

Budget Comparison

WIND TREE HOA

Comparison Periods: 09/01/18 - 09/30/18 and 01/01/18 - 09/30/18 (cash basis)

	Actual 09/01/18 - 09/30/18	Budget 09/18 - 09/18	\$ Change	% Change	Actual YTD 01/01/18 - 09/30/18	Budget YTD 01/18 - 09/18	\$ Change	% Change
INCOME								
4000 INCOME								
302 Membership Dues Income	7,095.00	6,970.00	125.00	1.8 %	69,042.86	62,730.00	6,312.86	10.1 %
309 Late Fee Income	38.88	25.00	13.88	55.5 %	988.23	225.00	763.23	339.2 %
310 Legal Fee Reimbursement	33.00	0.00	33.00		6,180.56	0.00	6,180.56	
314 Violation Fees	-25.00	0.00	-25.00		0.00	0.00	0.00	
319 Closing Letters	40.00	40.00	0.00	0.0 %	220.00	160.00	60.00	37.5 %
321 Special Assessment (2015)	2,550.00	1,000.00	1,550.00	155.0 %	11,070.96	9,000.00	2,070.96	23.0 %
4001 Bankruptcy Payouts	30.75	0.00	30.75		276.75	0.00	276.75	
4000 Total INCOME	9,762.63	8,035.00	1,727.63	21.5 %	87,779.36	72,115.00	15,664.36	21.7 %
306 Payment Plan	0.00	0.00	0.00		390.00	0.00	390.00	
4099 Other Income	0.00	0.00	0.00		129.50	0.00	129.50	
TOTAL INCOME	9,762.63	8,035.00	1,727.63	21.5 %	88,298.86	72,115.00	16,183.86	22.4 %
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	450.00	-295.00	-65.6 %
10 Materials & Supplies	0.00	200.00	-200.00	-100.0 %	2,497.78	1,800.00	697.78	38.8 %
11 Plumbing	0.00	0.00	0.00		1,063.35	600.00	463.35	77.2 %
12 Contract Labor	0.00	575.00	-575.00	-100.0 %	1,138.75	5,175.00	-4,036.25	-78.0 %
13 Pest Control	0.00	0.00	0.00		1,750.00	1,200.00	550.00	45.8 %
15 Roofing	0.00	200.00	-200.00	-100.0 %	498.00	1,800.00	-1,302.00	-72.3 %
16 Parking Lot	0.00	200.00	-200.00	-100.0 %	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	900.00	-397.50	-44.2 %
5003 Total Repairs & Maintenance	0.00	1,325.00	-1,325.00	-100.0 %	12,333.33	12,325.00	8.33	0.1 %
5004 Landscaping								
6011 Contract Landscape	1,060.00	1,590.00	-530.00	-33.3 %	8,323.94	12,710.00	-4,386.06	-34.5 %
6012 In-House Landscape	0.00	90.00	-90.00	-100.0 %	826.25	810.00	16.25	2.0 %
6014 Tree Removal/Trimming	0.00	267.00	-267.00	-100.0 %	0.00	2,403.00	-2,403.00	-100.0 %
5004 Total Landscaping	1,060.00	1,947.00	-887.00	-45.6 %	9,150.19	15,923.00	-6,772.81	-42.5 %
5005 Insurance	1,933.08	1,901.00	32.08	1.7 %	17,271.04	18,708.00	-1,436.96	-7.7 %
5006 Legal, Professional Fees	0.00	75.00	-75.00	-100.0 %	4,252.24	675.00	3,577.24	530.0 %
5020 Utilities								
5011 Electric	408.51	512.00	-103.49	-20.2 %	3,912.15	4,608.00	-695.85	-15.1 %
5015 Gas And Propane	0.00	91.00	-91.00	-100.0 %	0.00	819.00	-819.00	-100.0 %
5017 Water And Sewer Utility	78.90	0.00	78.90		789.67	0.00	789.67	
5020 Total Utilities	487.41	603.00	-115.59	-19.2 %	4,701.82	5,427.00	-725.18	-13.4 %

	Actual 09/01/18 - 09/30/18	Budget 09/18 - 09/18	\$ Change	% Change	Actual YTD 01/01/18 - 09/30/18	Budget YTD 01/18 - 09/18	\$ Change	% Change
5103 Other Expenses	65.00	0.00	65.00		205.85	0.00	205.85	
6003 Admin/Accounting								
5000 Postage	0.00	35.00	-35.00	-100.0 %	199.00	315.00	-116.00	-36.8 %
6006 Accounting Software	75.00	75.00	0.00	0.0 %	675.00	675.00	0.00	0.0 %
6008 Printing & Publication	0.00	0.00	0.00		51.63	0.00	51.63	
6003 Other Admin/Accounting	0.00	0.00	0.00		54.00	0.00	54.00	
6003 Total Admin/Accounting	75.00	110.00	-35.00	-31.8 %	979.63	990.00	-10.37	-1.0 %
6017 Bank Fees	0.00	3.00	-3.00	-100.0 %	0.00	27.00	-27.00	-100.0 %
6100 Management								
6002 Management Fees	630.26	675.00	-44.74	-6.6 %	6,932.09	6,075.00	857.09	14.1 %
6100 Total Management	630.26	675.00	-44.74	-6.6 %	6,932.09	6,075.00	857.09	14.1 %
TOTAL EXPENSE	4,250.75	6,639.00	-2,388.25	-36.0 %	55,826.19	60,150.00	-4,323.81	-7.2 %
OTHER INCOME								
8000 Unallocated Prepays	-285.00	0.00	-285.00		692.57	0.00	692.57	
TOTAL OTHER INCOME	-285.00	0.00	-285.00		692.57	0.00	692.57	
NOI	5,226.88	1,396.00	3,830.88	274.4 %	33,165.24	11,965.00	21,200.24	177.2 %
NON OPERATING EXPENSE								
5014 Capitol Expenses								
501406 Siding & Paint	25,270.00	0.00	25,270.00		50,945.42	0.00	50,945.42	
5014 Total Capitol Expenses	25,270.00	0.00	25,270.00		50,945.42	0.00	50,945.42	
6010 RESERVE TRANSFER								
6015 Reserve Out	0.00	950.00	-950.00	-100.0 %	0.00	8,550.00	-8,550.00	-100.0 %
6010 Total RESERVE TRANSFER	0.00	950.00	-950.00	-100.0 %	0.00	8,550.00	-8,550.00	-100.0 %
TOTAL NON OPERATING EXPENSE	25,270.00	950.00	24,320.00	2,560.0 %	50,945.42	8,550.00	42,395.42	495.9 %
NET INCOME	-20,043.12	446.00	-20,489.12	-4,594.0 %	-17,780.18	3,415.00	-21,195.18	-620.6 %
NET INCOME SUMMARY								
Income	9,762.63	8,035.00	1,727.63	21.5 %	88,298.86	72,115.00	16,183.86	22.4 %
Expense	-4,250.75	-6,639.00	2,388.25	36.0 %	-55,826.19	-60,150.00	4,323.81	7.2 %
Other Income & Expense	-285.00	0.00	-285.00		692.57	0.00	692.57	
Non Operating Expense	-25,270.00	-950.00	-24,320.00	-2,560.0 %	-50,945.42	-8,550.00	-42,395.42	-495.9 %
NET INCOME	-20,043.12	446.00	-20,489.12	-4,594.0 %	-17,780.18	3,415.00	-21,195.18	-620.6 %