

Budget Comparison

THE MEADOW HOA

Comparison Periods: 10/01/18 - 10/31/18 and 01/01/18 - 10/31/18 (cash basis)

	Actual 10/01/18 - 10/31/18	Budget 10/18 - 10/18	\$ Change	% Change	Actual YTD 01/01/18 - 10/31/18	Budget YTD 01/18 - 10/18	\$ Change	% Change
INCOME								
10000 INCOME	0.00	0.00	0.00		23,281.57	0.00	23,281.57	
10002 Homeowner Association Dues	14,540.13	14,740.00	-199.87	-1.4 %	150,740.92	147,400.00	3,340.92	2.3 %
10003 Insurance	6,223.43	5,750.00	473.43	8.2 %	64,144.89	57,500.00	6,644.89	11.6 %
10004 Late Fee Income	23.37	75.00	-51.63	-68.8 %	2,415.83	750.00	1,665.83	222.1 %
10005 Gate Key	0.00	0.00	0.00		68.00	0.00	68.00	
10007 Interest Income	26.09	5.00	21.09	421.8 %	4,113.55	50.00	4,063.55	8,127.1 %
10008 General Reimbursement	750.00	0.00	750.00		750.00	0.00	750.00	
10013 Violation Fines	0.00	50.00	-50.00	-100.0 %	350.00	500.00	-150.00	-30.0 %
10010 Closing Letters	0.00	40.00	-40.00	-100.0 %	690.00	520.00	170.00	32.7 %
10020 Other Income	65.00	0.00	65.00		231.00	0.00	231.00	
10001 Beginning Balance	799.00	0.00	799.00		15,622.86	0.00	15,622.86	
4000 Interest Income	0.00	0.00	0.00		0.00	5.93	-5.93	-100.0 %
10011 Legal Fee Reimbursement	117.14	0.00	117.14		4,021.72	0.00	4,021.72	
TOTAL INCOME	22,544.16	20,660.00	1,884.16	9.1 %	266,430.34	206,725.93	59,704.41	28.9 %
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	125.58	500.00	-374.42	-74.9 %	2,172.11	5,000.00	-2,827.89	-56.6 %
302 Plumbing	0.00	0.00	0.00		123.00	0.00	123.00	
301 Contract Labor	30.00	1,000.00	-970.00	-97.0 %	3,577.00	10,000.00	-6,423.00	-64.2 %
310 Pest Control	0.00	0.00	0.00		1,500.00	1,500.00	0.00	0.0 %
311 Roofing	500.00	0.00	500.00		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	352.50	250.00	102.50	41.0 %	2,643.12	2,500.00	143.12	5.7 %
315 Mailboxes and Locks	0.00	60.00	-60.00	-100.0 %	312.01	600.00	-287.99	-48.0 %
316 Gutter Repairs/Replacements	0.00	0.00	0.00		0.00	2,250.00	-2,250.00	-100.0 %
10300 Total Repairs & Maintenance	1,008.08	1,810.00	-801.92	-44.3 %	19,592.75	38,003.01	-18,410.26	-48.4 %
10400 Swimming Pool								
401 Swimming Pool Labor	803.77	0.00	803.77		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	803.77	0.00	803.77		8,341.13	15,460.33	-7,119.20	-46.0 %

	Actual 10/01/18 - 10/31/18	Budget 10/18 - 10/18	\$ Change	% Change	Actual YTD 01/01/18 - 10/31/18	Budget YTD 01/18 - 10/18	\$ Change	% Change
10500 Grounds								
501 Contract Landscape	2,500.00	2,500.00	0.00	0.0 %	25,000.00	25,000.00	0.00	0.0 %
502 In-House Landscape	2,081.25	400.00	1,681.25	420.3 %	8,799.14	4,000.00	4,799.14	120.0 %
504 Other Contract Landscape	0.00	0.00	0.00		0.00	200.00	-200.00	-100.0 %
10500 Other Grounds	19.50	0.00	19.50		24.90	0.00	24.90	
10500 Total Grounds	4,600.75	2,900.00	1,700.75	58.6 %	33,824.04	29,200.00	4,624.04	15.8 %
10600 Legal, Professional Fees								
602 Attorney Fees	256.28	500.00	-243.72	-48.7 %	8,481.35	5,000.00	3,481.35	69.6 %
603 Lien Filing Fees	0.00	26.00	-26.00	-100.0 %	26.00	260.00	-234.00	-90.0 %
604 Accounting	0.00	0.00	0.00		16.00	0.00	16.00	
10600 Other Legal, Professional Fees	0.00	0.00	0.00		-13.00	0.00	-13.00	
10600 Total Legal, Professional Fees	256.28	526.00	-269.72	-51.3 %	8,510.35	5,260.00	3,250.35	61.8 %
11000 Capitol Expenses								
1101 HVAC	2,409.75	0.00	2,409.75		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	176.25	0.00	176.25		857.97	140.17	717.80	512.1 %
1108 Roof	39,544.25	0.00	39,544.25		50,560.25	0.00	50,560.25	
1111 Fence / Gate	264.17	0.00	264.17		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	42,394.42	0.00	42,394.42		80,137.04	84,140.17	-4,003.13	-4.8 %
10700 Utilities								
701 Electric	1,030.88	500.00	530.88	106.2 %	4,835.87	5,000.00	-164.13	-3.3 %
702 Telephone/Internet	267.30	225.00	42.30	18.8 %	2,467.64	2,250.00	217.64	9.7 %
703 Gas And Propane	21.69	0.00	21.69		19.46	0.00	19.46	
704 Water And Sewer Utility	226.90	90.00	136.90	152.1 %	1,578.03	1,030.00	548.03	53.2 %
706 Trash Removal	0.00	0.00	0.00		419.38	0.00	419.38	
10700 Total Utilities	1,546.77	815.00	731.77	89.8 %	9,320.38	8,280.00	1,040.38	12.6 %
10200 Management								
201 Management Fees	1,667.12	1,900.00	-232.88	-12.3 %	17,067.74	19,000.00	-1,932.26	-10.2 %
203 Property Inspection	0.00	500.00	-500.00	-100.0 %	0.00	1,000.00	-1,000.00	-100.0 %
10200 Total Management	1,667.12	2,400.00	-732.88	-30.5 %	17,067.74	20,000.00	-2,932.26	-14.7 %
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	1,100.00	-1,100.00	-100.0 %
802 Social Expenditure	0.00	200.00	-200.00	-100.0 %	0.00	400.00	-400.00	-100.0 %
803 Postage	355.80	100.00	255.80	255.8 %	697.35	1,000.00	-302.65	-30.3 %
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	150.00	0.00	150.00		217.00	0.00	217.00	
10800 Total Administrative	505.80	410.00	95.80	23.4 %	1,210.78	2,800.00	-1,589.22	-56.8 %
10900 Taxes / Insurance								

	Actual 10/01/18 - 10/31/18	Budget 10/18 - 10/18	\$ Change	% Change	Actual YTD 01/01/18 - 10/31/18	Budget YTD 01/18 - 10/18	\$ Change	% Change
902 Insurance	5,858.50	5,750.00	108.50	1.9 %	58,585.00	57,500.00	1,085.00	1.9 %
10900 Total Taxes / Insurance	5,858.50	5,750.00	108.50	1.9 %	58,585.00	57,500.00	1,085.00	1.9 %
6001 Printing & Publication	265.54	0.00	265.54		364.12	0.00	364.12	
TOTAL EXPENSE	58,907.03	14,611.00	44,296.03	303.2 %	237,059.33	260,643.51	-23,584.18	-9.0 %
OTHER INCOME								
10100 Unallocated Prepays	958.51	0.00	958.51		741.21	0.00	741.21	
TOTAL OTHER INCOME	958.51	0.00	958.51		741.21	0.00	741.21	
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	-35,404.36	6,049.00	-41,453.36	-685.3 %	7,846.92	-8,917.58	16,764.50	188.0 %
NET INCOME SUMMARY								
Income	22,544.16	20,660.00	1,884.16	9.1 %	266,430.34	206,725.93	59,704.41	28.9 %
Expense	-58,907.03	-14,611.00	-44,296.03	303.2 %	-237,059.33	-260,643.51	23,584.18	9.0 %
Other Income & Expense	958.51	0.00	958.51		-21,524.09	45,000.00	-66,524.09	-147.8 %
NET INCOME	-35,404.36	6,049.00	-41,453.36	-685.3 %	7,846.92	-8,917.58	16,764.50	188.0 %