

Budget Comparison

WIND TREE 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								
4000 INCOME								
302 Membership Dues Income	6,973.74	6,970.00	3.74	0.1 %	82,912.72	76,670.00	6,242.72	8.1 %
309 Late Fee Income	24.76	25.00	-0.24	-1.0 %	1,043.12	275.00	768.12	279.3 %
310 Legal Fee Reimbursement	0.00	0.00	0.00		6,180.56	0.00	6,180.56	
319 Closing Letters	140.00	0.00	140.00		360.00	160.00	200.00	125.0 %
321 Special Assessment (2015)	1,850.04	1,000.00	850.04	85.0 %	14,626.00	11,000.00	3,626.00	33.0 %
4001 Bankruptcy Payouts	61.50	0.00	61.50		338.25	0.00	338.25	
4000 Total INCOME	9,050.04	7,995.00	1,055.04	13.2 %	105,460.65	88,105.00	17,355.65	19.7 %
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	9,050.04	7,995.00	1,055.04	13.2 %	105,980.15	88,105.00	17,875.15	20.3 %
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	550.00	-395.00	-71.8 %
10 Materials & Supplies	94.16	200.00	-105.84	-52.9 %	2,603.87	2,200.00	403.87	18.4 %
11 Plumbing	55.00	200.00	-145.00	-72.5 %	1,118.35	800.00	318.35	39.8 %
12 Contract Labor	67.50	575.00	-507.50	-88.3 %	1,266.25	6,325.00	-5,058.75	-80.0 %
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 %	802.00	2,200.00	-1,398.00	-63.5 %
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	1,100.00	-597.50	-54.3 %
5003 Total Repairs & Maintenance	216.66	1,325.00	-1,108.34	-83.6 %	12,925.92	14,775.00	-1,849.08	-12.5 %
5004 Landscaping								
6011 Contract Landscape	1,040.00	1,590.00	-550.00	-34.6 %	10,403.94	15,890.00	-5,486.06	-34.5 %
6012 In-House Landscape	0.00	90.00	-90.00	-100.0 %	941.25	990.00	-48.75	-4.9 %
6014 Tree Removal/Trimming	0.00	267.00	-267.00	-100.0 %	0.00	2,937.00	-2,937.00	-100.0 %
5004 Total Landscaping	1,040.00	1,947.00	-907.00	-46.6 %	11,345.19	19,817.00	-8,471.81	-42.8 %
5005 Insurance								
5006 Legal, Professional Fees	1,933.08	1,901.00	32.08	1.7 %	21,137.20	22,510.00	-1,372.80	-6.1 %
5010 Taxes	0.00	75.00	-75.00	-100.0 %	4,252.24	825.00	3,427.24	415.4 %
5010 Taxes	139.15	0.00	139.15		139.15	0.00	139.15	
5020 Utilities								
5011 Electric	393.13	512.00	-118.87	-23.2 %	4,700.70	5,632.00	-931.30	-16.5 %
5015 Gas And Propane	0.00	91.00	-91.00	-100.0 %	0.00	1,001.00	-1,001.00	-100.0 %
5017 Water And Sewer Utility	78.90	0.00	78.90		947.47	0.00	947.47	
5020 Total Utilities	472.03	603.00	-130.97	-21.7 %	5,648.17	6,633.00	-984.83	-14.8 %

	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
5103 Other Expenses	0.00	0.00	0.00		477.98	0.00	477.98	
6003 Admin/Accounting								
5000 Postage	0.00	35.00	-35.00	-100.0 %	316.09	385.00	-68.91	-17.9 %
6006 Accounting Software	75.00	75.00	0.00	0.0 %	825.00	825.00	0.00	0.0 %
6008 Printing & Publication	0.00	0.00	0.00		51.63	0.00	51.63	
6003 Other Admin/Accounting	10.00	0.00	10.00		214.00	0.00	214.00	
6003 Total Admin/Accounting	85.00	110.00	-25.00	-22.7 %	1,406.72	1,210.00	196.72	16.3 %
6017 Bank Fees	0.00	3.00	-3.00	-100.0 %	0.00	33.00	-33.00	-100.0 %
6100 Management								
6002 Management Fees	690.50	675.00	15.50	2.3 %	8,403.60	7,425.00	978.60	13.2 %
6100 Total Management	690.50	675.00	15.50	2.3 %	8,403.60	7,425.00	978.60	13.2 %
TOTAL EXPENSE	4,576.42	6,639.00	-2,062.58	-31.1 %	65,736.17	73,228.00	-7,491.83	-10.2 %
OTHER INCOME								
8000 Unallocated Prepays	230.00	0.00	230.00		-22.43	0.00	-22.43	
TOTAL OTHER INCOME	230.00	0.00	230.00		-22.43	0.00	-22.43	
NOI	4,703.62	1,356.00	3,347.62	246.9 %	40,221.55	14,877.00	25,344.55	170.4 %
NON OPERATING EXPENSE								
5014 Capitol Expenses								
501406 Siding & Paint	2,000.00	0.00	2,000.00		52,945.42	0.00	52,945.42	
5014 Total Capitol Expenses	2,000.00	0.00	2,000.00		52,945.42	0.00	52,945.42	
6010 RESERVE TRANSFER								
6015 Reserve Out	0.00	950.00	-950.00	-100.0 %	0.00	10,450.00	-10,450.00	-100.0 %
6010 Total RESERVE TRANSFER	0.00	950.00	-950.00	-100.0 %	0.00	10,450.00	-10,450.00	-100.0 %
TOTAL NON OPERATING EXPENSE	2,000.00	950.00	1,050.00	110.5 %	52,945.42	10,450.00	42,495.42	406.7 %
NET INCOME	2,703.62	406.00	2,297.62	565.9 %	-12,723.87	4,427.00	-17,150.87	-387.4 %
NET INCOME SUMMARY								
Income	9,050.04	7,995.00	1,055.04	13.2 %	105,980.15	88,105.00	17,875.15	20.3 %
Expense	-4,576.42	-6,639.00	2,062.58	31.1 %	-65,736.17	-73,228.00	7,491.83	10.2 %
Other Income & Expense	230.00	0.00	230.00		-22.43	0.00	-22.43	
Non Operating Expense	-2,000.00	-950.00	-1,050.00	-110.5 %	-52,945.42	-10,450.00	-42,495.42	-406.7 %
NET INCOME	2,703.62	406.00	2,297.62	565.9 %	-12,723.87	4,427.00	-17,150.87	-387.4 %