

Budget Comparison

QUAIL SPRINGS PHASE 1 HOA

Comparison Periods: 11/01/18 - 11/30/18 and 01/01/18 - 11/30/18 (cash basis)

	Actual 11/01/18 - 11/30/18	Budget 11/18 - 11/18	\$ Change	% Change	Actual YTD 01/01/18 - 11/30/18	Budget YTD 01/18 - 11/18	\$ Change	% Change
INCOME								
302 Membership Dues Income	41,560.72	40,827.00	733.72	1.8 %	440,803.76	449,097.00	-8,293.24	-1.8 %
307 Interest Income	0.82	3.00	-2.18	-72.7 %	21.07	33.00	-11.93	-36.2 %
309 Late Fee Income	100.98	140.00	-39.02	-27.9 %	3,537.16	1,540.00	1,997.16	129.7 %
310 Legal Fees	0.00	0.00	0.00		268.93	0.00	268.93	
314 Compliance Fee Income	20.00	0.00	20.00		235.00	0.00	235.00	
317 Other Income								
1065 General Reimbursement	3,596.52	0.00	3,596.52		3,822.56	0.00	3,822.56	
317 Other Other Income	0.00	0.00	0.00		680.19	0.00	680.19	
317 Total Other Income	3,596.52	0.00	3,596.52		4,502.75	0.00	4,502.75	
319 Closing Letters	90.00	40.00	50.00	125.0 %	1,140.00	640.00	500.00	78.1 %
320 Loss Assessment	-0.78	0.00	-0.78		-0.78	0.00	-0.78	
321 Special Assessment	0.00	0.00	0.00		26,558.01	27,864.00	-1,305.99	-4.7 %
TOTAL INCOME	45,368.26	41,010.00	4,358.26	10.6 %	477,065.90	479,174.00	-2,108.10	-0.4 %
EXPENSE								
600 Management								
6002 Management Fees	2,410.21	2,463.00	-52.79	-2.1 %	28,274.17	28,761.00	-486.83	-1.7 %
6004 In-House Administrion	500.00	1,800.00	-1,300.00	-72.2 %	18,255.50	19,800.00	-1,544.50	-7.8 %
600 Total Management	2,910.21	4,263.00	-1,352.79	-31.7 %	46,529.67	48,561.00	-2,031.33	-4.2 %
604 Utilities								
6041 Internet	0.00	50.00	-50.00	-100.0 %	334.60	550.00	-215.40	-39.2 %
6042 Electric	1,020.14	1,020.00	0.14	0.0 %	12,053.20	11,220.00	833.20	7.4 %
6043 Telephone	108.66	81.00	27.66	34.1 %	856.75	891.00	-34.25	-3.8 %
6045 Water And Sewer Utility	6,459.61	6,960.00	-500.39	-7.2 %	78,472.43	76,560.00	1,912.43	2.5 %
6046 Trash Removal	0.00	0.00	0.00		1,350.00	1,600.00	-250.00	-15.6 %
6047 Fire Supression System	79.90	80.00	-0.10	-0.1 %	2,426.90	880.00	1,546.90	175.8 %
604 Total Utilities	7,668.31	8,191.00	-522.69	-6.4 %	95,493.88	91,701.00	3,792.88	4.1 %
607 Repairs & Maintenance								
15 Roofing	498.00	0.00	498.00		3,518.00	1,000.00	2,518.00	251.8 %
16 Carports & Balconies	2,779.18	0.00	2,779.18		10,865.08	3,600.00	7,265.08	201.8 %
610 HVAC	0.00	0.00	0.00		907.50	0.00	907.50	
612 Exterior Paint / Siding	0.00	0.00	0.00		997.81	0.00	997.81	
613 Electrical	381.49	425.00	-43.51	-10.2 %	2,601.61	4,675.00	-2,073.39	-44.4 %
614 Flooring	0.00	342.00	-342.00	-100.0 %	135.00	3,762.00	-3,627.00	-96.4 %
615 Windows & Doors	0.00	0.00	0.00		30.00	0.00	30.00	
617 Materials & Supplies	478.49	250.00	228.49	91.4 %	2,681.51	2,750.00	-68.49	-2.5 %
618 Plumbing	294.75	1,055.00	-760.25	-72.1 %	2,635.73	11,605.00	-8,969.27	-77.3 %

	Actual 11/01/18 - 11/30/18	Budget 11/18 - 11/18	\$ Change	% Change	Actual YTD 01/01/18 - 11/30/18	Budget YTD 01/18 - 11/18	\$ Change	% Change
619 Contract Labor	817.75	750.00	67.75	9.0 %	10,993.48	8,250.00	2,743.48	33.3 %
620 Pest Control	0.00	0.00	0.00		5,110.00	2,400.00	2,710.00	112.9 %
621 Fence & Gate Repair	313.18	425.00	-111.82	-26.3 %	7,623.45	4,675.00	2,948.45	63.1 %
623 Tools & Equipment	0.00	0.00	0.00		45.03	1,632.11	-1,587.08	-97.2 %
624 Structural/Foundation	0.00	0.00	0.00		0.00	17,500.00	-17,500.00	-100.0 %
608 Landscaping/Trees/Grounds	5,670.00	0.00	5,670.00		17,211.71	0.00	17,211.71	
607 Total Repairs & Maintenance	11,232.84	3,247.00	7,985.84	245.9 %	65,355.91	61,849.11	3,506.80	5.7 %
670 Taxes/Insurance								
675 Insurance	10,487.84	12,500.00	-2,012.16	-16.1 %	122,123.65	157,645.47	-35,521.82	-22.5 %
670 Total Taxes/Insurance	10,487.84	12,500.00	-2,012.16	-16.1 %	122,123.65	157,645.47	-35,521.82	-22.5 %
671 Legal, Professional Fees								
6710 Legal/Attorney	132.00	367.00	-235.00	-64.0 %	3,591.71	4,037.00	-445.29	-11.0 %
6711 Accounting/Accountant	0.00	0.00	0.00		225.10	400.00	-174.90	-43.7 %
6712 Lien Filing Fees	0.00	26.00	-26.00	-100.0 %	224.00	286.00	-62.00	-21.7 %
671 Total Legal, Professional Fees	132.00	393.00	-261.00	-66.4 %	4,040.81	4,723.00	-682.19	-14.4 %
676 Accounting Software								
6761 Software Rental	0.00	110.00	-110.00	-100.0 %	0.00	1,210.00	-1,210.00	-100.0 %
6762 Website	0.00	0.00	0.00		119.88	145.00	-25.12	-17.3 %
676 Other Accounting Software	35.00	0.00	35.00		1,055.00	0.00	1,055.00	
676 Total Accounting Software	35.00	110.00	-75.00	-68.2 %	1,174.88	1,355.00	-180.12	-13.3 %
700 Office / Administrative								
677 Computer Equipment	144.11	0.00	144.11		144.11	0.00	144.11	
678 Bank Charges/Fees	0.00	5.00	-5.00	-100.0 %	5.50	55.00	-49.50	-90.0 %
7000 Postage	0.00	200.00	-200.00	-100.0 %	77.20	500.00	-422.80	-84.6 %
7003 Office Supplies	0.00	45.00	-45.00	-100.0 %	683.43	495.00	188.43	38.1 %
700 Other Office / Administrative	0.00	0.00	0.00		150.00	0.00	150.00	
700 Total Office / Administrative	144.11	250.00	-105.89	-42.4 %	1,060.24	1,050.00	10.24	1.0 %
5014 CAPITAL IMPROVEMENTS								
501406 Windows, Siding or Painting	22,192.57	0.00	22,192.57		107,298.40	0.00	107,298.40	
501407 Electrical (capital)	0.00	0.00	0.00		521.27	0.00	521.27	
501410 Fencing	5,701.44	0.00	5,701.44		69,409.64	27,864.00	41,545.64	149.1 %
5014 Other CAPITAL IMPROVEMENTS	0.00	0.00	0.00		30.00	0.00	30.00	
5014 Total CAPITAL IMPROVEMENTS	27,894.01	0.00	27,894.01		177,259.31	27,864.00	149,395.31	536.2 %
5102 Reserve Transfer	0.00	8,000.00	-8,000.00	-100.0 %	0.00	88,000.00	-88,000.00	-100.0 %
5199 Adjustments To Expenses	0.00	0.00	0.00		143.72	0.00	143.72	
6001 Other Expenses	0.00	0.00	0.00		10.80	0.00	10.80	
TOTAL EXPENSE	60,504.32	36,954.00	23,550.32	63.7 %	513,192.87	482,748.58	30,444.29	6.3 %
OTHER INCOME								
800 Unallocated Prepays	-1,376.26	0.00	-1,376.26		-242.61	0.00	-242.61	
TOTAL OTHER INCOME	-1,376.26	0.00	-1,376.26		-242.61	0.00	-242.61	

	Actual 11/01/18 - 11/30/18	Budget 11/18 - 11/18	\$ Change	% Change	Actual YTD 01/01/18 - 11/30/18	Budget YTD 01/18 - 11/18	\$ Change	% Change
NET INCOME	-16,512.32	4,056.00	-20,568.32	-507.1 %	-36,369.58	-3,574.58	-32,795.00	-917.5 %
NET INCOME SUMMARY								
Income	45,368.26	41,010.00	4,358.26	10.6 %	477,065.90	479,174.00	-2,108.10	-0.4 %
Expense	-60,504.32	-36,954.00	-23,550.32	63.7 %	-513,192.87	-482,748.58	-30,444.29	6.3 %
Other Income & Expense	-1,376.26	0.00	-1,376.26		-242.61	0.00	-242.61	
NET INCOME	-16,512.32	4,056.00	-20,568.32	-507.1 %	-36,369.58	-3,574.58	-32,795.00	-917.5 %