

Budget Comparison

All Properties

Comparison Periods: 07/01/18 - 07/31/18 and 01/01/18 - 07/31/18 (cash basis)

	Actual 07/01/18 - 07/31/18	Budget 07/18 - 07/18	\$ Change	% Change	Actual YTD 01/01/18 - 07/31/18	Budget YTD 01/18 - 07/18	\$ Change	% Change
INCOME								
4000 INCOME								
302 Membership Dues Income	6,630.00	6,970.00	-340.00	-4.9 %	55,182.86	48,790.00	6,392.86	13.1 %
309 Late Fee Income	0.00	25.00	-25.00	-100.0 %	940.85	175.00	765.85	437.6 %
310 Legal Fee Reimbursement	0.00	0.00	0.00		5,993.56	0.00	5,993.56	
319 Closing Letters	0.00	0.00	0.00		180.00	120.00	60.00	50.0 %
321 Special Assessment	852.60	1,000.00	-147.40	-14.7 %	7,625.96	7,000.00	625.96	8.9 %
4001 Bankruptcy Payouts	30.75	0.00	30.75		215.25	0.00	215.25	
4000 Total INCOME	7,513.35	7,995.00	-481.65	-6.0 %	70,138.48	56,085.00	14,053.48	25.1 %
306 Payment Plan	80.00	0.00	80.00		390.00	0.00	390.00	
4099 Other Income	0.00	0.00	0.00		129.50	0.00	129.50	
TOTAL INCOME	7,593.35	7,995.00	-401.65	-5.0 %	70,657.98	56,085.00	14,572.98	26.0 %
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	350.00	-195.00	-55.7 %
10 Materials & Supplies	0.00	200.00	-200.00	-100.0 %	2,385.53	1,400.00	985.53	70.4 %
11 Plumbing	31.20	0.00	31.20		996.46	400.00	596.46	149.1 %
12 Contract Labor	0.00	575.00	-575.00	-100.0 %	723.75	4,025.00	-3,301.25	-82.0 %
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 %	498.00	1,400.00	-902.00	-64.4 %
16 Parking Lot	0.00	0.00	0.00		4,478.00	200.00	4,278.00	2,139.0 %
17 Fence Repair/Replacement	0.00	100.00	-100.00	-100.0 %	397.50	700.00	-302.50	-43.2 %
5003 Total Repairs & Maintenance	31.20	1,125.00	-1,093.80	-97.2 %	11,634.19	9,675.00	1,959.19	20.3 %
5004 Landscaping								
6011 Contract Landscape	1,055.00	1,590.00	-535.00	-33.6 %	6,218.94	9,530.00	-3,311.06	-34.7 %
6012 In-House Landscape	285.00	90.00	195.00	216.7 %	678.75	630.00	48.75	7.7 %
6014 Tree Removal/Trimming	0.00	267.00	-267.00	-100.0 %	0.00	1,869.00	-1,869.00	-100.0 %
5004 Total Landscaping	1,340.00	1,947.00	-607.00	-31.2 %	6,897.69	12,029.00	-5,131.31	-42.7 %
5005 Insurance								
5006 Legal, Professional Fees	1,933.08	1,901.00	32.08	1.7 %	13,404.88	14,906.00	-1,501.12	-10.1 %
5020 Utilities								
5011 Electric	0.00	75.00	-75.00	-100.0 %	4,065.24	525.00	3,540.24	674.3 %
5011 Electric	369.12	512.00	-142.88	-27.9 %	3,096.48	3,584.00	-487.52	-13.6 %
5015 Gas And Propane	0.00	91.00	-91.00	-100.0 %	0.00	637.00	-637.00	-100.0 %
5017 Water And Sewer Utility	81.80	0.00	81.80		628.22	0.00	628.22	
5020 Total Utilities	450.92	603.00	-152.08	-25.2 %	3,724.70	4,221.00	-496.30	-11.8 %

	Actual 07/01/18 - 07/31/18	Budget 07/18 - 07/18	\$ Change	% Change	Actual YTD 01/01/18 - 07/31/18	Budget YTD 01/18 - 07/18	\$ Change	% Change
5103 Other Expenses	0.00	0.00	0.00		140.85	0.00	140.85	
6003 Admin/Accounting								
5000 Postage	0.00	35.00	-35.00	-100.0 %	165.50	245.00	-79.50	-32.4 %
6006 Accounting Software	75.00	75.00	0.00	0.0 %	525.00	525.00	0.00	0.0 %
6008 Printing & Publication	0.00	0.00	0.00		51.63	0.00	51.63	
6003 Other Admin/Accounting	0.00	0.00	0.00		54.00	0.00	54.00	
6003 Total Admin/Accounting	75.00	110.00	-35.00	-31.8 %	796.13	770.00	26.13	3.4 %
6017 Bank Fees	0.00	3.00	-3.00	-100.0 %	0.00	21.00	-21.00	-100.0 %
6100 Management								
6002 Management Fees	995.17	675.00	320.17	47.4 %	5,694.36	4,725.00	969.36	20.5 %
6100 Total Management	995.17	675.00	320.17	47.4 %	5,694.36	4,725.00	969.36	20.5 %
TOTAL EXPENSE	4,825.37	6,439.00	-1,613.63	-25.1 %	46,358.04	46,872.00	-513.96	-1.1 %
OTHER INCOME								
8000 Unallocated Prepays	102.16	0.00	102.16		-242.43	0.00	-242.43	
TOTAL OTHER INCOME	102.16	0.00	102.16		-242.43	0.00	-242.43	
NOI	2,870.14	1,556.00	1,314.14	84.5 %	24,057.51	9,213.00	14,844.51	161.1 %
NON OPERATING EXPENSE								
5014 Capitol Expenses								
501406 Siding & Paint	0.00	0.00	0.00		25,675.42	0.00	25,675.42	
5014 Total Capitol Expenses	0.00	0.00	0.00		25,675.42	0.00	25,675.42	
6010 RESERVE TRANSFER								
6015 Reserve Out	0.00	950.00	-950.00	-100.0 %	0.00	6,650.00	-6,650.00	-100.0 %
6010 Total RESERVE TRANSFER	0.00	950.00	-950.00	-100.0 %	0.00	6,650.00	-6,650.00	-100.0 %
TOTAL NON OPERATING EXPENSE	0.00	950.00	-950.00	-100.0 %	25,675.42	6,650.00	19,025.42	286.1 %
NET INCOME	2,870.14	606.00	2,264.14	373.6 %	-1,617.91	2,563.00	-4,180.91	-163.1 %
NET INCOME SUMMARY								
Income	7,593.35	7,995.00	-401.65	-5.0 %	70,657.98	56,085.00	14,572.98	26.0 %
Expense	-4,825.37	-6,439.00	1,613.63	25.1 %	-46,358.04	-46,872.00	513.96	1.1 %
Other Income & Expense	102.16	0.00	102.16		-242.43	0.00	-242.43	
Non Operating Expense	0.00	-950.00	950.00	100.0 %	-25,675.42	-6,650.00	-19,025.42	-286.1 %
NET INCOME	2,870.14	606.00	2,264.14	373.6 %	-1,617.91	2,563.00	-4,180.91	-163.1 %