

Budget Comparison

Quail Springs Phase 1 HOA

Comparison Periods: 04/01/18 - 04/30/18 and 01/01/18 - 04/30/18 (cash basis)

	Actual 04/01/18 - 04/30/18	Budget 04/18 - 04/18	\$ Change	% Change	Actual YTD 01/01/18 - 04/30/18	Budget YTD 01/18 - 04/18	\$ Change	% Change
INCOME								
302 Membership Dues Income	38,513.62	40,827.00	-2,313.38	-5.7 %	163,314.58	163,308.00	6.58	0.0 %
307 Interest Income	1.87	3.00	-1.13	-37.7 %	7.20	12.00	-4.80	-40.0 %
309 Late Fee Income	14.70	140.00	-125.30	-89.5 %	1,124.89	560.00	564.89	100.9 %
310 Legal Fees	0.00	0.00	0.00		143.02	0.00	143.02	
317 Other Income								
1065 General Reimbursement	0.00	0.00	0.00		64.88	0.00	64.88	
317 Other Other Income	52.13	0.00	52.13		680.19	0.00	680.19	
317 Total Other Income	52.13	0.00	52.13		745.07	0.00	745.07	
319 Closing Letters	90.00	40.00	50.00	125.0 %	340.00	240.00	100.00	41.7 %
321 Special Assessment	0.00	4,644.00	-4,644.00	-100.0 %	833.59	18,576.00	-17,742.41	-95.5 %
TOTAL INCOME	38,672.32	45,654.00	-6,981.68	-15.3 %	166,508.35	182,696.00	-16,187.65	-8.9 %
EXPENSE								
600 Management								
6002 Management Fees	2,444.84	2,741.00	-296.16	-10.8 %	9,974.77	10,964.00	-989.23	-9.0 %
6004 In-House Administrion	1,603.50	1,800.00	-196.50	-10.9 %	6,535.50	7,200.00	-664.50	-9.2 %
600 Total Management	4,048.34	4,541.00	-492.66	-10.8 %	16,510.27	18,164.00	-1,653.73	-9.1 %
604 Utilities								
6041 Internet	0.00	50.00	-50.00	-100.0 %	179.53	200.00	-20.47	-10.2 %
6042 Electric	1,009.48	1,020.00	-10.52	-1.0 %	4,392.87	4,080.00	312.87	7.7 %
6043 Telephone	108.54	81.00	27.54	34.0 %	108.54	324.00	-215.46	-66.5 %
6045 Water And Sewer Utility	7,439.43	6,960.00	479.43	6.9 %	32,316.11	27,840.00	4,476.11	16.1 %
6046 Trash Removal	0.00	0.00	0.00		0.00	800.00	-800.00	-100.0 %
6047 Fire Supression System	79.90	80.00	-0.10	-0.1 %	1,867.60	320.00	1,547.60	483.6 %
604 Total Utilities	8,637.35	8,191.00	446.35	5.4 %	38,864.65	33,564.00	5,300.65	15.8 %
607 Repairs & Maintenance								
15 Roofing	0.00	250.00	-250.00	-100.0 %	0.00	750.00	-750.00	-100.0 %
16 Carports & Balconies	31.25	0.00	31.25		508.28	1,800.00	-1,291.72	-71.8 %
612 Exterior Paint / Siding	0.00	0.00	0.00		119.81	0.00	119.81	
613 Electrical	232.50	425.00	-192.50	-45.3 %	727.75	1,700.00	-972.25	-57.2 %
614 Flooring	135.00	342.00	-207.00	-60.5 %	135.00	1,368.00	-1,233.00	-90.1 %
617 Materials & Supplies	761.35	250.00	511.35	204.5 %	1,834.78	1,000.00	834.78	83.5 %
618 Plumbing	850.00	1,055.00	-205.00	-19.4 %	2,069.10	4,220.00	-2,150.90	-51.0 %
619 Contract Labor	1,525.00	750.00	775.00	103.3 %	4,480.73	3,000.00	1,480.73	49.4 %
620 Pest Control	0.00	0.00	0.00		2,455.00	0.00	2,455.00	
621 Fence & Gate Repair	1,216.01	425.00	791.01	186.1 %	2,498.37	1,700.00	798.37	47.0 %
623 Tools & Equipment	0.00	0.00	0.00		45.03	1,632.11	-1,587.08	-97.2 %

	Actual 04/01/18 - 04/30/18	Budget 04/18 - 04/18	\$ Change	% Change	Actual YTD 01/01/18 - 04/30/18	Budget YTD 01/18 - 04/18	\$ Change	% Change
624 Structural/Foundation	0.00	0.00	0.00		0.00	12,500.00	-12,500.00	-100.0 %
607 Total Repairs & Maintenance	4,751.11	3,497.00	1,254.11	35.9 %	14,873.85	29,670.11	-14,796.26	-49.9 %
670 Taxes/Insurance								
675 Insurance	42,240.26	33,645.47	8,594.79	25.5 %	54,641.72	58,645.47	-4,003.75	-6.8 %
670 Total Taxes/Insurance	42,240.26	33,645.47	8,594.79	25.5 %	54,641.72	58,645.47	-4,003.75	-6.8 %
671 Legal, Professional Fees								
6710 Legal/Attorney	283.24	367.00	-83.76	-22.8 %	1,075.56	1,468.00	-392.44	-26.7 %
6711 Accounting/Accountant	0.00	200.00	-200.00	-100.0 %	0.00	200.00	-200.00	-100.0 %
6712 Lien Filing Fees	0.00	26.00	-26.00	-100.0 %	26.00	104.00	-78.00	-75.0 %
671 Total Legal, Professional Fees	283.24	593.00	-309.76	-52.2 %	1,101.56	1,772.00	-670.44	-37.8 %
676 Accounting Software								
6761 Software Rental	0.00	110.00	-110.00	-100.0 %	0.00	440.00	-440.00	-100.0 %
6762 Website	0.00	0.00	0.00		0.00	20.00	-20.00	-100.0 %
676 Other Accounting Software	110.00	0.00	110.00		440.00	0.00	440.00	
676 Total Accounting Software	110.00	110.00	0.00	0.0 %	440.00	460.00	-20.00	-4.3 %
700 Office / Administrative								
678 Bank Charges/Fees	0.00	5.00	-5.00	-100.0 %	0.00	20.00	-20.00	-100.0 %
7000 Postage	0.00	30.00	-30.00	-100.0 %	9.00	120.00	-111.00	-92.5 %
7003 Office Supplies	96.26	45.00	51.26	113.9 %	141.61	180.00	-38.39	-21.3 %
700 Total Office / Administrative	96.26	80.00	16.26	20.3 %	150.61	320.00	-169.39	-52.9 %
5014 CAPITAL IMPROVEMENTS								
501406 Windows, Siding or Painting	6,410.44	0.00	6,410.44		26,998.99	0.00	26,998.99	
501407 Electrical (capital)	0.00	0.00	0.00		521.27	0.00	521.27	
501410 Fencing	0.00	4,644.00	-4,644.00	-100.0 %	0.00	9,288.00	-9,288.00	-100.0 %
5014 Total CAPITAL IMPROVEMENTS	6,410.44	4,644.00	1,766.44	38.0 %	27,520.26	9,288.00	18,232.26	196.3 %
5102 Reserve Transfer	0.00	8,000.00	-8,000.00	-100.0 %	0.00	32,000.00	-32,000.00	-100.0 %
TOTAL EXPENSE	66,577.00	63,301.47	3,275.53	5.2 %	154,102.92	183,883.58	-29,780.66	-16.2 %
OTHER INCOME								
800 Unallocated Prepays	-788.81	0.00	-788.81		4,084.48	0.00	4,084.48	
TOTAL OTHER INCOME	-788.81	0.00	-788.81		4,084.48	0.00	4,084.48	
NET INCOME	-28,693.49	-17,647.47	-11,046.02	-62.6 %	16,489.91	-1,187.58	17,677.49	1,488.5 %

	Actual 04/01/18 - 04/30/18	Budget 04/18 - 04/18	\$ Change	% Change	Actual YTD 01/01/18 - 04/30/18	Budget YTD 01/18 - 04/18	\$ Change	% Change
NET INCOME SUMMARY								
Income	38,672.32	45,654.00	-6,981.68	-15.3 %	166,508.35	182,696.00	-16,187.65	-8.9 %
Expense	-66,577.00	-63,301.47	-3,275.53	5.2 %	-154,102.92	-183,883.58	29,780.66	16.2 %
Other Income & Expense	-788.81	0.00	-788.81		4,084.48	0.00	4,084.48	
NET INCOME	-28,693.49	-17,647.47	-11,046.02	-62.6 %	16,489.91	-1,187.58	17,677.49	1,488.5 %