

Budget Comparison

WIND TREE 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								
4000 INCOME								
302 Membership Dues Income	6,765.00	6,970.00	-205.00	-2.9 %	61,947.86	55,760.00	6,187.86	11.1 %
309 Late Fee Income	8.50	25.00	-16.50	-66.0 %	949.35	200.00	749.35	374.7 %
310 Legal Fee Reimbursement	154.00	0.00	154.00		6,147.56	0.00	6,147.56	
314 Violation Fees	25.00	0.00	25.00		25.00	0.00	25.00	
319 Closing Letters	0.00	0.00	0.00		180.00	120.00	60.00	50.0 %
321 Special Assessment	895.00	1,000.00	-105.00	-10.5 %	8,520.96	8,000.00	520.96	6.5 %
4001 Bankruptcy Payouts	30.75	0.00	30.75		246.00	0.00	246.00	
4000 Total INCOME	7,878.25	7,995.00	-116.75	-1.5 %	78,016.73	64,080.00	13,936.73	21.7 %
306 Payment Plan	0.00	0.00	0.00		390.00	0.00	390.00	
4099 Other Income	0.00	0.00	0.00		129.50	0.00	129.50	
TOTAL INCOME	7,878.25	7,995.00	-116.75	-1.5 %	78,536.23	64,080.00	14,456.23	22.6 %
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	400.00	-245.00	-61.2 %
10 Materials & Supplies	112.25	200.00	-87.75	-43.9 %	2,497.78	1,600.00	897.78	56.1 %
11 Plumbing	66.89	200.00	-133.11	-66.6 %	1,063.35	600.00	463.35	77.2 %
12 Contract Labor	415.00	575.00	-160.00	-27.8 %	1,138.75	4,600.00	-3,461.25	-75.2 %
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	1,600.00	-1,102.00	-68.9 %
16 Parking Lot	0.00	0.00	0.00		4,478.00	200.00	4,278.00	2,139.0 %
17 Fence Repair/Replacement	105.00	100.00	5.00	5.0 %	502.50	800.00	-297.50	-37.2 %
5003 Total Repairs & Maintenance	699.14	1,325.00	-625.86	-47.2 %	12,333.33	11,000.00	1,333.33	12.1 %
5004 Landscaping								
6011 Contract Landscape	1,045.00	1,590.00	-545.00	-34.3 %	7,263.94	11,120.00	-3,856.06	-34.7 %
6012 In-House Landscape	147.50	90.00	57.50	63.9 %	826.25	720.00	106.25	14.8 %
6014 Tree Removal/Trimming	0.00	267.00	-267.00	-100.0 %	0.00	2,136.00	-2,136.00	-100.0 %
5004 Total Landscaping	1,192.50	1,947.00	-754.50	-38.8 %	8,090.19	13,976.00	-5,885.81	-42.1 %
5005 Insurance								
5005 Insurance	1,933.08	1,901.00	32.08	1.7 %	15,337.96	16,807.00	-1,469.04	-8.7 %
5006 Legal, Professional Fees								
5006 Legal, Professional Fees	187.00	75.00	112.00	149.3 %	4,252.24	600.00	3,652.24	608.7 %
5020 Utilities								
5011 Electric	407.16	512.00	-104.84	-20.5 %	3,503.64	4,096.00	-592.36	-14.5 %
5015 Gas And Propane	0.00	91.00	-91.00	-100.0 %	0.00	728.00	-728.00	-100.0 %
5017 Water And Sewer Utility	82.55	0.00	82.55		710.77	0.00	710.77	
5020 Total Utilities	489.71	603.00	-113.29	-18.8 %	4,214.41	4,824.00	-609.59	-12.6 %

	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
5103 Other Expenses	0.00	0.00	0.00		140.85	0.00	140.85	
6003 Admin/Accounting								
5000 Postage	33.50	35.00	-1.50	-4.3 %	199.00	280.00	-81.00	-28.9 %
6006 Accounting Software	75.00	75.00	0.00	0.0 %	600.00	600.00	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	108.50	110.00	-1.50	-1.4 %	904.63	880.00	24.63	2.8 %
6017 Bank Fees	0.00	3.00	-3.00	-100.0 %	0.00	24.00	-24.00	-100.0 %
6100 Management								
6002 Management Fees	607.47	675.00	-67.53	-10.0 %	6,301.83	5,400.00	901.83	16.7 %
6100 Total Management	607.47	675.00	-67.53	-10.0 %	6,301.83	5,400.00	901.83	16.7 %
TOTAL EXPENSE	5,217.40	6,639.00	-1,421.60	-21.4 %	51,575.44	53,511.00	-1,935.56	-3.6 %
OTHER INCOME								
8000 Unallocated Prepays	1,220.00	0.00	1,220.00		977.57	0.00	977.57	
TOTAL OTHER INCOME	1,220.00	0.00	1,220.00		977.57	0.00	977.57	
NOI	3,880.85	1,356.00	2,524.85	186.2 %	27,938.36	10,569.00	17,369.36	164.3 %
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	7,600.00	-7,600.00	-100.0 %
6010 Total RESERVE TRANSFER	0.00	950.00	-950.00	-100.0 %	0.00	7,600.00	-7,600.00	-100.0 %
TOTAL NON OPERATING EXPENSE	0.00	950.00	-950.00	-100.0 %	25,675.42	7,600.00	18,075.42	237.8 %
NET INCOME	3,880.85	406.00	3,474.85	855.9 %	2,262.94	2,969.00	-706.06	-23.8 %
NET INCOME SUMMARY								
Income	7,878.25	7,995.00	-116.75	-1.5 %	78,536.23	64,080.00	14,456.23	22.6 %
Expense	-5,217.40	-6,639.00	1,421.60	21.4 %	-51,575.44	-53,511.00	1,935.56	3.6 %
Other Income & Expense	1,220.00	0.00	1,220.00		977.57	0.00	977.57	
Non Operating Expense	0.00	-950.00	950.00	100.0 %	-25,675.42	-7,600.00	-18,075.42	-237.8 %
NET INCOME	3,880.85	406.00	3,474.85	855.9 %	2,262.94	2,969.00	-706.06	-23.8 %