

Budget Comparison

Property: Eagle Ridge

Comparison Periods: 03/01/18 - 03/31/18 and 01/01/18 - 03/31/18 (cash basis)

	Actual 03/01/18 - 03/31/18	Budget 03/18 - 03/18	\$ Change	% Change	Actual YTD 01/01/18 - 03/31/18	Budget YTD 01/18 - 03/18	\$ Change	% Change
INCOME								
4100 INCOME								
4101 HOA Dues								
2201 Prepays	-9,824.11	0.00	-9,824.11		6,546.07	0.00	6,546.07	
4101 Other HOA Dues	21,877.03	13,000.00	8,877.03	68.3 %	129,063.48	133,500.00	-4,436.52	-3.3 %
4101 Total HOA Dues	12,052.92	13,000.00	-947.08	-7.3 %	135,609.55	133,500.00	2,109.55	1.6 %
4112 Late Fees & Interest	734.87	0.00	734.87		1,515.51	0.00	1,515.51	
4116 Reserve Assessments	4,169.48	2,000.00	2,169.48	108.5 %	20,879.06	19,000.00	1,879.06	9.9 %
4100 Total INCOME	16,957.27	15,000.00	1,957.27	13.0 %	158,004.12	152,500.00	5,504.12	3.6 %
4200 OTHER PROPERTY INCOME								
4202 Reimbursed Lien Costs	225.00	0.00	225.00		425.00	0.00	425.00	
4206 Transfer Fees	0.00	0.00	0.00		100.00	0.00	100.00	
4210 Other Income	0.00	0.00	0.00		617.80	0.00	617.80	
4200 Total OTHER PROPERTY INCOMI	225.00	0.00	225.00		1,142.80	0.00	1,142.80	
TOTAL INCOME	17,182.27	15,000.00	2,182.27	14.5 %	159,146.92	152,500.00	6,646.92	4.4 %
EXPENSE								
5000 EXPENSES								
5001 MAINTENANCE EXPENSES								
5002 Repairs Materials	77.68	150.00	-72.32	-48.2 %	77.68	450.00	-372.32	-82.7 %
5003 Repairs Contract	2,676.35	0.00	2,676.35		10,435.40	0.00	10,435.40	
5007 Electrical Contract	0.00	100.00	-100.00	-100.0 %	315.25	550.00	-234.75	-42.7 %
5019 Tools & Equipment	0.00	100.00	-100.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
5022 Maintenance Miscellaneous	0.00	375.00	-375.00	-100.0 %	0.00	1,125.00	-1,125.00	-100.0 %
5001 Total MAINTENANCE EXPENS	2,754.03	725.00	2,029.03	279.9 %	10,828.33	2,425.00	8,403.33	346.5 %
5100 LANDSCAPING								
5106 Grounds Materials	679.35	850.00	-170.65	-20.1 %	2,883.70	2,550.00	333.70	13.1 %
5109 Landscaping Other	4,321.54	0.00	4,321.54		4,321.54	0.00	4,321.54	
5100 Total LANDSCAPING	5,000.89	850.00	4,150.89	488.3 %	7,205.24	2,550.00	4,655.24	182.6 %
5150 STREETS								
5153 Snow Removal Supplies	204.60	0.00	204.60		988.17	1,900.00	-911.83	-48.0 %
5150 Total STREETS	204.60	0.00	204.60		988.17	1,900.00	-911.83	-48.0 %
5300 UTILITIES								
5301 Common Area Electric	3,314.10	3,650.00	-335.90	-9.2 %	9,655.13	10,950.00	-1,294.87	-11.8 %
5304 Water	29.00	0.00	29.00		277.57	0.00	277.57	
5305 Sewer	384.00	175.00	209.00	119.4 %	768.00	525.00	243.00	46.3 %

	Actual 03/01/18 - 03/31/18	Budget 03/18 - 03/18	\$ Change	% Change	Actual YTD 01/01/18 - 03/31/18	Budget YTD 01/18 - 03/18	\$ Change	% Change
5306 Refuse	442.55	175.00	267.55	152.9 %	1,165.27	525.00	640.27	122.0 %
5307 Telephone Land Line	0.00	0.00	0.00		10.00	0.00	10.00	
5300 Total UTILITIES	4,169.65	4,000.00	169.65	4.2 %	11,875.97	12,000.00	-124.03	-1.0 %
5400 TAX & LICENSES								
5401 Real Estate Taxes	-300.87	0.00	-300.87		-300.87	0.00	-300.87	
5405 Lien Filing Fee	825.00	50.00	775.00	1,550.0 %	825.00	150.00	675.00	450.0 %
5400 Total TAX & LICENSES	524.13	50.00	474.13	948.3 %	524.13	150.00	374.13	249.4 %
5450 PAYROLL								
5451 Maintenance Engineer	12,073.58	12,400.00	-326.42	-2.6 %	37,718.10	44,200.00	-6,481.90	-14.7 %
5450 Total PAYROLL	12,073.58	12,400.00	-326.42	-2.6 %	37,718.10	44,200.00	-6,481.90	-14.7 %
5550 COMMUNITY EVENTS EXPENSE								
5551 Internet	200.00	500.00	-300.00	-60.0 %	660.00	1,500.00	-840.00	-56.0 %
5552 Signage	25.14	0.00	25.14		25.14	0.00	25.14	
5553 Outdoor Theater	1,246.19	0.00	1,246.19		1,346.19	0.00	1,346.19	
5550 Total COMMUNITY EVENTS E	1,471.33	500.00	971.33	194.3 %	2,031.33	1,500.00	531.33	35.4 %
5600 ADMINISTRATIVE								
5601 Property Management Fee	5,000.00	4,540.00	460.00	10.1 %	15,000.00	13,620.00	1,380.00	10.1 %
5602 Legal Fees	0.00	350.00	-350.00	-100.0 %	0.00	1,050.00	-1,050.00	-100.0 %
5603 Accounting Fees	597.00	0.00	597.00		7,984.00	0.00	7,984.00	
5605 Meeting Expenses	0.00	0.00	0.00		329.00	0.00	329.00	
5606 Other Admin Exp	489.17	2,500.00	-2,010.83	-80.4 %	740.42	3,000.00	-2,259.58	-75.3 %
5600 Total ADMINISTRATIVE	6,086.17	7,390.00	-1,303.83	-17.6 %	24,053.42	17,670.00	6,383.42	36.1 %
5650 INSURANCE								
5651 Liability & Multi-Peril	1,106.50	1,500.00	-393.50	-26.2 %	3,319.50	4,500.00	-1,180.50	-26.2 %
5652 BOD Ins	3,395.00	3,300.00	95.00	2.9 %	3,395.00	3,300.00	95.00	2.9 %
5653 Other Insurance	148.67	0.00	148.67		446.01	0.00	446.01	
5650 Total INSURANCE	4,650.17	4,800.00	-149.83	-3.1 %	7,160.51	7,800.00	-639.49	-8.2 %
5700 OFFICE								
5702 Mail/Postage	50.80	750.00	-699.20	-93.2 %	487.63	810.00	-322.37	-39.8 %
5703 Copies/Reproductions	225.54	650.00	-424.46	-65.3 %	1,445.16	1,950.00	-504.84	-25.9 %
5700 Total OFFICE	276.34	1,400.00	-1,123.66	-80.3 %	1,932.79	2,760.00	-827.21	-30.0 %
5000 Total EXPENSES	37,210.89	32,115.00	5,095.89	15.9 %	104,317.99	92,955.00	11,362.99	12.2 %
TOTAL EXPENSE	37,210.89	32,115.00	5,095.89	15.9 %	104,317.99	92,955.00	11,362.99	12.2 %
NOI	-20,028.62	-17,115.00	-2,913.62	-17.0 %	54,828.93	59,545.00	-4,716.07	-7.9 %
NON OPERATING EXPENSE								
6000 NON-OPERATING EXPENSES								
6002 Funds Transf. to Res. from Oper.	2,814.40	2,000.00	814.40	40.7 %	19,523.98	19,000.00	523.98	2.8 %
6000 Total NON-OPERATING EXPENSE	2,814.40	2,000.00	814.40	40.7 %	19,523.98	19,000.00	523.98	2.8 %

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TOTAL NON OPERATING EXPENSE	2,814.40	2,000.00	814.40	40.7 %	19,523.98	19,000.00	523.98	2.8 %
NET INCOME	-22,843.02	-19,115.00	-3,728.02	-19.5 %	35,304.95	40,545.00	-5,240.05	-12.9 %
NET INCOME SUMMARY								
Income	17,182.27	15,000.00	2,182.27	14.5 %	159,146.92	152,500.00	6,646.92	4.4 %
Expense	-37,210.89	-32,115.00	-5,095.89	15.9 %	-104,317.99	-92,955.00	-11,362.99	12.2 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	-2,814.40	-2,000.00	-814.40	-40.7 %	-19,523.98	-19,000.00	-523.98	-2.8 %
NET INCOME	-22,843.02	-19,115.00	-3,728.02	-19.5 %	35,304.95	40,545.00	-5,240.05	-12.9 %