

Budget Comparison

Property: Eagle Ridge

Comparison Periods: 07/01/17 - 07/31/17 and 01/01/17 - 07/31/17 (cash basis)

	Actual 07/01/17 - 07/31/17	Budget 07/17 - 07/17	\$ Change	% Change	Actual YTD 01/01/17 - 07/31/17	Budget YTD 01/17 - 07/17	\$ Change	% Change
INCOME								
4100 INCOME								
4101 HOA Dues								
2201 Prepays	3,416.50	0.00	3,416.50		8,395.80	0.00	8,395.80	
4101 Other HOA Dues	75,628.03	80,220.00	-4,591.97	-5.7 %	309,287.13	305,821.00	3,466.13	1.1 %
4101 Total HOA Dues	79,044.53	80,220.00	-1,175.47	-1.5 %	317,682.93	305,821.00	11,861.93	3.9 %
4111 NSF Fees	0.00	1,000.00	-1,000.00	-100.0 %	25.00	7,000.00	-6,975.00	-99.6 %
4112 Late Fees & Interest	342.32	0.00	342.32		4,002.72	0.00	4,002.72	
4116 Reserve Assessments	19,006.38	20,307.00	-1,300.62	-6.4 %	77,531.72	73,889.00	3,642.72	4.9 %
4100 Total INCOME	98,393.23	101,527.00	-3,133.77	-3.1 %	399,242.37	386,710.00	12,532.37	3.2 %
4200 OTHER PROPERTY INCOME								
4202 Reimbursed Lien Cost	0.00	0.00	0.00		1,006.00	0.00	1,006.00	
4206 Transfer Fees	300.00	0.00	300.00		800.00	0.00	800.00	
4208 CC&R Fines	150.00	0.00	150.00		489.02	0.00	489.02	
4210 Other Income	0.00	0.00	0.00		5,495.34	0.00	5,495.34	
4200 Total OTHER PROPERTY INCOMI	450.00	0.00	450.00		7,790.36	0.00	7,790.36	
TOTAL INCOME	98,843.23	101,527.00	-2,683.77	-2.6 %	407,032.73	386,710.00	20,322.73	5.3 %
EXPENSE								
5000 EXPENSES								
5001 MAINTENANCE EXPENSES								
5002 Repairs Materials	185.38	150.00	35.38	23.6 %	185.38	1,050.00	-864.62	-82.3 %
5003 Repairs Contract	11,984.43	250.00	11,734.43	4,693.8 %	20,229.02	500.00	19,729.02	3,945.8 %
5005 Plumbing Contract	0.00	0.00	0.00		0.00	10,000.00	-10,000.00	-100.0 %
5006 Electrical Materials	0.00	0.00	0.00		0.00	150.00	-150.00	-100.0 %
5007 Electrical Contract	0.00	100.00	-100.00	-100.0 %	2,430.95	700.00	1,730.95	247.3 %
5009 Locks & Keys	0.00	0.00	0.00		28.86	0.00	28.86	
5011 Pest Control	23.35	0.00	23.35		23.35	0.00	23.35	
5014 Paint	0.00	8,500.00	-8,500.00	-100.0 %	34.42	9,350.00	-9,315.58	-99.6 %
5019 Tools & Equipment	486.25	100.00	386.25	386.2 %	1,354.76	2,300.00	-945.24	-41.1 %
5022 Maintenance Miscellaneous	0.00	375.00	-375.00	-100.0 %	202.32	2,625.00	-2,422.68	-92.3 %
5001 Total MAINTENANCE EXPENS	12,679.41	9,475.00	3,204.41	33.8 %	24,489.06	26,675.00	-2,185.94	-8.2 %
5100 LANDSCAPING								
5101 Lawn Mowing	10,102.85	8,400.00	1,702.85	20.3 %	20,205.69	23,100.00	-2,894.31	-12.5 %
5102 Sprinkler Materials	398.54	1,000.00	-601.46	-60.1 %	3,062.60	4,000.00	-937.40	-23.4 %
5104 New Plants	0.00	0.00	0.00		0.00	2,500.00	-2,500.00	-100.0 %
5105 Spray/Fertilization	7,276.47	100.00	7,176.47	7,176.5 %	7,983.02	7,400.00	583.02	7.9 %

	Actual 07/01/17 - 07/31/17	Budget 07/17 - 07/17	\$ Change	% Change	Actual YTD 01/01/17 - 07/31/17	Budget YTD 01/17 - 07/17	\$ Change	% Change
5106 Grounds Materials	416.58	650.00	-233.42	-35.9 %	3,923.42	4,550.00	-626.58	-13.8 %
5107 Grounds Contract	0.00	1,000.00	-1,000.00	-100.0 %	924.80	3,000.00	-2,075.20	-69.2 %
5108 Waterfalls / Pond	0.00	800.00	-800.00	-100.0 %	0.00	4,000.00	-4,000.00	-100.0 %
5109 Landscaping Other	0.00	750.00	-750.00	-100.0 %	0.00	2,750.00	-2,750.00	-100.0 %
5100 Total LANDSCAPING	18,194.44	12,700.00	5,494.44	43.3 %	36,099.53	51,300.00	-15,200.47	-29.6 %
5150 STREETS								
5153 Snow Removal Supplies	0.00	0.00	0.00		1,724.20	250.00	1,474.20	589.7 %
5157 Parking Other	0.75	0.00	0.75		33.01	0.00	33.01	
5150 Total STREETS	0.75	0.00	0.75		1,757.21	250.00	1,507.21	602.9 %
5300 UTILITIES								
5301 Common Area Electric	2,409.80	2,850.00	-440.20	-15.4 %	22,795.75	19,950.00	2,845.75	14.3 %
5304 Water	9,295.11	10,000.00	-704.89	-7.0 %	12,735.22	18,400.00	-5,664.78	-30.8 %
5305 Sewer	0.00	100.00	-100.00	-100.0 %	954.41	700.00	254.41	36.3 %
5306 Refuse	102.37	300.00	-197.63	-65.9 %	814.01	2,100.00	-1,285.99	-61.2 %
5307 Telephone Land Line	0.00	0.00	0.00		6.08	50.00	-43.92	-87.8 %
5308 Cell Phone	0.00	135.00	-135.00	-100.0 %	270.00	945.00	-675.00	-71.4 %
5300 Total UTILITIES	11,807.28	13,385.00	-1,577.72	-11.8 %	37,575.47	42,145.00	-4,569.53	-10.8 %
5400 TAX & LICENSES								
5401 Real Estate Taxes	0.00	0.00	0.00		1,093.28	175.00	918.28	524.7 %
5403 Permits	0.00	0.00	0.00		0.00	225.00	-225.00	-100.0 %
5404 Licenses	0.00	0.00	0.00		62.75	148.00	-85.25	-57.6 %
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		1,656.03	548.00	1,108.03	202.2 %
5450 PAYROLL								
5451 Maintenance Engineer	17,059.34	9,800.00	7,259.34	74.1 %	111,410.66	68,600.00	42,810.66	62.4 %
5455 Miscellaneous Payroll	33.98	0.00	33.98		33.98	0.00	33.98	
5456 Travel Reimbursements	141.96	0.00	141.96		499.30	0.00	499.30	
5450 Total PAYROLL	17,235.28	9,800.00	7,435.28	75.9 %	111,943.94	68,600.00	43,343.94	63.2 %
5550 COMMUNITY EVENTS EXPENSE								
5551 Internet	0.00	279.00	-279.00	-100.0 %	1,704.00	1,953.00	-249.00	-12.7 %
5552 Signage	0.00	120.00	-120.00	-100.0 %	0.00	3,625.00	-3,625.00	-100.0 %
5553 Outdoor Theater	1,650.00	0.00	1,650.00		5,604.11	0.00	5,604.11	
5554 Other Community Events Exp	0.00	850.00	-850.00	-100.0 %	5,801.79	5,450.00	351.79	6.5 %
5550 Total COMMUNITY EVENTS E)	1,650.00	1,249.00	401.00	32.1 %	13,109.90	11,028.00	2,081.90	18.9 %
5600 ADMINISTRATIVE								
5601 Property Management Fee	4,540.00	4,540.00	0.00	0.0 %	31,780.00	31,780.00	0.00	0.0 %
5602 Legal Fees	811.00	200.00	611.00	305.5 %	3,763.03	1,400.00	2,363.03	168.8 %
5603 Accounting Fees	0.00	9,000.00	-9,000.00	-100.0 %	0.00	10,500.00	-10,500.00	-100.0 %
5604 Bank Service Charges	0.00	0.00	0.00		10.00	0.00	10.00	
5605 Meeting Expenses	0.00	0.00	0.00		7.61	0.00	7.61	

	Actual 07/01/17 - 07/31/17	Budget 07/17 - 07/17	\$ Change	% Change	Actual YTD 01/01/17 - 07/31/17	Budget YTD 01/17 - 07/17	\$ Change	% Change
5606 Other Admin Exp	0.00	1,000.00	-1,000.00	-100.0 %	5,655.41	7,000.00	-1,344.59	-19.2 %
5600 Total ADMINISTRATIVE	5,351.00	14,740.00	-9,389.00	-63.7 %	41,216.05	50,680.00	-9,463.95	-18.7 %
5650 INSURANCE								
5651 Liability & Multi-Peril	1,265.50	1,250.00	15.50	1.2 %	11,389.50	8,750.00	2,639.50	30.2 %
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		560.25	0.00	560.25	
5650 Total INSURANCE	1,327.75	1,250.00	77.75	6.2 %	15,247.75	11,919.00	3,328.75	27.9 %
5700 OFFICE								
5701 Office Supply	0.00	0.00	0.00		57.33	0.00	57.33	
5702 Mail/Postage	68.95	320.00	-251.05	-78.5 %	1,640.19	2,240.00	-599.81	-26.8 %
5703 Copies/Reproductions	2,174.10	500.00	1,674.10	334.8 %	5,690.96	3,500.00	2,190.96	62.6 %
5700 Total OFFICE	2,243.05	820.00	1,423.05	173.5 %	7,388.48	5,740.00	1,648.48	28.7 %
5000 Total EXPENSES	70,488.96	63,419.00	7,069.96	11.1 %	290,483.42	268,885.00	21,598.42	8.0 %
TOTAL EXPENSE	70,488.96	63,419.00	7,069.96	11.1 %	290,483.42	268,885.00	21,598.42	8.0 %
NOI	28,354.27	38,108.00	-9,753.73	-25.6 %	116,549.31	117,825.00	-1,275.69	-1.1 %
NON OPERATING INCOME								
7000 NON OPERATING INCOME								
7003 Funds Transf. from Sav. to Oper.	0.00	8,500.00	-8,500.00	-100.0 %	0.00	27,000.00	-27,000.00	-100.0 %
7000 Total NON OPERATING INCOME	0.00	8,500.00	-8,500.00	-100.0 %	0.00	27,000.00	-27,000.00	-100.0 %
TOTAL NON OPERATING INCOME	0.00	8,500.00	-8,500.00	-100.0 %	0.00	27,000.00	-27,000.00	-100.0 %
NON OPERATING EXPENSE								
6000 NON-OPERATING EXPENSES								
6002 Funds Transf. to Res. from Oper.	19,006.38	20,307.00	-1,300.62	-6.4 %	93,838.09	73,889.00	19,949.09	27.0 %
6000 Total NON-OPERATING EXPENSE	19,006.38	20,307.00	-1,300.62	-6.4 %	93,838.09	73,889.00	19,949.09	27.0 %
TOTAL NON OPERATING EXPENSE	19,006.38	20,307.00	-1,300.62	-6.4 %	93,838.09	73,889.00	19,949.09	27.0 %
NET INCOME	9,347.89	26,301.00	-16,953.11	-64.5 %	22,711.22	70,936.00	-48,224.78	-68.0 %

	Actual 07/01/17 - 07/31/17	Budget 07/17 - 07/17	\$ Change	% Change	Actual YTD 01/01/17 - 07/31/17	Budget YTD 01/17 - 07/17	\$ Change	% Change
NET INCOME SUMMARY								
Income	98,843.23	101,527.00	-2,683.77	-2.6 %	407,032.73	386,710.00	20,322.73	5.3 %
Expense	-70,488.96	-63,419.00	-7,069.96	11.1 %	-290,483.42	-268,885.00	-21,598.42	8.0 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	28,354.27	38,108.00	-9,753.73	-25.6 %	116,549.31	117,825.00	-1,275.69	-1.1 %
Non Operating Income	0.00	8,500.00	-8,500.00	-100.0 %	0.00	27,000.00	-27,000.00	-100.0 %
Non Operating Expense	-19,006.38	-20,307.00	1,300.62	6.4 %	-93,838.09	-73,889.00	-19,949.09	-27.0 %
NET INCOME	9,347.89	26,301.00	-16,953.11	-64.5 %	22,711.22	70,936.00	-48,224.78	-68.0 %