |                             |                  |               |

|                               | Actual<br>04/01/18 - 04/30/18 | Budget<br>04/18 - 04/18 | \$ Change         | % Change         | Actual YTD<br>01/01/18 - 04/30/18 | Budget YTD<br>01/18 - 04/18 | \$ Change         | % Change       |
|-------------------------------|-------------------------------|-------------------------|-------------------|------------------|-----------------------------------|-----------------------------|-------------------|----------------|
| 1105 Rebuild Construction     | 0.00                          | 30,000.00               | -30,000.00        | -100.0 %         | 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             | 0.00                          | 3,000.00                | -3,000.00         | -100.0 %         | 257.27                            | 4,500.00                    | -4,242.73         | -94.3 %        |
| 11000 Total Capitol Expenses  | 0.00                          | 33,000.00               | -33,000.00        | -100.0 %         | 257.27                            | 34,640.17                   | -34,382.90        | -99.3 %        |
| 10700 Utilities               |                               |                         |                   |                  |                                   |                             |                   |                |
| 701 Electric                  | 419.64                        | 400.00                  | 19.64             | 4.9 %            | 1,648.24                          | 1,650.00                    | -1.76             | -0.1 %         |
| 702 Telephone/Internet        | 234.17                        | 225.00                  | 9.17              | 4.1 %            | 931.10                            | 900.00                      | 31.10             | 3.5 %          |
| 703 Gas And Propane           | 21.69                         | 0.00                    | 21.69             |                  | 114.71                            | 0.00                        | 114.71            |                |
| 704 Water And Sewer Utility   | 93.55                         | 60.00                   | 33.55             | 55.9 %           | 360.49                            | 200.00                      | 160.49            | 80.2 %         |
| 706 Trash Removal             | 0.00                          | 0.00                    | 0.00              |                  | 400.00                            | 0.00                        | 400.00            |                |
| 10700 Total Utilities         | 769.05                        | 685.00                  | 84.05             | 12.3 %           | 3,454.54                          | 2,750.00                    | 704.54            | 25.6 %         |
| 10200 Management              |                               |                         |                   |                  |                                   |                             |                   |                |
| 201 Management Fees           | 1,528.44                      | 1,900.00                | -371.56           | -19.6 %          | 6,696.19                          | 7,600.00                    | -903.81           | -11.9 %        |
| 203 Property Inspection       | 0.00                          | 0.00                    | 0.00              |                  | 0.00                              | 500.00                      | -500.00           | -100.0 %       |
| 10200 Total Management        | 1,528.44                      | 1,900.00                | -371.56           | -19.6 %          | 6,696.19                          | 8,100.00                    | -1,403.81         | -17.3 %        |
| 5100 Other Expense            | 0.00                          | 0.00                    | 0.00              |                  | 114.58                            | 0.00                        | 114.58            |                |
| 10800 Administrative          |                               |                         |                   |                  |                                   |                             |                   |                |
| 801 PayLease Charge           | 0.00                          | 110.00                  | -110.00           | -100.0 %         | 0.00                              | 440.00                      | -440.00           | -100.0 %       |
| 803 Postage                   | 0.00                          | 100.00                  | -100.00           | -100.0 %         | 341.55                            | 400.00                      | -58.45            | -14.6 %        |
| 10800 Other Administrative    | 40.00                         | 0.00                    | 40.00             |                  | 40.00                             | 0.00                        | 40.00             |                |
| 10800 Total Administrative    | 40.00                         | 210.00                  | -170.00           | -81.0 %          | 381.55                            | 840.00                      | -458.45           | -54.6 %        |
| 10900 Taxes / Insurance       |                               |                         |                   |                  |                                   |                             |                   |                |
| 902 Insurance                 | 5,858.50                      | 5,750.00                | 108.50            | 1.9 %            | 23,434.00                         | 23,000.00                   | 434.00            | 1.9 %          |
| 10900 Total Taxes / Insurance | 5,858.50                      | 5,750.00                | 108.50            | 1.9 %            | 23,434.00                         | 23,000.00                   | 434.00            | 1.9 %          |
| <b>TOTAL EXPENSE</b>          | <b>14,063.39</b>              | <b>53,031.00</b>        | <b>-38,967.61</b> | <b>-73.5 %</b>   | <b>58,722.40</b>                  | <b>100,977.18</b>           | <b>-42,254.78</b> | <b>-41.8 %</b> |
| <b>OTHER INCOME</b>           |                               |                         |                   |                  |                                   |                             |                   |                |
| 10100 Unallocated Prepays     | -490.96                       | 0.00                    | -490.96           |                  | 1,228.06                          | 0.00                        | 1,228.06          |                |
| <b>TOTAL OTHER INCOME</b>     | <b>-490.96</b>                | <b>0.00</b>             | <b>-490.96</b>    |                  | <b>1,228.06</b>                   | <b>0.00</b>                 | <b>1,228.06</b>   |                |
| <b>OTHER EXPENSE</b>          |                               |                         |                   |                  |                                   |                             |                   |                |
| 9000 Reserve Transfer         | 0.00                          | -30,000.00              | 30,000.00         | 100.0 %          | 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>-30,000.00</b>       | <b>30,000.00</b>  | <b>100.0 %</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>43,635.01</b>              | <b>-2,371.00</b>        | <b>46,006.01</b>  | <b>1,940.4 %</b> | <b>52,152.36</b>                  | <b>11,662.82</b>            | <b>40,489.54</b>  | <b>347.2 %</b> |

\* reimbursed \$22309.30 for paid out cost of 1639 Glenn Bo sheriff sale. Funds to be returned to Reserve account along with profit

|                           | <b>Actual</b><br><b>04/01/18 - 04/30/18</b> | <b>Budget</b><br><b>04/18 - 04/18</b> | <b>\$ Change</b> | <b>% Change</b>  | <b>Actual YTD</b><br><b>01/01/18 - 04/30/18</b> | <b>Budget YTD</b><br><b>01/18 - 04/18</b> | <b>\$ Change</b> | <b>% Change</b> |
|---------------------------|---|---------------------------------------|------------------|------------------|---|---|------------------|-----------------|
| <b>NET INCOME SUMMARY</b> |   |                                       |                  |                  |   |   |                  |                 |
| Income                    | 58,189.36                                   | 20,660.00                             | 37,529.36        | 181.7 %          | 131,912.00                                      | 82,640.00                                 | 49,272.00        | 59.6 %          |
| Expense                   | -14,063.39                                  | -53,031.00                            | 38,967.61        | 73.5 %           | -58,722.40                                      | -100,977.18                               | 42,254.78        | 41.8 %          |
| Other Income & Expense    | -490.96                                     | 30,000.00                             | -30,490.96       | -101.6 %         | -21,037.24                                      | 30,000.00                                 | -51,037.24       | -170.1 %        |
| <b>NET INCOME</b>         | <b>43,635.01</b>                            | <b>-2,371.00</b>                      | <b>46,006.01</b> | <b>1,940.4 %</b> | <b>52,152.36</b>                                | <b>11,662.82</b>                          | <b>40,489.54</b> | <b>347.2 %</b>  |