

Budget Comparison

Property: Eagle Ridge

Comparison Periods: 05/01/17 - 05/31/17 and 01/01/17 - 05/31/17 (cash basis)

	Actual 05/01/17 - 05/31/17	Budget 05/17 - 05/17	\$ Change	% Change	Actual YTD 01/01/17 - 05/31/17	Budget YTD 01/17 - 05/17	\$ Change	% Change
INCOME								
4100 INCOME								
4101 HOA Dues								
2201 Prepays	2,559.49	0.00	2,559.49		12,775.85	0.00	12,775.85	
4101 Other HOA Dues	9,123.50	20,500.00	-11,376.50	-55.5 %	220,867.73	211,936.00	8,931.73	4.2 %
4101 Total HOA Dues	11,682.99	20,500.00	-8,817.01	-43.0 %	233,643.58	211,936.00	21,707.58	10.2 %
4111 NSF Fees	0.00	1,000.00	-1,000.00	-100.0 %	25.00	5,000.00	-4,975.00	-99.5 %
4112 Late Fees & Interest	359.02	0.00	359.02		3,142.34	0.00	3,142.34	
4116 Reserve Assessments	2,264.09	5,125.00	-2,860.91	-55.8 %	55,394.23	51,589.00	3,805.23	7.4 %
4100 Total INCOME	14,306.10	26,625.00	-12,318.90	-46.3 %	292,205.15	268,525.00	23,680.15	8.8 %
4200 OTHER PROPERTY INCOME								
4202 Reimbursed Lien Cost	268.00	0.00	268.00		1,006.00	0.00	1,006.00	
4206 Transfer Fees	100.00	0.00	100.00		500.00	0.00	500.00	
4208 CC&R Fines	89.02	0.00	89.02		239.02	0.00	239.02	
4210 Other Income	120.00	0.00	120.00		5,495.34	0.00	5,495.34	
4200 Total OTHER PROPERTY INCOMI	577.02	0.00	577.02		7,240.36	0.00	7,240.36	
TOTAL INCOME	14,883.12	26,625.00	-11,741.88	-44.1 %	299,445.51	268,525.00	30,920.51	11.5 %
EXPENSE								
5000 EXPENSES								
5001 MAINTENANCE EXPENSES								
5002 Repairs Materials	0.00	150.00	-150.00	-100.0 %	0.00	750.00	-750.00	-100.0 %
5003 Repairs Contract	4,977.60	0.00	4,977.60		7,972.59	250.00	7,722.59	3,089.0 %
5005 Plumbing Contract	0.00	2,000.00	-2,000.00	-100.0 %	0.00	4,000.00	-4,000.00	-100.0 %
5006 Electrical Materials	0.00	0.00	0.00		0.00	150.00	-150.00	-100.0 %
5007 Electrical Contract	164.96	100.00	64.96	65.0 %	1,116.65	500.00	616.65	123.3 %
5009 Locks & Keys	0.00	0.00	0.00		13.84	0.00	13.84	
5014 Paint	34.42	0.00	34.42		34.42	0.00	34.42	
5019 Tools & Equipment	0.00	100.00	-100.00	-100.0 %	0.00	2,100.00	-2,100.00	-100.0 %
5022 Maintenance Miscellaneous	0.00	375.00	-375.00	-100.0 %	202.32	1,875.00	-1,672.68	-89.2 %
5001 Total MAINTENANCE EXPENS	5,176.98	2,725.00	2,451.98	90.0 %	9,339.82	9,625.00	-285.18	-3.0 %
5100 LANDSCAPING								
5101 Lawn Mowing	2,020.57	4,200.00	-2,179.43	-51.9 %	2,020.57	4,200.00	-2,179.43	-51.9 %
5102 Sprinkler Materials	934.98	1,000.00	-65.02	-6.5 %	1,892.92	2,000.00	-107.08	-5.4 %
5104 New Plants	0.00	2,500.00	-2,500.00	-100.0 %	0.00	2,500.00	-2,500.00	-100.0 %
5105 Spray/Fertilization	0.00	600.00	-600.00	-100.0 %	706.55	600.00	106.55	17.8 %
5106 Grounds Materials	1,003.95	650.00	353.95	54.5 %	2,072.33	3,250.00	-1,177.67	-36.2 %

	Actual 05/01/17 - 05/31/17	Budget 05/17 - 05/17	\$ Change	% Change	Actual YTD 01/01/17 - 05/31/17	Budget YTD 01/17 - 05/17	\$ Change	% Change
5107 Grounds Contract	0.00	1,000.00	-1,000.00	-100.0 %	0.00	1,000.00	-1,000.00	-100.0 %
5108 Waterfalls / Pond	0.00	800.00	-800.00	-100.0 %	0.00	2,400.00	-2,400.00	-100.0 %
5109 Landscaping Other	0.00	2,000.00	-2,000.00	-100.0 %	0.00	2,000.00	-2,000.00	-100.0 %
5100 Total LANDSCAPING	3,959.50	12,750.00	-8,790.50	-68.9 %	6,692.37	17,950.00	-11,257.63	-62.7 %
5150 STREETS								
5153 Snow Removal Supplies	630.41	0.00	630.41		1,724.20	250.00	1,474.20	589.7 %
5157 Parking Other	0.00	0.00	0.00		28.26	0.00	28.26	
5150 Total STREETS	630.41	0.00	630.41		1,752.46	250.00	1,502.46	601.0 %
5300 UTILITIES								
5301 Common Area Electric	3,834.96	2,850.00	984.96	34.6 %	16,745.03	14,250.00	2,495.03	17.5 %
5304 Water	1,025.17	1,000.00	25.17	2.5 %	1,057.97	1,400.00	-342.03	-24.4 %
5305 Sewer	170.00	100.00	70.00	70.0 %	680.00	500.00	180.00	36.0 %
5306 Refuse	179.84	300.00	-120.16	-40.1 %	609.63	1,500.00	-890.37	-59.4 %
5307 Telephone Land Line	0.00	0.00	0.00		0.00	50.00	-50.00	-100.0 %
5308 Cell Phone	0.00	135.00	-135.00	-100.0 %	270.00	675.00	-405.00	-60.0 %
5300 Total UTILITIES	5,209.97	4,385.00	824.97	18.8 %	19,362.63	18,375.00	987.63	5.4 %
5400 TAX & LICENSES								
5401 Real Estate Taxes	0.00	0.00	0.00		1,093.28	175.00	918.28	524.7 %
5404 Licenses	0.00	0.00	0.00		0.00	74.00	-74.00	-100.0 %
5405 Lien Filing Fee	0.00	0.00	0.00		470.00	0.00	470.00	
5406 Tax & Lic. Other	0.00	0.00	0.00		30.00	0.00	30.00	
5400 Total TAX & LICENSES	0.00	0.00	0.00		1,593.28	249.00	1,344.28	539.9 %
5450 PAYROLL								
5451 Maintenance Engineer	16,816.23	9,800.00	7,016.23	71.6 %	78,413.29	49,000.00	29,413.29	60.0 %
5456 Travel Reimbursements	109.35	0.00	109.35		243.12	0.00	243.12	
5450 Total PAYROLL	16,925.58	9,800.00	7,125.58	72.7 %	78,656.41	49,000.00	29,656.41	60.5 %
5550 COMMUNITY EVENTS EXPENSE								
5551 Internet	60.00	279.00	-219.00	-78.5 %	1,584.00	1,395.00	189.00	13.5 %
5552 Signage	0.00	1,800.00	-1,800.00	-100.0 %	0.00	3,385.00	-3,385.00	-100.0 %
5553 Outdoor Theater	2,874.11	0.00	2,874.11		3,834.11	0.00	3,834.11	
5554 Other Community Events Exp	3,490.20	0.00	3,490.20		3,490.20	3,400.00	90.20	2.7 %
5550 Total COMMUNITY EVENTS EXP	6,424.31	2,079.00	4,345.31	209.0 %	8,908.31	8,180.00	728.31	8.9 %
5600 ADMINISTRATIVE								
5601 Property Management Fee	4,540.00	4,540.00	0.00	0.0 %	22,700.00	22,700.00	0.00	0.0 %
5602 Legal Fees	220.50	200.00	20.50	10.2 %	2,001.53	1,000.00	1,001.53	100.2 %
5603 Accounting Fees	0.00	250.00	-250.00	-100.0 %	0.00	1,250.00	-1,250.00	-100.0 %
5604 Bank Service Charges	10.00	0.00	10.00		10.00	0.00	10.00	
5605 Meeting Expenses	0.00	0.00	0.00		7.61	0.00	7.61	
5606 Other Admin Exp	85.75	1,000.00	-914.25	-91.4 %	5,570.03	5,000.00	570.03	11.4 %
5600 Total ADMINISTRATIVE	4,856.25	5,990.00	-1,133.75	-18.9 %	30,289.17	29,950.00	339.17	1.1 %

	Actual 05/01/17 - 05/31/17	Budget 05/17 - 05/17	\$ Change	% Change	Actual YTD 01/01/17 - 05/31/17	Budget YTD 01/17 - 05/17	\$ Change	% Change
5650 INSURANCE								
5651 Liability & Multi-Peril	1,265.50	1,250.00	15.50	1.2 %	8,858.50	6,250.00	2,608.50	41.7 %
5652 BOD Ins	0.00	0.00	0.00		3,298.00	3,169.00	129.00	4.1 %
5653 Other Insurance	62.25	0.00	62.25		435.75	0.00	435.75	
5650 Total INSURANCE	1,327.75	1,250.00	77.75	6.2 %	12,592.25	9,419.00	3,173.25	33.7 %
5700 OFFICE								
5701 Office Supply	0.00	0.00	0.00		31.81	0.00	31.81	
5702 Mail/Postage	41.61	320.00	-278.39	-87.0 %	837.63	1,600.00	-762.37	-47.6 %
5703 Copies/Reproductions	50.18	500.00	-449.82	-90.0 %	3,458.76	2,500.00	958.76	38.4 %
5700 Total OFFICE	91.79	820.00	-728.21	-88.8 %	4,328.20	4,100.00	228.20	5.6 %
5000 Total EXPENSES	44,602.54	39,799.00	4,803.54	12.1 %	173,514.90	147,098.00	26,416.90	18.0 %
TOTAL EXPENSE	44,602.54	39,799.00	4,803.54	12.1 %	173,514.90	147,098.00	26,416.90	18.0 %
NOI	-29,719.42	-13,174.00	-16,545.42	-125.6 %	125,930.61	121,427.00	4,503.61	3.7 %
NON OPERATING INCOME								
7000 NON OPERATING INCOME								
7003 Funds Transf. from Sav. to Oper.	0.00	2,000.00	-2,000.00	-100.0 %	0.00	4,000.00	-4,000.00	-100.0 %
7000 Total NON OPERATING INCOME	0.00	2,000.00	-2,000.00	-100.0 %	0.00	4,000.00	-4,000.00	-100.0 %
TOTAL NON OPERATING INCOME	0.00	2,000.00	-2,000.00	-100.0 %	0.00	4,000.00	-4,000.00	-100.0 %
NON OPERATING EXPENSE								
6000 NON-OPERATING EXPENSES								
6002 Funds Transf. to Res. from Oper.	2,264.09	5,125.00	-2,860.91	-55.8 %	71,700.60	51,589.00	20,111.60	39.0 %
6000 Total NON-OPERATING EXPENSES	2,264.09	5,125.00	-2,860.91	-55.8 %	71,700.60	51,589.00	20,111.60	39.0 %
TOTAL NON OPERATING EXPENSE	2,264.09	5,125.00	-2,860.91	-55.8 %	71,700.60	51,589.00	20,111.60	39.0 %
NET INCOME	-31,983.51	-16,299.00	-15,684.51	-96.2 %	54,230.01	73,838.00	-19,607.99	-26.6 %
NET INCOME SUMMARY								
Income	14,883.12	26,625.00	-11,741.88	-44.1 %	299,445.51	268,525.00	30,920.51	11.5 %
Expense	-44,602.54	-39,799.00	-4,803.54	12.1 %	-173,514.90	-147,098.00	-26,416.90	18.0 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-29,719.42	-13,174.00	-16,545.42	-125.6 %	125,930.61	121,427.00	4,503.61	3.7 %
Non Operating Income	0.00	2,000.00	-2,000.00	-100.0 %	0.00	4,000.00	-4,000.00	-100.0 %
Non Operating Expense	-2,264.09	-5,125.00	2,860.91	55.8 %	-71,700.60	-51,589.00	-20,111.60	-39.0 %
NET INCOME	-31,983.51	-16,299.00	-15,684.51	-96.2 %	54,230.01	73,838.00	-19,607.99	-26.6 %