

# Budget Comparison

THE MEADOW HOA

Comparison Periods: 08/01/18 - 08/31/18 and 01/01/18 - 08/31/18 (cash basis)

	Actual 08/01/18 - 08/31/18	Budget 08/18 - 08/18	\$ Change	% Change	Actual YTD 01/01/18 - 08/31/18	Budget YTD 01/18 - 08/18	\$ Change	% Change
<b>INCOME</b>								
10000 INCOME	-3.53	0.00	-3.53		22,161.77	0.00	22,161.77	
10002 Homeowner Association Dues	15,604.33	14,740.00	864.33	5.9 %	121,141.78	117,920.00	3,221.78	2.7 %
10003 Insurance	6,612.07	5,750.00	862.07	15.0 %	51,537.55	46,000.00	5,537.55	12.0 %
10004 Late Fee Income	33.41	75.00	-41.59	-55.5 %	1,739.36	600.00	1,139.36	189.9 %
10005 Gate Key	16.00	0.00	16.00		68.00	0.00	68.00	
10007 Interest Income	6.78	5.00	1.78	35.6 %	4,078.70	40.00	4,038.70	10,096.8 %
10013 Violation Fines	0.00	50.00	-50.00	-100.0 %	325.00	400.00	-75.00	-18.8 %
10010 Closing Letters	50.00	80.00	-30.00	-37.5 %	640.00	440.00	200.00	45.5 %
10020 Other Income	0.00	0.00	0.00		166.00	0.00	166.00	
10001 Beginning Balance	426.00	0.00	426.00		14,423.86	0.00	14,423.86	
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		3,787.56	0.00	3,787.56	
<b>TOTAL INCOME</b>	<b>22,745.06</b>	<b>20,700.00</b>	<b>2,045.06</b>	<b>9.9 %</b>	<b>220,069.58</b>	<b>165,405.93</b>	<b>54,663.65</b>	<b>33.0 %</b>
<b>EXPENSE</b>								
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	445.16	500.00	-54.84	-11.0 %	1,771.50	4,000.00	-2,228.50	-55.7 %
302 Plumbing	0.00	0.00	0.00		123.00	0.00	123.00	
301 Contract Labor	145.00	1,000.00	-855.00	-85.5 %	3,154.50	8,000.00	-4,845.50	-60.6 %
310 Pest Control	0.00	0.00	0.00		1,500.00	1,500.00	0.00	0.0 %
311 Roofing	205.00	500.00	-295.00	-59.0 %	2,735.00	13,200.00	-10,465.00	-79.3 %
312 Parking Lot	0.00	0.00	0.00		0.00	1,000.00	-1,000.00	-100.0 %
313 Fence Repair/Replacement	0.00	250.00	-250.00	-100.0 %	2,140.62	2,000.00	140.62	7.0 %
315 Mailboxes and Locks	28.89	60.00	-31.11	-51.8 %	312.01	480.00	-167.99	-35.0 %
316 Gutter Repairs/Replacements	0.00	0.00	0.00		0.00	1,500.00	-1,500.00	-100.0 %
10300 Total Repairs & Maintenance	824.05	2,310.00	-1,485.95	-64.3 %	12,111.63	32,633.01	-20,521.38	-62.9 %
10400 Swimming Pool								
401 Swimming Pool Labor	1,323.75	1,550.00	-226.25	-14.6 %	4,590.16	6,500.00	-1,909.84	-29.4 %
402 Swimming Pool Materials	173.74	500.00	-326.26	-65.3 %	1,865.87	2,000.00	-134.13	-6.7 %
403 Licensing/Permits	0.00	50.00	-50.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
404 Swimming Pool Equipment	647.69	0.00	647.69		647.69	2,012.35	-1,364.66	-67.8 %
10400 Other Swimming Pool	0.00	692.75	-692.75	-100.0 %	0.00	1,069.25	-1,069.25	-100.0 %
10400 Total Swimming Pool	2,145.18	2,792.75	-647.57	-23.2 %	7,103.72	11,681.60	-4,577.88	-39.2 %
10500 Grounds								

	Actual 08/01/18 - 08/31/18	Budget 08/18 - 08/18	\$ Change	% Change	Actual YTD 01/01/18 - 08/31/18	Budget YTD 01/18 - 08/18	\$ Change	% Change
501 Contract Landscape	2,500.00	2,500.00	0.00	0.0 %	20,000.00	20,000.00	0.00	0.0 %
502 In-House Landscape	3,955.39	400.00	3,555.39	888.8 %	6,557.89	3,200.00	3,357.89	104.9 %
504 Other Contract Landscape	0.00	0.00	0.00		0.00	200.00	-200.00	-100.0 %
10500 Other Grounds	5.40	0.00	5.40		5.40	0.00	5.40	
10500 Total Grounds	6,460.79	2,900.00	3,560.79	122.8 %	26,563.29	23,400.00	3,163.29	13.5 %
10600 Legal, Professional Fees								
602 Attorney Fees	440.00	500.00	-60.00	-12.0 %	7,561.61	4,000.00	3,561.61	89.0 %
603 Lien Filing Fees	0.00	26.00	-26.00	-100.0 %	0.00	208.00	-208.00	-100.0 %
10600 Other Legal, Professional Fees	-13.00	0.00	-13.00		579.96	0.00	579.96	
10600 Total Legal, Professional Fees	427.00	526.00	-99.00	-18.8 %	8,141.57	4,208.00	3,933.57	93.5 %
11000 Capitol Expenses								
1101 HVAC	0.00	0.00	0.00		139.90	0.00	139.90	
1105 Rebuild Construction	0.00	0.00	0.00		0.00	70,000.00	-70,000.00	-100.0 %
1106 Windows & Siding	271.72	0.00	271.72		271.72	140.17	131.55	93.9 %
1108 Roof	7,030.51	0.00	7,030.51		17,230.51	0.00	17,230.51	
1111 Fence / Gate	0.00	1,000.00	-1,000.00	-100.0 %	14,604.00	12,500.00	2,104.00	16.8 %
11000 Total Capitol Expenses	7,302.23	1,000.00	6,302.23	630.2 %	32,246.13	82,640.17	-50,394.04	-61.0 %
10700 Utilities								
701 Electric	716.30	650.00	66.30	10.2 %	3,758.43	3,850.00	-91.57	-2.4 %
702 Telephone/Internet	267.20	225.00	42.20	18.8 %	1,932.11	1,800.00	132.11	7.3 %
703 Gas And Propane	-204.03	0.00	-204.03		-24.25	0.00	-24.25	
704 Water And Sewer Utility	124.17	150.00	-25.83	-17.2 %	1,146.57	790.00	356.57	45.1 %
706 Trash Removal	0.00	0.00	0.00		419.38	0.00	419.38	
10700 Total Utilities	903.64	1,025.00	-121.36	-11.8 %	7,232.24	6,440.00	792.24	12.3 %
10200 Management								
201 Management Fees	1,550.38	1,900.00	-349.62	-18.4 %	13,808.47	15,200.00	-1,391.53	-9.2 %
203 Property Inspection	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
10200 Total Management	1,550.38	1,900.00	-349.62	-18.4 %	13,808.47	15,700.00	-1,891.53	-12.0 %
5100 Other Expense	100.00	0.00	100.00		570.58	0.00	570.58	
10800 Administrative								
801 PayLease Charge	0.00	110.00	-110.00	-100.0 %	0.00	880.00	-880.00	-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	800.00	-458.45	-57.3 %
805 Copies / Publications	0.00	0.00	0.00		134.72	300.00	-165.28	-55.1 %
806 Office Supplise	24.98	0.00	24.98		161.71	0.00	161.71	
10800 Other Administrative	27.00	0.00	27.00		67.00	0.00	67.00	
10800 Total Administrative	51.98	210.00	-158.02	-75.2 %	704.98	2,180.00	-1,475.02	-67.7 %
10900 Taxes / Insurance								
902 Insurance	5,858.50	5,750.00	108.50	1.9 %	46,868.00	46,000.00	868.00	1.9 %
10900 Total Taxes / Insurance	5,858.50	5,750.00	108.50	1.9 %	46,868.00	46,000.00	868.00	1.9 %

	<b>Actual</b> <b>08/01/18 - 08/31/18</b>	<b>Budget</b> <b>08/18 - 08/18</b>	<b>\$ Change</b>	<b>% Change</b>	<b>Actual YTD</b> <b>01/01/18 - 08/31/18</b>	<b>Budget YTD</b> <b>01/18 - 08/18</b>	<b>\$ Change</b>	<b>% Change</b>
<b>TOTAL EXPENSE</b>	<b>25,623.75</b>	<b>18,413.75</b>	<b>7,210.00</b>	<b>39.2 %</b>	<b>155,350.61</b>	<b>224,882.78</b>	<b>-69,532.17</b>	<b>-30.9 %</b>
<b>OTHER INCOME</b>								
10100 Unallocated Prepays	-1,044.50	0.00	-1,044.50		894.70	0.00	894.70	
<b>TOTAL OTHER INCOME</b>	<b>-1,044.50</b>	<b>0.00</b>	<b>-1,044.50</b>		<b>894.70</b>	<b>0.00</b>	<b>894.70</b>	
<b>OTHER EXPENSE</b>								
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	
<b>TOTAL OTHER EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>22,265.30</b>	<b>-45,000.00</b>	<b>67,265.30</b>	<b>149.5 %</b>
<b>NET INCOME</b>	<b>-3,923.19</b>	<b>2,286.25</b>	<b>-6,209.44</b>	<b>-271.6 %</b>	<b>43,348.37</b>	<b>-14,476.85</b>	<b>57,825.22</b>	<b>399.4 %</b>
<b>NET INCOME SUMMARY</b>								
Income	22,745.06	20,700.00	2,045.06	9.9 %	220,069.58	165,405.93	54,663.65	33.0 %
Expense	-25,623.75	-18,413.75	-7,210.00	39.2 %	-155,350.61	-224,882.78	69,532.17	30.9 %
Other Income & Expense	-1,044.50	0.00	-1,044.50		-21,370.60	45,000.00	-66,370.60	-147.5 %
<b>NET INCOME</b>	<b>-3,923.19</b>	<b>2,286.25</b>	<b>-6,209.44</b>	<b>-271.6 %</b>	<b>43,348.37</b>	<b>-14,476.85</b>	<b>57,825.22</b>	<b>399.4 %</b>