

Budget Comparison

Property: Eagle Ridge

Comparison Periods: 08/01/17 - 08/31/17 and 01/01/17 - 08/31/17 (cash basis)

	Actual 08/01/17 - 08/31/17	Budget 08/17 - 08/17	\$ Change	% Change	Actual YTD 01/01/17 - 08/31/17	Budget YTD 01/17 - 08/17	\$ Change	% Change
INCOME								
4100 INCOME								
4101 HOA Dues								
2201 Prepays	1,996.68	0.00	1,996.68		10,392.48	0.00	10,392.48	
4101 Other HOA Dues	29,263.99	20,628.00	8,635.99	41.9 %	338,551.12	326,449.00	12,102.12	3.7 %
4101 Total HOA Dues	31,260.67	20,628.00	10,632.67	51.5 %	348,943.60	326,449.00	22,494.60	6.9 %
4111 NSF Fees	0.00	1,000.00	-1,000.00	-100.0 %	25.00	8,000.00	-7,975.00	-99.7 %
4112 Late Fees & Interest	438.94	0.00	438.94		4,441.66	0.00	4,441.66	
4116 Reserve Assessments	7,305.43	5,222.00	2,083.43	39.9 %	84,837.15	79,111.00	5,726.15	7.2 %
4100 Total INCOME	39,005.04	26,850.00	12,155.04	45.3 %	438,247.41	413,560.00	24,687.41	6.0 %
4200 OTHER PROPERTY INCOME								
4202 Reimbursed Lien Cost	668.00	0.00	668.00		1,674.00	0.00	1,674.00	
4203 Reimbursed Legal Costs	1,510.03	0.00	1,510.03		1,510.03	0.00	1,510.03	
4206 Transfer Fees	-100.00	0.00	-100.00		700.00	0.00	700.00	
4208 CC&R Fines	100.00	0.00	100.00		589.02	0.00	589.02	
4210 Other Income	10.00	0.00	10.00		5,505.34	0.00	5,505.34	
4200 Total OTHER PROPERTY INCOME	2,188.03	0.00	2,188.03		9,978.39	0.00	9,978.39	
TOTAL INCOME	41,193.07	26,850.00	14,343.07	53.4 %	448,225.80	413,560.00	34,665.80	8.4 %
EXPENSE								
5000 EXPENSES								
5001 MAINTENANCE EXPENSES								
5002 Repairs Materials	0.00	150.00	-150.00	-100.0 %	185.38	1,200.00	-1,014.62	-84.6 %
5003 Repairs Contract	2,139.95	0.00	2,139.95		22,368.97	500.00	21,868.97	4,373.8 %
5005 Plumbing Contract	0.00	0.00	0.00		0.00	10,000.00	-10,000.00	-100.0 %
5006 Electrical Materials	0.00	150.00	-150.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
5007 Electrical Contract	2,953.92	100.00	2,853.92	2,853.9 %	5,384.87	800.00	4,584.87	573.1 %
5009 Locks & Keys	0.00	0.00	0.00		28.86	0.00	28.86	
5011 Pest Control	0.00	0.00	0.00		23.35	0.00	23.35	
5014 Paint	0.00	0.00	0.00		34.42	9,350.00	-9,315.58	-99.6 %
5019 Tools & Equipment	315.51	100.00	215.51	215.5 %	1,670.27	2,400.00	-729.73	-30.4 %
5022 Maintenance Miscellaneous	244.00	375.00	-131.00	-34.9 %	446.32	3,000.00	-2,553.68	-85.1 %
5001 Total MAINTENANCE EXPENSES	5,653.38	875.00	4,778.38	546.1 %	30,142.44	27,550.00	2,592.44	9.4 %
5100 LANDSCAPING								
5101 Lawn Mowing	8,030.27	8,400.00	-369.73	-4.4 %	28,235.96	31,500.00	-3,264.04	-10.4 %
5102 Sprinkler Materials	995.50	1,000.00	-4.50	-0.4 %	4,058.10	5,000.00	-941.90	-18.8 %
5104 New Plants	0.00	0.00	0.00		0.00	2,500.00	-2,500.00	-100.0 %

	Actual 08/01/17 - 08/31/17	Budget 08/17 - 08/17	\$ Change	% Change	Actual YTD 01/01/17 - 08/31/17	Budget YTD 01/17 - 08/17	\$ Change	% Change
5105 Spray/Fertilization	343.82	7,800.00	-7,456.18	-95.6 %	8,326.84	15,200.00	-6,873.16	-45.2 %
5106 Grounds Materials	5,937.80	650.00	5,287.80	813.5 %	9,861.22	5,200.00	4,661.22	89.6 %
5107 Grounds Contract	652.80	1,000.00	-347.20	-34.7 %	1,577.60	4,000.00	-2,422.40	-60.6 %
5108 Waterfalls / Pond	298.93	800.00	-501.07	-62.6 %	298.93	4,800.00	-4,501.07	-93.8 %
5109 Landscaping Other	1,847.90	0.00	1,847.90		1,847.90	2,750.00	-902.10	-32.8 %
5100 Total LANDSCAPING	18,107.02	19,650.00	-1,542.98	-7.9 %	54,206.55	70,950.00	-16,743.45	-23.6 %
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	27.02	0.00	27.02		60.03	0.00	60.03	
5150 Total STREETS	27.02	0.00	27.02		1,784.23	250.00	1,534.23	613.7 %
5300 UTILITIES								
5301 Common Area Electric	4,946.53	2,850.00	2,096.53	73.6 %	27,742.28	22,800.00	4,942.28	21.7 %
5304 Water	12,912.38	10,000.00	2,912.38	29.1 %	25,647.60	28,400.00	-2,752.40	-9.7 %
5305 Sewer	340.00	100.00	240.00	240.0 %	1,294.41	800.00	494.41	61.8 %
5306 Refuse	194.26	300.00	-105.74	-35.2 %	1,008.27	2,400.00	-1,391.73	-58.0 %
5307 Telephone Land Line	7.22	0.00	7.22		13.30	50.00	-36.70	-73.4 %
5308 Cell Phone	0.00	135.00	-135.00	-100.0 %	270.00	1,080.00	-810.00	-75.0 %
5300 Total UTILITIES	18,400.39	13,385.00	5,015.39	37.5 %	55,975.86	55,530.00	445.86	0.8 %
5400 TAX & LICENSES								
5401 Real Estate Taxes	688.38	0.00	688.38		1,781.66	175.00	1,606.66	918.1 %
5403 Permits	0.00	0.00	0.00		0.00	225.00	-225.00	-100.0 %
5404 Licenses	65.75	0.00	65.75		128.50	148.00	-19.50	-13.2 %
5405 Lien Filing Fee	198.00	0.00	198.00		668.00	0.00	668.00	
5406 Tax & Lic. Other	10.00	0.00	10.00		40.00	0.00	40.00	
5400 Total TAX & LICENSES	962.13	0.00	962.13		2,618.16	548.00	2,070.16	377.8 %
5450 PAYROLL								
5451 Maintenance Engineer	22,874.50	9,800.00	13,074.50	133.4 %	134,285.16	78,400.00	55,885.16	71.3 %
5455 Miscellaneous Payroll	0.00	0.00	0.00		33.98	0.00	33.98	
5456 Travel Reimbursements	0.00	0.00	0.00		499.30	0.00	499.30	
5450 Total PAYROLL	22,874.50	9,800.00	13,074.50	133.4 %	134,818.44	78,400.00	56,418.44	72.0 %
5550 COMMUNITY EVENTS EXPENSE								
5551 Internet	777.00	279.00	498.00	178.5 %	2,481.00	2,232.00	249.00	11.2 %
5552 Signage	0.00	1,650.00	-1,650.00	-100.0 %	0.00	5,275.00	-5,275.00	-100.0 %
5553 Outdoor Theater	0.00	0.00	0.00		5,604.11	0.00	5,604.11	
5554 Other Community Events Exp	0.00	0.00	0.00		5,801.79	5,450.00	351.79	6.5 %
5550 Total COMMUNITY EVENTS E	777.00	1,929.00	-1,152.00	-59.7 %	13,886.90	12,957.00	929.90	7.2 %
5600 ADMINISTRATIVE								
5601 Property Management Fee	4,540.00	4,540.00	0.00	0.0 %	36,320.00	36,320.00	0.00	0.0 %
5602 Legal Fees	-260.00	200.00	-460.00	-230.0 %	3,503.03	1,600.00	1,903.03	118.9 %
5603 Accounting Fees	0.00	250.00	-250.00	-100.0 %	0.00	10,750.00	-10,750.00	-100.0 %
5604 Bank Service Charges	0.00	0.00	0.00		10.00	0.00	10.00	

	Actual 08/01/17 - 08/31/17	Budget 08/17 - 08/17	\$ Change	% Change	Actual YTD 01/01/17 - 08/31/17	Budget YTD 01/17 - 08/17	\$ Change	% Change
5605 Meeting Expenses	0.00	0.00	0.00		7.61	0.00	7.61	
5606 Other Admin Exp	2,305.20	1,000.00	1,305.20	130.5 %	7,960.61	8,000.00	-39.39	-0.5 %
5600 Total ADMINISTRATIVE	6,585.20	5,990.00	595.20	9.9 %	47,801.25	56,670.00	-8,868.75	-15.6 %
5650 INSURANCE								
5651 Liability & Multi-Peril	6,286.14	1,250.00	5,036.14	402.9 %	17,675.64	10,000.00	7,675.64	76.8 %
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		622.50	0.00	622.50	
5650 Total INSURANCE	6,348.39	1,250.00	5,098.39	407.9 %	21,596.14	13,169.00	8,427.14	64.0 %
5700 OFFICE								
5701 Office Supply	0.00	0.00	0.00		57.33	0.00	57.33	
5702 Mail/Postage	157.69	320.00	-162.31	-50.7 %	1,797.88	2,560.00	-762.12	-29.8 %
5703 Copies/Reproductions	62.90	500.00	-437.10	-87.4 %	5,753.86	4,000.00	1,753.86	43.8 %
5700 Total OFFICE	220.59	820.00	-599.41	-73.1 %	7,609.07	6,560.00	1,049.07	16.0 %
5000 Total EXPENSES	79,955.62	53,699.00	26,256.62	48.9 %	370,439.04	322,584.00	47,855.04	14.8 %
TOTAL EXPENSE	79,955.62	53,699.00	26,256.62	48.9 %	370,439.04	322,584.00	47,855.04	14.8 %
NOI	-38,762.55	-26,849.00	-11,913.55	-44.4 %	77,786.76	90,976.00	-13,189.24	-14.5 %
NON OPERATING INCOME								
7000 NON OPERATING INCOME								
7002 Funds Transf. from Res. to Oper.	24,841.00	0.00	24,841.00		24,841.00	0.00	24,841.00	
7003 Funds Transf. from Sav. to Oper.	0.00	0.00	0.00		0.00	27,000.00	-27,000.00	-100.0 %
7000 Total NON OPERATING INCOME	24,841.00	0.00	24,841.00		24,841.00	27,000.00	-2,159.00	-8.0 %
TOTAL NON OPERATING INCOME	24,841.00	0.00	24,841.00		24,841.00	27,000.00	-2,159.00	-8.0 %
NON OPERATING EXPENSE								
6000 NON-OPERATING EXPENSES								
6002 Funds Transf. to Res. from Oper.	0.00	5,222.00	-5,222.00	-100.0 %	93,838.09	79,111.00	14,727.09	18.6 %
6000 Total NON-OPERATING EXPENSES	0.00	5,222.00	-5,222.00	-100.0 %	93,838.09	79,111.00	14,727.09	18.6 %
TOTAL NON OPERATING EXPENSE	0.00	5,222.00	-5,222.00	-100.0 %	93,838.09	79,111.00	14,727.09	18.6 %
NET INCOME	-13,921.55	-32,071.00	18,149.45	56.6 %	8,789.67	38,865.00	-30,075.33	-77.4 %

	Actual 08/01/17 - 08/31/17	Budget 08/17 - 08/17	\$ Change	% Change	Actual YTD 01/01/17 - 08/31/17	Budget YTD 01/17 - 08/17	\$ Change	% Change
NET INCOME SUMMARY								
Income	41,193.07	26,850.00	14,343.07	53.4 %	448,225.80	413,560.00	34,665.80	8.4 %
Expense	-79,955.62	-53,699.00	-26,256.62	48.9 %	-370,439.04	-322,584.00	-47,855.04	14.8 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-38,762.55	-26,849.00	-11,913.55	-44.4 %	77,786.76	90,976.00	-13,189.24	-14.5 %
Non Operating Income	24,841.00	0.00	24,841.00		24,841.00	27,000.00	-2,159.00	-8.0 %
Non Operating Expense	0.00	-5,222.00	5,222.00	100.0 %	-93,838.09	-79,111.00	-14,727.09	-18.6 %
NET INCOME	-13,921.55	-32,071.00	18,149.45	56.6 %	8,789.67	38,865.00	-30,075.33	-77.4 %