

Budget Comparison

WIND TREE HOA

Comparison Periods: 12/01/18 - 12/31/18 and 01/01/18 - 12/31/18 (cash basis)

	Actual 12/01/18 - 12/31/18	Budget 12/18 - 12/18	\$ Change	% Change	Actual YTD 01/01/18 - 12/31/18	Budget YTD 01/18 - 12/18	\$ Change	% Change
INCOME								
4000 INCOME								
302 Membership Dues Income	7,310.04	6,970.00	340.04	4.9 %	90,222.76	83,640.00	6,582.76	7.9 %
309 Late Fee Income	127.97	25.00	102.97	411.9 %	1,171.09	300.00	871.09	290.4 %
310 Legal Fee Reimbursement	0.00	0.00	0.00		6,180.56	0.00	6,180.56	
314 Violation Fees	25.00	0.00	25.00		25.00	0.00	25.00	
319 Closing Letters	50.00	40.00	10.00	25.0 %	410.00	200.00	210.00	105.0 %
321 Special Assessment (2015)	175.00	1,000.00	-825.00	-82.5 %	14,801.00	12,000.00	2,801.00	23.3 %
4001 Bankruptcy Payouts	30.75	0.00	30.75		369.00	0.00	369.00	
4000 Total INCOME	7,718.76	8,035.00	-316.24	-3.9 %	113,179.41	96,140.00	17,039.41	17.7 %
306 Payment Plan	0.00	0.00	0.00		390.00	0.00	390.00	
4099 Other Income	110.00	0.00	110.00		239.50	0.00	239.50	
TOTAL INCOME	7,828.76	8,035.00	-206.24	-2.6 %	113,808.91	96,140.00	17,668.91	18.4 %
EXPENSE								
5003 Repairs & Maintenance								
3 HVAC	0.00	0.00	0.00		249.95	0.00	249.95	
6 Electrical	0.00	50.00	-50.00	-100.0 %	155.00	600.00	-445.00	-74.2 %
10 Materials & Supplies	21.88	200.00	-178.12	-89.1 %	2,625.75	2,400.00	225.75	9.4 %
11 Plumbing	0.00	0.00	0.00		1,118.35	800.00	318.35	39.8 %
12 Contract Labor	133.75	575.00	-441.25	-76.7 %	1,400.00	6,900.00	-5,500.00	-79.7 %
13 Pest Control	110.00	0.00	110.00		1,860.00	1,200.00	660.00	55.0 %
15 Roofing	0.00	200.00	-200.00	-100.0 %	802.00	2,400.00	-1,598.00	-66.6 %
16 Parking Lot	0.00	0.00	0.00		4,478.00	400.00	4,078.00	1,019.5 %
17 Fence Repair/Replacement	0.00	100.00	-100.00	-100.0 %	502.50	1,200.00	-697.50	-58.1 %
5003 Total Repairs & Maintenance	265.63	1,125.00	-859.37	-76.4 %	13,191.55	15,900.00	-2,708.45	-17.0 %
5004 Landscaping								
6011 Contract Landscape	1,080.00	1,590.00	-510.00	-32.1 %	11,483.94	17,480.00	-5,996.06	-34.3 %
6012 In-House Landscape	0.00	90.00	-90.00	-100.0 %	941.25	1,080.00	-138.75	-12.8 %
6014 Tree Removal/Trimming	0.00	267.00	-267.00	-100.0 %	0.00	3,204.00	-3,204.00	-100.0 %
5004 Total Landscaping	1,080.00	1,947.00	-867.00	-44.5 %	12,425.19	21,764.00	-9,338.81	-42.9 %
5005 Insurance	1,933.08	1,901.00	32.08	1.7 %	23,070.28	24,411.00	-1,340.72	-5.5 %
5006 Legal, Professional Fees	0.00	75.00	-75.00	-100.0 %	4,252.24	900.00	3,352.24	372.5 %
5010 Taxes	0.00	0.00	0.00		139.15	0.00	139.15	
5020 Utilities								
5011 Electric	387.38	512.00	-124.62	-24.3 %	5,088.08	6,144.00	-1,055.92	-17.2 %
5015 Gas And Propane	0.00	91.00	-91.00	-100.0 %	0.00	1,092.00	-1,092.00	-100.0 %
5017 Water And Sewer Utility	79.54	0.00	79.54		1,027.01	0.00	1,027.01	

	Actual 12/01/18 - 12/31/18	Budget 12/18 - 12/18	\$ Change	% Change	Actual YTD 01/01/18 - 12/31/18	Budget YTD 01/18 - 12/18	\$ Change	% Change
5020 Total Utilities	466.92	603.00	-136.08	-22.6 %	6,115.09	7,236.00	-1,120.91	-15.5 %
5103 Other Expenses	0.00	0.00	0.00		477.98	0.00	477.98	
6003 Admin/Accounting								
5000 Postage	50.00	35.00	15.00	42.9 %	366.09	420.00	-53.91	-12.8 %
6006 Accounting Software	75.00	75.00	0.00	0.0 %	900.00	900.00	0.00	0.0 %
6008 Printing & Publication	10.00	0.00	10.00		61.63	0.00	61.63	
6003 Other Admin/Accounting	0.00	0.00	0.00		214.00	0.00	214.00	
6003 Total Admin/Accounting	135.00	110.00	25.00	22.7 %	1,541.72	1,320.00	221.72	16.8 %
6017 Bank Fees	0.00	3.00	-3.00	-100.0 %	0.00	36.00	-36.00	-100.0 %
6100 Management								
6002 Management Fees	724.00	675.00	49.00	7.3 %	9,127.60	8,100.00	1,027.60	12.7 %
6100 Total Management	724.00	675.00	49.00	7.3 %	9,127.60	8,100.00	1,027.60	12.7 %
TOTAL EXPENSE	4,604.63	6,439.00	-1,834.37	-28.5 %	70,340.80	79,667.00	-9,326.20	-11.7 %
OTHER INCOME								
8000 Unallocated Prepays	447.60	0.00	447.60		425.17	0.00	425.17	
TOTAL OTHER INCOME	447.60	0.00	447.60		425.17	0.00	425.17	
NOI	3,671.73	1,596.00	2,075.73	130.1 %	43,893.28	16,473.00	27,420.28	166.5 %
NON OPERATING EXPENSE								
5014 Capitol Expenses								
501406 Siding & Paint	73.75	0.00	73.75		53,019.17	0.00	53,019.17	
5014 Total Capitol Expenses	73.75	0.00	73.75		53,019.17	0.00	53,019.17	
6010 RESERVE TRANSFER								
6015 Reserve Out	0.00	950.00	-950.00	-100.0 %	0.00	11,400.00	-11,400.00	-100.0 %
6010 Total RESERVE TRANSFER	0.00	950.00	-950.00	-100.0 %	0.00	11,400.00	-11,400.00	-100.0 %
TOTAL NON OPERATING EXPENSE	73.75	950.00	-876.25	-92.2 %	53,019.17	11,400.00	41,619.17	365.1 %
NET INCOME	3,597.98	646.00	2,951.98	457.0 %	-9,125.89	5,073.00	-14,198.89	-279.9 %
NET INCOME SUMMARY								
Income	7,828.76	8,035.00	-206.24	-2.6 %	113,808.91	96,140.00	17,668.91	18.4 %
Expense	-4,604.63	-6,439.00	1,834.37	28.5 %	-70,340.80	-79,667.00	9,326.20	11.7 %
Other Income & Expense	447.60	0.00	447.60		425.17	0.00	425.17	
Non Operating Expense	-73.75	-950.00	876.25	92.2 %	-53,019.17	-11,400.00	-41,619.17	-365.1 %
NET INCOME	3,597.98	646.00	2,951.98	457.0 %	-9,125.89	5,073.00	-14,198.89	-279.9 %

Actual 12/01/18 - 12/31/18	Budget 12/18 - 12/18	\$ Change	% Change	Actual YTD 01/01/18 - 12/31/18	Budget YTD 01/18 - 12/18	\$ Change	% Change
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