

Budget Comparison

THE MEADOW 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								
10000 INCOME	0.00	0.00	0.00		23,281.57	0.00	23,281.57	
10002 Homeowner Association Dues	14,611.52	14,740.00	-128.48	-0.9 %	165,352.44	162,140.00	3,212.44	2.0 %
10003 Insurance	6,451.68	5,750.00	701.68	12.2 %	70,596.57	63,250.00	7,346.57	11.6 %
10004 Late Fee Income	101.53	75.00	26.53	35.4 %	2,517.36	825.00	1,692.36	205.1 %
10005 Gate Key	6.00	0.00	6.00		74.00	0.00	74.00	
10007 Interest Income	56.92	5.00	51.92	1,038.4 %	4,170.47	55.00	4,115.47	7,482.7 %
10008 General Reimbursement	0.00	0.00	0.00		750.00	0.00	750.00	
10013 Violation Fines	50.00	50.00	0.00	0.0 %	400.00	550.00	-150.00	-27.3 %
10010 Closing Letters	100.00	40.00	60.00	150.0 %	790.00	560.00	230.00	41.1 %
10020 Other Income	30.00	0.00	30.00		261.00	0.00	261.00	
10001 Beginning Balance	680.00	0.00	680.00		16,302.86	0.00	16,302.86	
4000 Interest Income	0.00	0.00	0.00		0.00	5.93	-5.93	-100.0 %
10011 Legal Fee Reimbursement	0.00	0.00	0.00		4,021.72	0.00	4,021.72	
TOTAL INCOME	22,087.65	20,660.00	1,427.65	6.9 %	288,517.99	227,385.93	61,132.06	26.9 %
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	92.26	500.00	-407.74	-81.5 %	2,264.37	5,500.00	-3,235.63	-58.8 %
302 Plumbing	0.00	0.00	0.00		123.00	0.00	123.00	
301 Contract Labor	1,067.50	1,000.00	67.50	6.8 %	4,644.50	11,000.00	-6,355.50	-57.8 %
310 Pest Control	0.00	0.00	0.00		1,500.00	1,500.00	0.00	0.0 %
311 Roofing	0.00	0.00	0.00		3,540.51	13,700.00	-10,159.49	-74.2 %
312 Parking Lot	0.00	0.00	0.00		5,350.00	1,500.00	3,850.00	256.7 %
313 Fence Repair/Replacement	612.36	250.00	362.36	144.9 %	3,255.48	2,750.00	505.48	18.4 %
315 Mailboxes and Locks	0.00	60.00	-60.00	-100.0 %	312.01	660.00	-347.99	-52.7 %
316 Gutter Repairs/Replacements	0.00	0.00	0.00		0.00	2,250.00	-2,250.00	-100.0 %
10300 Total Repairs & Maintenance	1,772.12	1,810.00	-37.88	-2.1 %	21,364.87	39,813.01	-18,448.14	-46.3 %
10400 Swimming Pool								
401 Swimming Pool Labor	0.00	0.00	0.00		5,735.18	8,050.00	-2,314.82	-28.8 %
402 Swimming Pool Materials	0.00	0.00	0.00		1,958.26	2,500.00	-541.74	-21.7 %
403 Licensing/Permits	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
404 Swimming Pool Equipment	0.00	0.00	0.00		647.69	3,287.33	-2,639.64	-80.3 %
10400 Other Swimming Pool	0.00	0.00	0.00		0.00	1,523.00	-1,523.00	-100.0 %
10400 Total Swimming Pool	0.00	0.00	0.00		8,341.13	15,460.33	-7,119.20	-46.0 %

	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
10500 Grounds								
501 Contract Landscape	2,500.00	2,500.00	0.00	0.0 %	27,500.00	27,500.00	0.00	0.0 %
502 In-House Landscape	372.50	400.00	-27.50	-6.9 %	9,171.64	4,400.00	4,771.64	108.4 %
504 Other Contract Landscape	0.00	0.00	0.00		0.00	200.00	-200.00	-100.0 %
10500 Other Grounds	0.00	0.00	0.00		24.90	0.00	24.90	
10500 Total Grounds	2,872.50	2,900.00	-27.50	-0.9 %	36,696.54	32,100.00	4,596.54	14.3 %
10600 Legal, Professional Fees								
602 Attorney Fees	0.00	500.00	-500.00	-100.0 %	8,481.35	5,500.00	2,981.35	54.2 %
603 Lien Filing Fees	0.00	26.00	-26.00	-100.0 %	26.00	286.00	-260.00	-90.9 %
604 Accounting	0.00	0.00	0.00		16.00	0.00	16.00	
10600 Other Legal, Professional Fees	413.00	0.00	413.00		400.00	0.00	400.00	
10600 Total Legal, Professional Fees	413.00	526.00	-113.00	-21.5 %	8,923.35	5,786.00	3,137.35	54.2 %
11000 Capitol Expenses								
1101 HVAC	0.00	0.00	0.00		2,549.65	0.00	2,549.65	
1105 Rebuild Construction	0.00	0.00	0.00		0.00	70,000.00	-70,000.00	-100.0 %
1106 Windows & Siding	251.57	0.00	251.57		1,109.54	140.17	969.37	691.6 %
1108 Roof	0.00	0.00	0.00		50,560.25	0.00	50,560.25	
1111 Fence / Gate	0.00	0.00	0.00		19,444.17	14,000.00	5,444.17	38.9 %
11000 Other Capitol Expenses	0.00	0.00	0.00		6,725.00	0.00	6,725.00	
11000 Total Capitol Expenses	251.57	0.00	251.57		80,388.61	84,140.17	-3,751.56	-4.5 %
10700 Utilities								
701 Electric	0.00	425.00	-425.00	-100.0 %	4,835.87	5,425.00	-589.13	-10.9 %
702 Telephone/Internet	285.67	225.00	60.67	27.0 %	2,753.31	2,475.00	278.31	11.2 %
703 Gas And Propane	36.37	0.00	36.37		55.83	0.00	55.83	
704 Water And Sewer Utility	0.00	60.00	-60.00	-100.0 %	1,578.03	1,090.00	488.03	44.8 %
706 Trash Removal	0.00	0.00	0.00		419.38	0.00	419.38	
10700 Total Utilities	322.04	710.00	-387.96	-54.6 %	9,642.42	8,990.00	652.42	7.3 %
10200 Management								
201 Management Fees	1,578.09	1,900.00	-321.91	-16.9 %	18,645.83	20,900.00	-2,254.17	-10.8 %
203 Property Inspection	0.00	0.00	0.00		0.00	1,000.00	-1,000.00	-100.0 %
10200 Total Management	1,578.09	1,900.00	-321.91	-16.9 %	18,645.83	21,900.00	-3,254.17	-14.9 %
5100 Other Expense	0.00	0.00	0.00		106.00	0.00	106.00	
10800 Administrative								
801 PayLease Charge	0.00	110.00	-110.00	-100.0 %	0.00	1,210.00	-1,210.00	-100.0 %
802 Social Expenditure	0.00	0.00	0.00		0.00	400.00	-400.00	-100.0 %
803 Postage	0.00	100.00	-100.00	-100.0 %	697.35	1,100.00	-402.65	-36.6 %
805 Copies / Publications	0.00	300.00	-300.00	-100.0 %	134.72	600.00	-465.28	-77.5 %
806 Office Supplise	35.73	0.00	35.73		197.44	0.00	197.44	
10800 Other Administrative	115.50	0.00	115.50		332.50	0.00	332.50	
10800 Total Administrative	151.23	510.00	-358.77	-70.3 %	1,362.01	3,310.00	-1,947.99	-58.9 %
10900 Taxes / Insurance								

	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
902 Insurance	5,858.50	5,750.00	108.50	1.9 %	64,443.50	63,250.00	1,193.50	1.9 %
10900 Total Taxes / Insurance	5,858.50	5,750.00	108.50	1.9 %	64,443.50	63,250.00	1,193.50	1.9 %
6001 Printing & Publication	0.00	0.00	0.00		364.12	0.00	364.12	
TOTAL EXPENSE	13,219.05	14,106.00	-886.95	-6.3 %	250,278.38	274,749.51	-24,471.13	-8.9 %
OTHER INCOME								
10100 Unallocated Prepays	-767.00	0.00	-767.00		-25.79	0.00	-25.79	
TOTAL OTHER INCOME	-767.00	0.00	-767.00		-25.79	0.00	-25.79	
OTHER EXPENSE								
9000 Reserve Transfer	0.00	0.00	0.00		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	0.00	0.00		22,265.30	-45,000.00	67,265.30	149.5 %
NET INCOME	8,101.60	6,554.00	1,547.60	23.6 %	15,948.52	-2,363.58	18,312.10	774.8 %
NET INCOME SUMMARY								
Income	22,087.65	20,660.00	1,427.65	6.9 %	288,517.99	227,385.93	61,132.06	26.9 %
Expense	-13,219.05	-14,106.00	886.95	6.3 %	-250,278.38	-274,749.51	24,471.13	8.9 %
Other Income & Expense	-767.00	0.00	-767.00		-22,291.09	45,000.00	-67,291.09	-149.5 %
NET INCOME	8,101.60	6,554.00	1,547.60	23.6 %	15,948.52	-2,363.58	18,312.10	774.8 %