

Budget Comparison

All Properties

Comparison Periods: 07/01/18 - 07/31/18 and 01/01/18 - 07/31/18 (cash basis)

	Actual 07/01/18 - 07/31/18	Budget 07/18 - 07/18	\$ Change	% Change	Actual YTD 01/01/18 - 07/31/18	Budget YTD 01/18 - 07/18	\$ Change	% Change
INCOME								
10000 INCOME	0.00	0.00	0.00		22,165.30	0.00	22,165.30	
10002 Homeowner Association Dues	15,120.34	14,740.00	380.34	2.6 %	105,671.45	103,180.00	2,491.45	2.4 %
10003 Insurance	6,043.50	5,750.00	293.50	5.1 %	44,985.88	40,250.00	4,735.88	11.8 %
10004 Late Fee Income	50.55	75.00	-24.45	-32.6 %	1,705.95	525.00	1,180.95	224.9 %
10005 Gate Key	32.00	0.00	32.00		52.00	0.00	52.00	
10007 Interest Income	6.78	5.00	1.78	35.6 %	4,071.92	35.00	4,036.92	11,534.1 %
10013 Violation Fines	100.00	50.00	50.00	100.0 %	325.00	350.00	-25.00	-7.1 %
10010 Closing Letters	0.00	80.00	-80.00	-100.0 %	590.00	360.00	230.00	63.9 %
10020 Other Income	0.00	0.00	0.00		166.00	0.00	166.00	
10001 Beginning Balance	795.05	0.00	795.05		13,997.86	0.00	13,997.86	
4000 Interest Income	0.00	5.93	-5.93	-100.0 %	0.00	5.93	-5.93	-100.0 %
10011 Legal Fee Reimbursement	0.00	0.00	0.00		3,787.56	0.00	3,787.56	
TOTAL INCOME	22,148.22	20,705.93	1,442.29	7.0 %	197,518.92	144,705.93	52,812.99	36.5 %
EXPENSE								
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	58.08	500.00	-441.92	-88.4 %	1,326.34	3,500.00	-2,173.66	-62.1 %
302 Plumbing	0.00	0.00	0.00		123.00	0.00	123.00	
301 Contract Labor	402.50	1,000.00	-597.50	-59.8 %	3,009.50	7,000.00	-3,990.50	-57.0 %
310 Pest Control	0.00	0.00	0.00		1,500.00	1,500.00	0.00	0.0 %
311 Roofing	0.00	700.00	-700.00	-100.0 %	2,530.00	12,700.00	-10,170.00	-80.1 %
312 Parking Lot	0.00	0.00	0.00		0.00	1,000.00	-1,000.00	-100.0 %
313 Fence Repair/Replacement	193.84	250.00	-56.16	-22.5 %	2,140.62	1,750.00	390.62	22.3 %
315 Mailboxes and Locks	69.36	60.00	9.36	15.6 %	283.12	420.00	-136.88	-32.6 %
316 Gutter Repairs/Replacements	0.00	0.00	0.00		0.00	1,500.00	-1,500.00	-100.0 %
10300 Total Repairs & Maintenance	723.78	2,510.00	-1,786.22	-71.2 %	11,287.58	30,323.01	-19,035.43	-62.8 %
10400 Swimming Pool								
401 Swimming Pool Labor	702.50	1,550.00	-847.50	-54.7 %	3,266.41	4,950.00	-1,683.59	-34.0 %
402 Swimming Pool Materials	328.85	500.00	-171.15	-34.2 %	1,692.13	1,500.00	192.13	12.8 %
403 Licensing/Permits	0.00	0.00	0.00		0.00	50.00	-50.00	-100.0 %
404 Swimming Pool Equipment	0.00	0.00	0.00		0.00	2,012.35	-2,012.35	-100.0 %
10400 Other Swimming Pool	0.00	376.50	-376.50	-100.0 %	0.00	376.50	-376.50	-100.0 %
10400 Total Swimming Pool	1,031.35	2,426.50	-1,395.15	-57.5 %	4,958.54	8,888.85	-3,930.31	-44.2 %
10500 Grounds								

	Actual 07/01/18 - 07/31/18	Budget 07/18 - 07/18	\$ Change	% Change	Actual YTD 01/01/18 - 07/31/18	Budget YTD 01/18 - 07/18	\$ Change	% Change
501 Contract Landscape	2,500.00	2,500.00	0.00	0.0 %	17,500.00	17,500.00	0.00	0.0 %
502 In-House Landscape	397.50	400.00	-2.50	-0.6 %	2,602.50	2,800.00	-197.50	-7.1 %
504 Other Contract Landscape	0.00	0.00	0.00		0.00	200.00	-200.00	-100.0 %
10500 Total Grounds	2,897.50	2,900.00	-2.50	-0.1 %	20,102.50	20,500.00	-397.50	-1.9 %
10600 Legal, Professional Fees								
602 Attorney Fees	402.00	500.00	-98.00	-19.6 %	7,121.61	3,500.00	3,621.61	103.5 %
603 Lien Filing Fees	0.00	26.00	-26.00	-100.0 %	0.00	182.00	-182.00	-100.0 %
10600 Other Legal, Professional Fees	0.00	0.00	0.00		592.96	0.00	592.96	
10600 Total Legal, Professional Fees	402.00	526.00	-124.00	-23.6 %	7,714.57	3,682.00	4,032.57	109.5 %
11000 Capitol Expenses								
1101 HVAC	0.00	0.00	0.00		139.90	0.00	139.90	
1105 Rebuild Construction	0.00	40,000.00	-40,000.00	-100.0 %	0.00	70,000.00	-70,000.00	-100.0 %
1106 Windows & Siding	0.00	0.00	0.00		0.00	140.17	-140.17	-100.0 %
1108 Roof	10,200.00	0.00	10,200.00		10,200.00	0.00	10,200.00	
1111 Fence / Gate	14,204.23	1,000.00	13,204.23	1,320.4 %	14,604.00	11,500.00	3,104.00	27.0 %
11000 Total Capitol Expenses	24,404.23	41,000.00	-16,595.77	-40.5 %	24,943.90	81,640.17	-56,696.27	-69.4 %
10700 Utilities								
701 Electric	561.99	650.00	-88.01	-13.5 %	3,042.13	3,200.00	-157.87	-4.9 %
702 Telephone/Internet	247.64	225.00	22.64	10.1 %	1,664.91	1,575.00	89.91	5.7 %
703 Gas And Propane	21.69	0.00	21.69		179.78	0.00	179.78	
704 Water And Sewer Utility	476.35	150.00	326.35	217.6 %	1,022.40	640.00	382.40	59.8 %
706 Trash Removal	0.00	0.00	0.00		419.38	0.00	419.38	
10700 Total Utilities	1,307.67	1,025.00	282.67	27.6 %	6,328.60	5,415.00	913.60	16.9 %
10200 Management								
201 Management Fees	1,392.15	1,900.00	-507.85	-26.7 %	12,258.09	13,300.00	-1,041.91	-7.8 %
203 Property Inspection	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
10200 Total Management	1,392.15	1,900.00	-507.85	-26.7 %	12,258.09	13,800.00	-1,541.91	-11.2 %
5100 Other Expense	350.00	0.00	350.00		470.58	0.00	470.58	
10800 Administrative								
801 PayLease Charge	0.00	110.00	-110.00	-100.0 %	0.00	770.00	-770.00	-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	700.00	-358.45	-51.2 %
805 Copies / Publications	0.00	0.00	0.00		134.72	300.00	-165.28	-55.1 %
806 Office Supplise	136.73	0.00	136.73		136.73	0.00	136.73	
10800 Other Administrative	0.00	0.00	0.00		40.00	0.00	40.00	
10800 Total Administrative	136.73	210.00	-73.27	-34.9 %	653.00	1,970.00	-1,317.00	-66.9 %
10900 Taxes / Insurance								
902 Insurance	5,858.50	5,750.00	108.50	1.9 %	41,009.50	40,250.00	759.50	1.9 %
10900 Total Taxes / Insurance	5,858.50	5,750.00	108.50	1.9 %	41,009.50	40,250.00	759.50	1.9 %
TOTAL EXPENSE	38,503.91	58,247.50	-19,743.59	-33.9 %	129,726.86	206,469.03	-76,742.17	-37.2 %

	Actual 07/01/18 - 07/31/18	Budget 07/18 - 07/18	\$ Change	% Change	Actual YTD 01/01/18 - 07/31/18	Budget YTD 01/18 - 07/18	\$ Change	% Change
OTHER INCOME								
10100 Unallocated Prepays	1,153.63	0.00	1,153.63		1,748.70	0.00	1,748.70	
TOTAL OTHER INCOME	1,153.63	0.00	1,153.63		1,748.70	0.00	1,748.70	
OTHER EXPENSE								
9000 Reserve Transfer	0.00	-15,000.00	15,000.00	100.0 %	0.00	-45,000.00	45,000.00	100.0 %
9001 Real Estate Holdings	0.00	0.00	0.00		22,265.30	0.00	22,265.30	
TOTAL OTHER EXPENSE	0.00	-15,000.00	15,000.00	100.0 %	22,265.30	-45,000.00	67,265.30	149.5 %
NET INCOME	-15,202.06	-22,541.57	7,339.51	32.6 %	47,275.46	-16,763.10	64,038.56	382.0 %
NET INCOME SUMMARY								
Income	22,148.22	20,705.93	1,442.29	7.0 %	197,518.92	144,705.93	52,812.99	36.5 %
Expense	-38,503.91	-58,247.50	19,743.59	33.9 %	-129,726.86	-206,469.03	76,742.17	37.2 %
Other Income & Expense	1,153.63	15,000.00	-13,846.37	-92.3 %	-20,516.60	45,000.00	-65,516.60	-145.6 %
NET INCOME	-15,202.06	-22,541.57	7,339.51	32.6 %	47,275.46	-16,763.10	64,038.56	382.0 %