

Spyglass Landing Condominium

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Income/Expense Statement
Period: 04/01/16 to 04/30/16

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
06310	Assessment Income	36,792.00	36,792.00	.00	147,168.00	147,168.00	.00	441,504.00
06340	Late Fee Income	50.00	.00	50.00	50.00	.00	50.00	.00
	Subtotal Income	36,842.00	36,792.00	50.00	147,218.00	147,168.00	50.00	441,504.00
EXPENSES								
General & Administrative								
07010	Management Fees	2,688.00	2,688.00	.00	10,752.00	10,752.00	.00	32,256.00
07020	Accounting Fees	.00	.00	.00	.00	3,100.00	3,100.00	4,000.00
07160	Legal & Professional Fees	.00	83.33	83.33	125.00	333.32	208.32	1,000.00
07280	Insurance	3,845.33	3,845.00	(.33)	19,226.67	15,380.00	(3,846.67)	45,044.00
07281	Insurance Analysis	.00	.00	.00	534.00	2,600.00	2,066.00	2,600.00
07440	State Excise Tax	.00	.00	.00	550.00	537.00	(13.00)	537.00
07890	Misc. G & A	78.00	83.33	5.33	352.28	333.32	(18.96)	1,000.00
	General & Administrative	6,611.33	6,699.66	88.33	31,539.95	33,035.64	1,495.69	86,437.00
Utilities								
08910	Electricity	2,144.36	2,000.00	(144.36)	8,301.36	8,000.00	(301.36)	26,000.00
08930	Water for Irrigation System	.00	.00	.00	.00	.00	.00	7,000.00
08950	Gas	21.52	30.00	8.48	104.31	120.00	15.69	360.00
08990	Telephone	.00	45.00	45.00	146.50	180.00	33.50	540.00
	Utilities	2,165.88	2,075.00	(90.88)	8,552.17	8,300.00	(252.17)	33,900.00
Maintenance								
08593	Site Imp - Concrete Work	1,065.62	.00	(1,065.62)	1,065.62	.00	(1,065.62)	12,000.00
09140	Roof Repairs	240.00	.00	(240.00)	240.00	.00	(240.00)	.00
09150	Waste Water Treatment Plant	.00	3,850.00	3,850.00	11,625.27	15,400.00	3,774.73	52,500.00
09160	Septic Maintenance	17.40	316.67	299.27	2,847.80	1,266.68	(1,581.12)	3,800.00
09161	Generator	.00	.00	.00	.00	475.00	475.00	950.00
09580	Misc. Maintenance	5,650.00	1,726.50	(3,923.50)	9,458.00	6,906.00	(2,552.00)	20,718.00
	Maintenance	6,973.02	5,893.17	(1,079.85)	25,236.69	24,047.68	(1,189.01)	89,968.00
Contract Services								
09610	Lawn Maint. & Landscaping	9,181.25	9,981.00	799.75	9,181.25	9,981.00	799.75	84,994.00
09650	Alarm	111.90	48.00	(63.90)	360.36	192.00	(168.36)	576.00
09655	Environmental Annual Fee	.00	.00	.00	.00	.00	.00	8,320.00
09800	Snow Removal	11,170.00	13,250.00	2,080.00	34,455.00	44,500.00	10,045.00	64,500.00
	Contract Services	20,463.15	23,279.00	2,815.85	43,996.61	54,673.00	10,676.39	158,390.00
Reserve Contributions								
09910	Reserves - Unallocated	5,984.00	5,984.08	.08	23,936.00	23,936.32	.32	71,809.00
	Reserve Contributions	5,984.00	5,984.08	.08	23,936.00	23,936.32	.32	71,809.00

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Period: 04/01/16 to 04/30/16

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
	TOTAL EXPENSES	42,197.38	43,930.91	1,733.53	133,261.42	143,992.64	10,731.22	440,504.00
	Current Year Net Income/(loss)	(5,355.38)	(7,138.91)	1,783.53	13,956.58	3,175.36	10,781.22	1,000.00