

Budget Comparison

Property: Eagle Ridge

Comparison Periods: 11/01/17 - 11/30/17 and 01/01/17 - 11/30/17 (cash basis)

	Actual 11/01/17 - 11/30/17	Budget 11/17 - 11/17	\$ Change	% Change	Actual YTD 01/01/17 - 11/30/17	Budget YTD 01/17 - 11/17	\$ Change	% Change
INCOME								
4100 INCOME								
4101 HOA Dues								
2201 Prepays	1,755.65	0.00	1,755.65		7,950.89	0.00	7,950.89	
4101 Other HOA Dues	18,651.23	20,758.00	-2,106.77	-10.1 %	461,186.81	441,683.00	19,503.81	4.4 %
4101 Total HOA Dues	20,406.88	20,758.00	-351.12	-1.7 %	469,137.70	441,683.00	27,454.70	6.2 %
4111 NSF Fees	0.00	1,000.00	-1,000.00	-100.0 %	25.00	11,000.00	-10,975.00	-99.8 %
4112 Late Fees & Interest	1,078.15	0.00	1,078.15		6,525.47	0.00	6,525.47	
4116 Reserve Assessments	4,733.96	5,319.00	-585.04	-11.0 %	115,569.59	117,145.00	-1,575.41	-1.3 %
4100 Total INCOME	26,218.99	27,077.00	-858.01	-3.2 %	591,257.76	569,828.00	21,429.76	3.8 %
4200 OTHER PROPERTY INCOME								
4202 Reimbursed Lien Costs	250.00	0.00	250.00		2,048.00	0.00	2,048.00	
4203 Reimbursed Legal Costs	0.00	0.00	0.00		1,510.03	0.00	1,510.03	
4206 Transfer Fees	200.00	0.00	200.00		1,000.00	0.00	1,000.00	
4208 CC&R Fines	50.00	0.00	50.00		1,600.00	0.00	1,600.00	
4210 Other Income	0.00	0.00	0.00		5,505.34	0.00	5,505.34	
4200 Total OTHER PROPERTY INCOMI	500.00	0.00	500.00		11,663.37	0.00	11,663.37	
TOTAL INCOME	26,718.99	27,077.00	-358.01	-1.3 %	602,921.13	569,828.00	33,093.13	5.8 %
EXPENSE								
5000 EXPENSES								
5001 MAINTENANCE EXPENSES								
5002 Repairs Materials	0.00	150.00	-150.00	-100.0 %	185.38	1,650.00	-1,464.62	-88.8 %
5003 Repairs Contract	0.00	0.00	0.00		25,415.37	750.00	24,665.37	3,288.7 %
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	300.00	-300.00	-100.0 %
5007 Electrical Contract	1,721.22	100.00	1,621.22	1,621.2 %	10,849.89	1,100.00	9,749.89	886.4 %
5009 Locks & Keys	0.00	0.00	0.00		62.68	0.00	62.68	
5011 Pest Control	0.00	0.00	0.00		23.35	0.00	23.35	
5014 Paint	11.47	0.00	11.47		14,256.00	9,350.00	4,906.00	52.5 %
5015 Paint Materials	0.00	0.00	0.00		10.84	0.00	10.84	
5018 Fence Repairs	0.00	0.00	0.00		160.93	0.00	160.93	
5019 Tools & Equipment	0.00	100.00	-100.00	-100.0 %	1,670.27	2,700.00	-1,029.73	-38.1 %
5022 Maintenance Miscellaneous	15.00	375.00	-360.00	-96.0 %	1,701.44	4,125.00	-2,423.56	-58.8 %
5001 Total MAINTENANCE EXPENS	1,747.69	725.00	1,022.69	141.1 %	54,336.15	29,975.00	24,361.15	81.3 %
5100 LANDSCAPING								
5101 Lawn Mowing	6,022.25	6,300.00	-277.75	-4.4 %	52,540.47	56,700.00	-4,159.53	-7.3 %

	Actual 11/01/17 - 11/30/17	Budget 11/17 - 11/17	\$ Change	% Change	Actual YTD 01/01/17 - 11/30/17	Budget YTD 01/17 - 11/17	\$ Change	% Change
5102 Sprinkler Materials	3,351.54	1,000.00	2,351.54	235.2 %	7,905.31	8,000.00	-94.69	-1.2 %
5104 New Plants	0.00	0.00	0.00		0.00	2,500.00	-2,500.00	-100.0 %
5105 Spray/Fertilization	0.00	2,000.00	-2,000.00	-100.0 %	15,504.82	17,200.00	-1,695.18	-9.9 %
5106 Grounds Materials	2,520.10	650.00	1,870.10	287.7 %	15,713.51	7,150.00	8,563.51	119.8 %
5107 Grounds Contract	0.00	0.00	0.00		1,849.60	4,000.00	-2,150.40	-53.8 %
5108 Waterfalls / Pond	0.00	800.00	-800.00	-100.0 %	885.99	7,200.00	-6,314.01	-87.7 %
5109 Landscaping Other	0.00	3,300.00	-3,300.00	-100.0 %	1,847.90	6,050.00	-4,202.10	-69.5 %
5100 Total LANDSCAPING	11,893.89	14,050.00	-2,156.11	-15.3 %	96,247.60	108,800.00	-12,552.40	-11.5 %
5150 STREETS								
5153 Snow Removal Supplies	1,765.31	0.00	1,765.31		3,489.51	250.00	3,239.51	1,295.8 %
5157 Parking Other	0.00	0.00	0.00		60.03	0.00	60.03	
5150 Total STREETS	1,765.31	0.00	1,765.31		3,549.54	250.00	3,299.54	1,319.8 %
5300 UTILITIES								
5301 Common Area Electric	3,588.18	2,850.00	738.18	25.9 %	38,667.39	31,350.00	7,317.39	23.3 %
5304 Water	3,846.94	11,000.00	-7,153.06	-65.0 %	54,274.30	63,400.00	-9,125.70	-14.4 %
5305 Sewer	184.00	100.00	84.00	84.0 %	1,832.41	1,100.00	732.41	66.6 %
5306 Refuse	257.50	300.00	-42.50	-14.2 %	1,597.67	3,300.00	-1,702.33	-51.6 %
5307 Telephone Land Line	0.00	0.00	0.00		17.35	100.00	-82.65	-82.6 %
5308 Cell Phone	0.00	135.00	-135.00	-100.0 %	270.00	1,485.00	-1,215.00	-81.8 %
5300 Total UTILITIES	7,876.62	14,385.00	-6,508.38	-45.2 %	96,659.12	100,735.00	-4,075.88	-4.0 %
5400 TAX & LICENSES								
5401 Real Estate Taxes	0.00	0.00	0.00		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	0.00	0.00	0.00		128.50	222.00	-93.50	-42.1 %
5405 Lien Filing Fee	0.00	0.00	0.00		668.00	0.00	668.00	
5406 Tax & Lic. Other	0.00	0.00	0.00		40.00	0.00	40.00	
5400 Total TAX & LICENSES	0.00	0.00	0.00		2,618.16	622.00	1,996.16	320.9 %
5450 PAYROLL								
5451 Maintenance Engineer	14,500.84	9,800.00	4,700.84	48.0 %	181,658.99	107,800.00	73,858.99	68.5 %
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	14,500.84	9,800.00	4,700.84	48.0 %	182,192.27	107,800.00	74,392.27	69.0 %
5550 COMMUNITY EVENTS EXPENSE								
5551 Internet	479.00	279.00	200.00	71.7 %	3,718.00	3,069.00	649.00	21.1 %
5552 Signage	0.00	120.00	-120.00	-100.0 %	335.10	5,635.00	-5,299.90	-94.1 %
5553 Outdoor Theater	120.00	0.00	120.00		5,724.11	0.00	5,724.11	
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 EXP	599.00	399.00	200.00	50.1 %	15,579.00	14,154.00	1,425.00	10.1 %
5600 ADMINISTRATIVE								
5601 Property Management Fee	5,000.00	4,900.00	100.00	2.0 %	50,860.00	50,660.00	200.00	0.4 %
5602 Legal Fees	750.00	200.00	550.00	275.0 %	4,723.03	2,200.00	2,523.03	114.7 %

	Actual 11/01/17 - 11/30/17	Budget 11/17 - 11/17	\$ Change	% Change	Actual YTD 01/01/17 - 11/30/17	Budget YTD 01/17 - 11/17	\$ Change	% Change
5603 Accounting Fees	31.00	250.00	-219.00	-87.6 %	31.00	11,500.00	-11,469.00	-99.7 %
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	
5606 Other Admin Exp	4,619.97	1,000.00	3,619.97	362.0 %	13,194.53	11,000.00	2,194.53	20.0 %
5600 Total ADMINISTRATIVE	10,400.97	6,350.00	4,050.97	63.8 %	68,826.17	75,360.00	-6,533.83	-8.7 %
5650 INSURANCE								
5651 Liability & Multi-Peril	1,106.50	1,250.00	-143.50	-11.5 %	16,025.64	13,750.00	2,275.64	16.6 %
5652 BOD Ins	0.00	0.00	0.00		3,298.00	3,169.00	129.00	4.1 %
5653 Other Insurance	148.67	0.00	148.67		729.34	0.00	729.34	
5650 Total INSURANCE	1,255.17	1,250.00	5.17	0.4 %	20,052.98	16,919.00	3,133.98	18.5 %
5700 OFFICE								
5701 Office Supply	27.47	0.00	27.47		84.80	0.00	84.80	
5702 Mail/Postage	100.44	320.00	-219.56	-68.6 %	2,957.12	3,520.00	-562.88	-16.0 %
5703 Copies/Reproductions	952.48	500.00	452.48	90.5 %	7,540.54	5,500.00	2,040.54	37.1 %
5700 Total OFFICE	1,080.39	820.00	260.39	31.8 %	10,582.46	9,020.00	1,562.46	17.3 %
5000 Total EXPENSES	51,119.88	47,779.00	3,340.88	7.0 %	550,643.45	463,635.00	87,008.45	18.8 %
TOTAL EXPENSE	51,119.88	47,779.00	3,340.88	7.0 %	550,643.45	463,635.00	87,008.45	18.8 %
NOI	-24,400.89	-20,702.00	-3,698.89	-17.9 %	52,277.68	106,193.00	-53,915.32	-50.8 %
NON OPERATING INCOME								
7000 NON OPERATING INCOME								
7002 Funds Transf. from Res. to Oper.	0.00	0.00	0.00		95,841.00	0.00	95,841.00	
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	0.00	0.00	0.00		95,841.00	27,000.00	68,841.00	255.0 %
TOTAL NON OPERATING INCOME	0.00	0.00	0.00		95,841.00	27,000.00	68,841.00	255.0 %
NON OPERATING EXPENSE								
6000 NON-OPERATING EXPENSES								
6002 Funds Transf. to Res. from Oper.	4,703.96	5,319.00	-615.04	-11.6 %	131,845.96	117,145.00	14,700.96	12.5 %
6000 Total NON-OPERATING EXPENSES	4,703.96	5,319.00	-615.04	-11.6 %	131,845.96	117,145.00	14,700.96	12.5 %
TOTAL NON OPERATING EXPENSE	4,703.96	5,319.00	-615.04	-11.6 %	131,845.96	117,145.00	14,700.96	12.5 %
NET INCOME	-29,104.85	-26,021.00	-3,083.85	-11.9 %	16,272.72	16,048.00	224.72	1.4 %

	Actual 11/01/17 - 11/30/17	Budget 11/17 - 11/17	\$ Change	% Change	Actual YTD 01/01/17 - 11/30/17	Budget YTD 01/17 - 11/17	\$ Change	% Change
NET INCOME SUMMARY								
Income	26,718.99	27,077.00	-358.01	-1.3 %	602,921.13	569,828.00	33,093.13	5.8 %
Expense	-51,119.88	-47,779.00	-3,340.88	7.0 %	-550,643.45	-463,635.00	-87,008.45	18.8 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-24,400.89	-20,702.00	-3,698.89	-17.9 %	52,277.68	106,193.00	-53,915.32	-50.8 %
Non Operating Income	0.00	0.00	0.00		95,841.00	27,000.00	68,841.00	255.0 %
Non Operating Expense	-4,703.96	-5,319.00	615.04	11.6 %	-131,845.96	-117,145.00	-14,700.96	-12.5 %
NET INCOME	-29,104.85	-26,021.00	-3,083.85	-11.9 %	16,272.72	16,048.00	224.72	1.4 %