

Budget Comparison

QUAIL SPRINGS REC 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	22,453.92	23,145.00	-691.08	-3.0 %	182,397.38	185,160.00	-2,762.62	-1.5 %
303 Clubhouse Rental Income	10.00	75.00	-65.00	-86.7 %	310.00	600.00	-290.00	-48.3 %
305 Gate Remote Sales	45.00	0.00	45.00		1,000.00	0.00	1,000.00	
306 Pool Key Sales	40.00	0.00	40.00		300.00	0.00	300.00	
307 Interest Income	0.20	0.35	-0.15	-42.9 %	3.08	2.80	0.28	10.0 %
309 Late Fee Income	16.60	125.00	-108.40	-86.7 %	708.14	1,000.00	-291.86	-29.2 %
310 Legal Fees	70.00	0.00	70.00		258.80	0.00	258.80	
312 Advertising Income	0.00	15.00	-15.00	-100.0 %	10.00	120.00	-110.00	-91.7 %
317 Other Income	5.00	0.00	5.00		20.00	0.00	20.00	
319 Closing Letters	152.00	80.00	72.00	90.0 %	1,297.00	640.00	657.00	102.7 %
TOTAL INCOME	22,792.72	23,440.35	-647.63	-2.8 %	186,304.40	187,522.80	-1,218.40	-0.6 %
EXPENSE								
600 Management								
6002 Management Fees	1,405.95	1,304.00	101.95	7.8 %	11,153.05	10,432.00	721.05	6.9 %
6004 In-House Administrion	563.00	500.00	63.00	12.6 %	4,409.50	4,000.00	409.50	10.2 %
600 Total Management	1,968.95	1,804.00	164.95	9.1 %	15,562.55	14,432.00	1,130.55	7.8 %
604 Utilities								
6042 Electric	778.94	724.00	54.94	7.6 %	5,967.62	5,792.00	175.62	3.0 %
6043 Telephone	212.13	129.00	83.13	64.4 %	1,275.84	1,032.00	243.84	23.6 %
6045 Water And Sewer Utility	595.22	409.00	186.22	45.5 %	1,673.98	3,272.00	-1,598.02	-48.8 %
6046 Trash Removal	-1,798.12	1,750.00	-3,548.12	-202.7 %	14,572.24	14,000.00	572.24	4.1 %
6047 Cable	9,828.66	9,400.00	428.66	4.6 %	78,629.30	75,200.00	3,429.30	4.6 %
604 Total Utilities	9,616.83	12,412.00	-2,795.17	-22.5 %	102,118.98	99,296.00	2,822.98	2.8 %
607 Repairs & Maintenance								
608 Landscaping								
6081 Contract Landscaping	4,350.00	4,200.00	150.00	3.6 %	34,533.00	33,600.00	933.00	2.8 %
6082 In-House Landscaping	105.64	120.00	-14.36	-12.0 %	1,429.39	960.00	469.39	48.9 %
6083 Other Landscaping	0.00	0.00	0.00		0.00	200.00	-200.00	-100.0 %
608 Other Landscaping	0.00	0.00	0.00		133.61	0.00	133.61	
608 Total Landscaping	4,455.64	4,320.00	135.64	3.1 %	36,096.00	34,760.00	1,336.00	3.8 %
609 Clubhouse Improvements								
626 Floor Covering And Paint	0.00	0.00	0.00		29.88	6.67	23.21	348.0 %
609 Total Clubhouse Improvements	0.00	0.00	0.00		29.88	6.67	23.21	348.0 %
610 HVAC	0.00	0.00	0.00		0.00	185.00	-185.00	-100.0 %
611 Swimming Pool								

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6111 Swimming Pool Equipment	0.00	0.00	0.00		280.36	155.00	125.36	80.9 %
6112 Swimming Pool Chemicals	868.43	642.00	226.43	35.3 %	1,942.34	2,568.00	-625.66	-24.4 %
6113 Swimming Pool Labor	1,192.50	1,551.00	-358.50	-23.1 %	4,912.63	4,653.00	259.63	5.6 %
6114 Swimming Pool License/CED	0.00	0.00	0.00		275.00	200.00	75.00	37.5 %
611 Total Swimming Pool	2,060.93	2,193.00	-132.07	-6.0 %	7,410.33	7,576.00	-165.67	-2.2 %
613 Electrical	0.00	104.39	-104.39	-100.0 %	0.00	234.37	-234.37	-100.0 %
616 Locks & Mailboxes	89.07	0.00	89.07		89.07	7.06	82.01	1,161.6 %
617 Materials & Supplies	93.04	125.00	-31.96	-25.6 %	487.33	1,000.00	-512.67	-51.3 %
618 Plumbing	241.09	133.00	108.09	81.3 %	1,263.37	1,064.00	199.37	18.7 %
619 Contract Labor	135.00	236.00	-101.00	-42.8 %	1,416.60	1,888.00	-471.40	-25.0 %
620 Pest Control	0.00	0.00	0.00		81.17	0.00	81.17	
621 Fence & Gate Repairs								
6210 Gate Repair	55.00	279.47	-224.47	-80.3 %	656.69	2,235.76	-1,579.07	-70.6 %
6211 Camera Repairs	0.00	25.00	-25.00	-100.0 %	0.00	200.00	-200.00	-100.0 %
6213 Other Gate Maintenance	0.00	0.00	0.00		0.00	36.75	-36.75	-100.0 %
621 Other Fence & Gate Repairs	30.00	0.00	30.00		66.19	0.00	66.19	
621 Total Fence & Gate Repairs	85.00	304.47	-219.47	-72.1 %	722.88	2,472.51	-1,749.63	-70.8 %
607 Other Repairs & Maintenance	0.00	0.00	0.00		-10.37	0.00	-10.37	
607 Total Repairs & Maintenance	7,159.77	7,415.86	-256.09	-3.5 %	47,586.26	49,193.61	-1,607.35	-3.3 %
669 Taxes / Insurance								
670 Insurance	0.00	0.00	0.00		5,372.84	7,600.00	-2,227.16	-29.3 %
674 Property Taxes	0.00	0.00	0.00		0.00	980.00	-980.00	-100.0 %
669 Total Taxes / Insurance	0.00	0.00	0.00		5,372.84	8,580.00	-3,207.16	-37.4 %
671 Legal, Professional Fees								
6710 Legal Counsel	1,571.19	50.00	1,521.19	3,042.4 %	2,608.10	400.00	2,208.10	552.0 %
6711 Lien Filing Fees	231.00	26.00	205.00	788.5 %	283.00	208.00	75.00	36.1 %
671 Other Legal, Professional Fees	0.00	0.00	0.00		0.00	25.00	-25.00	-100.0 %
671 Total Legal, Professional Fees	1,802.19	76.00	1,726.19	2,271.3 %	2,891.10	633.00	2,258.10	356.7 %
675 Capitol Expenses	0.00	0.00	0.00		26,964.00	0.00	26,964.00	
676 Accounting								
6761 Accounting Software	110.00	110.00	0.00	0.0 %	770.00	880.00	-110.00	-12.5 %
6762 Accounting Services	0.00	0.00	0.00		0.00	200.00	-200.00	-100.0 %
676 Total Accounting	110.00	110.00	0.00	0.0 %	770.00	1,080.00	-310.00	-28.7 %
677 Printing & Publication								
6770 Postage	0.00	0.00	0.00		181.00	98.00	83.00	84.7 %
677 Other Printing & Publication	0.00	0.00	0.00		218.42	0.00	218.42	
677 Total Printing & Publication	0.00	0.00	0.00		399.42	98.00	301.42	307.6 %
690 Other Expenses								
692 Reserve Fund	0.00	2,148.00	-2,148.00	-100.0 %	0.00	17,184.00	-17,184.00	-100.0 %
690 Total Other Expenses	0.00	2,148.00	-2,148.00	-100.0 %	0.00	17,184.00	-17,184.00	-100.0 %

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700 Office / Admin								
673 Bank Fees	0.00	0.00	0.00		5.50	0.00	5.50	
7002 Clubhouse Decor / Seasonal	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
7003 Office Supplies	25.00	45.00	-20.00	-44.4 %	397.22	360.00	37.22	10.3 %
700 Total Office / Admin	25.00	45.00	-20.00	-44.4 %	402.72	460.00	-57.28	-12.5 %
TOTAL EXPENSE	20,682.74	24,010.86	-3,328.12	-13.9 %	202,067.87	190,956.61	11,111.26	5.8 %
OTHER INCOME								
800 Unallocated Prepays	-2,500.44	0.00	-2,500.44		-881.17	0.00	-881.17	
TOTAL OTHER INCOME	-2,500.44	0.00	-2,500.44		-881.17	0.00	-881.17	
NET INCOME	-390.46	-570.51	180.05	31.6 %	-16,644.64	-3,433.81	-13,210.83	-384.7 %
NET INCOME SUMMARY								
Income	22,792.72	23,440.35	-647.63	-2.8 %	186,304.40	187,522.80	-1,218.40	-0.6 %
Expense	-20,682.74	-24,010.86	3,328.12	13.9 %	-202,067.87	-190,956.61	-11,111.26	5.8 %
Other Income & Expense	-2,500.44	0.00	-2,500.44		-881.17	0.00	-881.17	
NET INCOME	-390.46	-570.51	180.05	31.6 %	-16,644.64	-3,433.81	-13,210.83	-384.7 %