

Budget Comparison

THE MEADOW 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								
10000 INCOME	1,119.80	0.00	1,119.80		23,281.57	0.00	23,281.57	
10002 Homeowner Association Dues	15,059.01	14,740.00	319.01	2.2 %	136,200.79	132,660.00	3,540.79	2.7 %
10003 Insurance	6,383.91	5,750.00	633.91	11.0 %	57,921.46	51,750.00	6,171.46	11.9 %
10004 Late Fee Income	653.10	75.00	578.10	770.8 %	2,392.46	675.00	1,717.46	254.4 %
10005 Gate Key	0.00	0.00	0.00		68.00	0.00	68.00	
10007 Interest Income	8.76	5.00	3.76	75.2 %	4,087.46	45.00	4,042.46	8,983.2 %
10013 Violation Fines	25.00	50.00	-25.00	-50.0 %	350.00	450.00	-100.00	-22.2 %
10010 Closing Letters	50.00	40.00	10.00	25.0 %	690.00	480.00	210.00	43.8 %
10020 Other Income	0.00	0.00	0.00		166.00	0.00	166.00	
10001 Beginning Balance	400.00	0.00	400.00		14,823.86	0.00	14,823.86	
4000 Interest Income	0.00	0.00	0.00		0.00	5.93	-5.93	-100.0 %
10011 Legal Fee Reimbursement	117.02	0.00	117.02		3,904.58	0.00	3,904.58	
TOTAL INCOME	23,816.60	20,660.00	3,156.60	15.3 %	243,886.18	186,065.93	57,820.25	31.1 %
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	275.03	500.00	-224.97	-45.0 %	2,046.53	4,500.00	-2,453.47	-54.5 %
302 Plumbing	0.00	0.00	0.00		123.00	0.00	123.00	
301 Contract Labor	42.50	1,000.00	-957.50	-95.8 %	3,197.00	9,000.00	-5,803.00	-64.5 %
310 Pest Control	0.00	0.00	0.00		1,500.00	1,500.00	0.00	0.0 %
311 Roofing	0.00	500.00	-500.00	-100.0 %	2,735.00	13,700.00	-10,965.00	-80.0 %
312 Parking Lot	5,350.00	500.00	4,850.00	970.0 %	5,350.00	1,500.00	3,850.00	256.7 %
313 Fence Repair/Replacement	150.00	250.00	-100.00	-40.0 %	2,290.62	2,250.00	40.62	1.8 %
315 Mailboxes and Locks	0.00	60.00	-60.00	-100.0 %	312.01	540.00	-227.99	-42.2 %
316 Gutter Repairs/Replacements	0.00	750.00	-750.00	-100.0 %	0.00	2,250.00	-2,250.00	-100.0 %
10300 Total Repairs & Maintenance	5,817.53	3,560.00	2,257.53	63.4 %	17,929.16	36,193.01	-18,263.85	-50.5 %
10400 Swimming Pool								
401 Swimming Pool Labor	341.25	1,550.00	-1,208.75	-78.0 %	4,931.41	8,050.00	-3,118.59	-38.7 %
402 Swimming Pool Materials	92.39	500.00	-407.61	-81.5 %	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	1,274.98	-1,274.98	-100.0 %	647.69	3,287.33	-2,639.64	-80.3 %
10400 Other Swimming Pool	0.00	453.75	-453.75	-100.0 %	0.00	1,523.00	-1,523.00	-100.0 %
10400 Total Swimming Pool	433.64	3,778.73	-3,345.09	-88.5 %	7,537.36	15,460.33	-7,922.97	-51.2 %
10500 Grounds								

	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
501 Contract Landscape	2,500.00	2,500.00	0.00	0.0 %	22,500.00	22,500.00	0.00	0.0 %
502 In-House Landscape	160.00	400.00	-240.00	-60.0 %	6,717.89	3,600.00	3,117.89	86.6 %
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		5.40	0.00	5.40	
10500 Total Grounds	2,660.00	2,900.00	-240.00	-8.3 %	29,223.29	26,300.00	2,923.29	11.1 %
10600 Legal, Professional Fees								
602 Attorney Fees	70.50	500.00	-429.50	-85.9 %	7,632.11	4,500.00	3,132.11	69.6 %
603 Lien Filing Fees	26.00	26.00	0.00	0.0 %	26.00	234.00	-208.00	-88.9 %
10600 Other Legal, Professional Fees	0.00	0.00	0.00		579.96	0.00	579.96	
10600 Total Legal, Professional Fees	96.50	526.00	-429.50	-81.7 %	8,238.07	4,734.00	3,504.07	74.0 %
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	410.00	0.00	410.00		681.72	140.17	541.55	386.4 %
1108 Roof	816.00	0.00	816.00		18,046.51	0.00	18,046.51	
1111 Fence / Gate	4,576.00	1,500.00	3,076.00	205.1 %	19,180.00	14,000.00	5,180.00	37.0 %
11000 Total Capitol Expenses	5,802.00	1,500.00	4,302.00	286.8 %	38,048.13	84,140.17	-46,092.04	-54.8 %
10700 Utilities								
701 Electric	46.56	650.00	-603.44	-92.8 %	3,804.99	4,500.00	-695.01	-15.4 %
702 Telephone/Internet	268.23	225.00	43.23	19.2 %	2,200.34	2,025.00	175.34	8.7 %
703 Gas And Propane	22.02	0.00	22.02		-2.23	0.00	-2.23	
704 Water And Sewer Utility	204.56	150.00	54.56	36.4 %	1,351.13	940.00	411.13	43.7 %
706 Trash Removal	0.00	0.00	0.00		419.38	0.00	419.38	
10700 Total Utilities	541.37	1,025.00	-483.63	-47.2 %	7,773.61	7,465.00	308.61	4.1 %
10200 Management								
201 Management Fees	1,592.15	1,900.00	-307.85	-16.2 %	15,400.62	17,100.00	-1,699.38	-9.9 %
203 Property Inspection	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
10200 Total Management	1,592.15	1,900.00	-307.85	-16.2 %	15,400.62	17,600.00	-2,199.38	-12.5 %
5100 Other Expense	0.00	0.00	0.00		570.58	0.00	570.58	
10800 Administrative								
801 PayLease Charge	0.00	110.00	-110.00	-100.0 %	0.00	990.00	-990.00	-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	900.00	-558.45	-62.0 %
805 Copies / Publications	0.00	0.00	0.00		134.72	300.00	-165.28	-55.1 %
806 Office Supplise	0.00	0.00	0.00		161.71	0.00	161.71	
10800 Other Administrative	0.00	0.00	0.00		67.00	0.00	67.00	
10800 Total Administrative	0.00	210.00	-210.00	-100.0 %	704.98	2,390.00	-1,685.02	-70.5 %
10900 Taxes / Insurance								
902 Insurance	5,858.50	5,750.00	108.50	1.9 %	52,726.50	51,750.00	976.50	1.9 %
10900 Total Taxes / Insurance	5,858.50	5,750.00	108.50	1.9 %	52,726.50	51,750.00	976.50	1.9 %

	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
TOTAL EXPENSE	22,801.69	21,149.73	1,651.96	7.8 %	178,152.30	246,032.51	-67,880.21	-27.6 %
OTHER INCOME								
10100 Unallocated Prepays	-1,112.00	0.00	-1,112.00		-217.30	0.00	-217.30	
TOTAL OTHER INCOME	-1,112.00	0.00	-1,112.00		-217.30	0.00	-217.30	
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	-97.09	-489.73	392.64	80.2 %	43,251.28	-14,966.58	58,217.86	389.0 %
NET INCOME SUMMARY								
Income	23,816.60	20,660.00	3,156.60	15.3 %	243,886.18	186,065.93	57,820.25	31.1 %
Expense	-22,801.69	-21,149.73	-1,651.96	7.8 %	-178,152.30	-246,032.51	67,880.21	27.6 %
Other Income & Expense	-1,112.00	0.00	-1,112.00		-22,482.60	45,000.00	-67,482.60	-150.0 %
NET INCOME	-97.09	-489.73	392.64	80.2 %	43,251.28	-14,966.58	58,217.86	389.0 %