

Budget Comparison

QUAIL SPRINGS PHS 1 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
INCOME								
302 Membership Dues Income	39,763.99	40,827.00	-1,063.01	-2.6 %	320,814.65	326,616.00	-5,801.35	-1.8 %
307 Interest Income	2.42	3.00	-0.58	-19.3 %	15.76	24.00	-8.24	-34.3 %
309 Late Fee Income	71.79	140.00	-68.21	-48.7 %	1,653.74	1,120.00	533.74	47.7 %
310 Legal Fees	0.00	0.00	0.00		151.91	0.00	151.91	
314 Compliance Fee Income	50.00	0.00	50.00		145.00	0.00	145.00	
317 Other Income								
1065 General Reimbursement	0.00	0.00	0.00		254.04	0.00	254.04	
317 Other Other Income	0.00	0.00	0.00		680.19	0.00	680.19	
317 Total Other Income	0.00	0.00	0.00		934.23	0.00	934.23	
319 Closing Letters	139.06	80.00	59.06	73.8 %	740.00	520.00	220.00	42.3 %
321 Special Assessment	2,342.86	0.00	2,342.86		24,482.76	27,864.00	-3,381.24	-12.1 %
TOTAL INCOME	42,370.12	41,050.00	1,320.12	3.2 %	348,938.05	356,144.00	-7,205.95	-2.0 %
EXPENSE								
600 Management								
6002 Management Fees	2,997.55	2,463.00	534.55	21.7 %	20,739.26	21,372.00	-632.74	-3.0 %
6004 In-House Administrion	2,968.00	1,800.00	1,168.00	64.9 %	14,147.50	14,400.00	-252.50	-1.8 %
600 Total Management	5,965.55	4,263.00	1,702.55	39.9 %	34,886.76	35,772.00	-885.24	-2.5 %
604 Utilities								
6041 Internet	0.00	50.00	-50.00	-100.0 %	334.60	400.00	-65.40	-16.4 %
6042 Electric	1,000.96	1,020.00	-19.04	-1.9 %	9,037.41	8,160.00	877.41	10.8 %
6043 Telephone	108.23	81.00	27.23	33.6 %	531.63	648.00	-116.37	-18.0 %
6045 Water And Sewer Utility	6,809.74	6,960.00	-150.26	-2.2 %	59,429.54	55,680.00	3,749.54	6.7 %
6046 Trash Removal	0.00	0.00	0.00		900.00	800.00	100.00	12.5 %
6047 Fire Supression System	79.90	80.00	-0.10	-0.1 %	2,187.20	640.00	1,547.20	241.8 %
604 Total Utilities	7,998.83	8,191.00	-192.17	-2.3 %	72,420.38	66,328.00	6,092.38	9.2 %
607 Repairs & Maintenance								
15 Roofing	279.00	0.00	279.00		973.00	750.00	223.00	29.7 %
16 Carports & Balconies	275.00	0.00	275.00		2,236.08	1,800.00	436.08	24.2 %
610 HVAC	0.00	0.00	0.00		877.50	0.00	877.50	
612 Exterior Paint / Siding	30.00	0.00	30.00		370.55	0.00	370.55	
613 Electrical	272.77	425.00	-152.23	-35.8 %	1,270.23	3,400.00	-2,129.77	-62.6 %
614 Flooring	0.00	342.00	-342.00	-100.0 %	135.00	2,736.00	-2,601.00	-95.1 %
615 Windows & Doors	30.00	0.00	30.00		30.00	0.00	30.00	
617 Materials & Supplies	128.80	250.00	-121.20	-48.5 %	1,991.70	2,000.00	-8.30	-0.4 %
618 Plumbing	30.00	1,055.00	-1,025.00	-97.2 %	2,129.10	8,440.00	-6,310.90	-74.8 %
619 Contract Labor	841.25	750.00	91.25	12.2 %	8,299.48	6,000.00	2,299.48	38.3 %

	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
620 Pest Control	2,355.00	0.00	2,355.00		5,110.00	0.00	5,110.00	
621 Fence & Gate Repair	1,464.28	425.00	1,039.28	244.5 %	6,393.00	3,400.00	2,993.00	88.0 %
623 Tools & Equipment	0.00	0.00	0.00		45.03	1,632.11	-1,587.08	-97.2 %
624 Structural/Foundation	0.00	0.00	0.00		0.00	17,500.00	-17,500.00	-100.0 %
608 Landscaping/Trees/Grounds	1,248.20	0.00	1,248.20		10,423.20	0.00	10,423.20	
607 Total Repairs & Maintenance	6,954.30	3,247.00	3,707.30	114.2 %	40,283.87	47,658.11	-7,374.24	-15.5 %
670 Taxes/Insurance								
675 Insurance	10,487.84	12,500.00	-2,012.16	-16.1 %	90,660.13	120,145.47	-29,485.34	-24.5 %
670 Total Taxes/Insurance	10,487.84	12,500.00	-2,012.16	-16.1 %	90,660.13	120,145.47	-29,485.34	-24.5 %
671 Legal, Professional Fees								
6710 Legal/Attorney	598.13	367.00	231.13	63.0 %	1,792.69	2,936.00	-1,143.31	-38.9 %
6711 Accounting/Accountant	0.00	0.00	0.00		0.00	400.00	-400.00	-100.0 %
6712 Lien Filing Fees	198.00	26.00	172.00	661.5 %	224.00	208.00	16.00	7.7 %
671 Total Legal, Professional Fees	796.13	393.00	403.13	102.6 %	2,016.69	3,544.00	-1,527.31	-43.1 %
676 Accounting Software								
6761 Software Rental	0.00	110.00	-110.00	-100.0 %	0.00	880.00	-880.00	-100.0 %
6762 Website	0.00	0.00	0.00		119.88	20.00	99.88	499.4 %
676 Other Accounting Software	35.00	0.00	35.00		840.00	0.00	840.00	
676 Total Accounting Software	35.00	110.00	-75.00	-68.2 %	959.88	900.00	59.88	6.7 %
700 Office / Administrative								
678 Bank Charges/Fees	0.00	5.00	-5.00	-100.0 %	0.00	40.00	-40.00	-100.0 %
7000 Postage	6.70	30.00	-23.30	-77.7 %	15.70	240.00	-224.30	-93.5 %
7003 Office Supplies	273.58	45.00	228.58	508.0 %	628.59	360.00	268.59	74.6 %
700 Total Office / Administrative	280.28	80.00	200.28	250.4 %	644.29	640.00	4.29	0.7 %
5014 CAPITAL IMPROVEMENTS								
501406 Windows, Siding or Painting	477.03	0.00	477.03		27,476.02	0.00	27,476.02	
501407 Electrical (capital)	0.00	0.00	0.00		521.27	0.00	521.27	
501410 Fencing	185.34	4,644.00	-4,458.66	-96.0 %	8,745.20	27,864.00	-19,118.80	-68.6 %
5014 Total CAPITAL IMPROVEMENTS	662.37	4,644.00	-3,981.63	-85.7 %	36,742.49	27,864.00	8,878.49	31.9 %
5102 Reserve Transfer	0.00	8,000.00	-8,000.00	-100.0 %	0.00	64,000.00	-64,000.00	-100.0 %
5199 Adjustments To Expenses	0.00	-605.00	605.00	100.0 %	143.72	-605.00	748.72	123.8 %
6001 Other Expenses	0.00	0.00	0.00		10.80	0.00	10.80	
TOTAL EXPENSE	33,180.30	40,823.00	-7,642.70	-18.7 %	278,769.01	366,246.58	-87,477.57	-23.9 %
OTHER INCOME								
800 Unallocated Prepays	-3,070.23	0.00	-3,070.23		2,007.16	0.00	2,007.16	
TOTAL OTHER INCOME	-3,070.23	0.00	-3,070.23		2,007.16	0.00	2,007.16	
NET INCOME	6,119.59	227.00	5,892.59	2,595.9 %	72,176.20	-10,102.58	82,278.78	814.4 %

	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
NET INCOME SUMMARY								
Income	42,370.12	41,050.00	1,320.12	3.2 %	348,938.05	356,144.00	-7,205.95	-2.0 %
Expense	-33,180.30	-40,823.00	7,642.70	18.7 %	-278,769.01	-366,246.58	87,477.57	23.9 %
Other Income & Expense	-3,070.23	0.00	-3,070.23		2,007.16	0.00	2,007.16	
NET INCOME	6,119.59	227.00	5,892.59	2,595.9 %	72,176.20	-10,102.58	82,278.78	814.4 %