

# Budget Comparison

Property: Eagle Ridge

Comparison Periods: 08/01/18 - 08/31/18 and 01/01/18 - 08/31/18 (cash basis)

	Actual 08/01/18 - 08/31/18	Budget 08/18 - 08/18	\$ Change	% Change	Actual YTD 01/01/18 - 08/31/18	Budget YTD 01/18 - 08/18	\$ Change	% Change
<b>INCOME</b>								
4100 INCOME								
4101 HOA Dues								
2201 Prepays	1,755.00	0.00	1,755.00		10,338.26	0.00	10,338.26	
4101 Other HOA Dues	20,458.18	27,500.00	-7,041.82	-25.6 %	368,594.85	394,500.00	-25,905.15	-6.6 %
4101 Total HOA Dues	22,213.18	27,500.00	-5,286.82	-19.2 %	378,933.11	394,500.00	-15,566.89	-3.9 %
4111 NSF Fees	0.00	0.00	0.00		25.00	0.00	25.00	
4112 Late Fees & Interest	192.67	0.00	192.67		3,636.43	0.00	3,636.43	
4116 Reserve Assessments	3,169.06	4,400.00	-1,230.94	-28.0 %	56,774.98	57,000.00	-225.02	-0.4 %
4100 Total INCOME	25,574.91	31,900.00	-6,325.09	-19.8 %	439,369.52	451,500.00	-12,130.48	-2.7 %
4200 OTHER PROPERTY INCOME								
4202 Reimbursed Lien Costs	0.00	0.00	0.00		625.00	0.00	625.00	
4206 Transfer Fees	0.00	0.00	0.00		800.00	0.00	800.00	
4208 CC&R Fines	0.00	0.00	0.00		145.00	0.00	145.00	
4210 Other Income	0.00	0.00	0.00		918.67	0.00	918.67	
4200 Total OTHER PROPERTY INCOMI	0.00	0.00	0.00		2,488.67	0.00	2,488.67	
<b>TOTAL INCOME</b>	<b>25,574.91</b>	<b>31,900.00</b>	<b>-6,325.09</b>	<b>-19.8 %</b>	<b>441,858.19</b>	<b>451,500.00</b>	<b>-9,641.81</b>	<b>-2.1 %</b>
<b>EXPENSE</b>								
5000 EXPENSES								
5001 MAINTENANCE EXPENSES								
5002 Repairs Materials	0.00	150.00	-150.00	-100.0 %	77.68	1,200.00	-1,122.32	-93.5 %
5003 Repairs Contract	639.72	28,000.00	-27,360.28	-97.7 %	11,612.27	36,000.00	-24,387.73	-67.7 %
5006 Electrical Materials	0.00	100.00	-100.00	-100.0 %	0.00	200.00	-200.00	-100.0 %
5007 Electrical Contract	146.88	350.00	-203.12	-58.0 %	1,523.48	1,800.00	-276.52	-15.4 %
5014 Paint	34.90	0.00	34.90		131.59	5,200.00	-5,068.41	-97.5 %
5015 Paint Materials	0.00	0.00	0.00		16.83	3,200.00	-3,183.17	-99.5 %
5018 Fence Repairs	0.00	0.00	0.00		0.00	300.00	-300.00	-100.0 %
5019 Tools & Equipment	0.00	100.00	-100.00	-100.0 %	0.00	800.00	-800.00	-100.0 %
5022 Maintenance Miscellaneous	0.00	375.00	-375.00	-100.0 %	2,498.12	3,000.00	-501.88	-16.7 %
5001 Total MAINTENANCE EXPENS	821.50	29,075.00	-28,253.50	-97.2 %	15,859.97	51,700.00	-35,840.03	-69.3 %
5100 LANDSCAPING								
5101 Lawn Mowing	8,738.34	9,000.00	-261.66	-2.9 %	23,404.56	28,000.00	-4,595.44	-16.4 %
5102 Sprinkler Materials	7,519.34	1,000.00	6,519.34	651.9 %	13,891.12	5,000.00	8,891.12	177.8 %
5104 New Plants	13.60	0.00	13.60		13.60	2,500.00	-2,486.40	-99.5 %
5105 Spray/Fertilization	6,460.76	2,500.00	3,960.76	158.4 %	15,015.92	11,000.00	4,015.92	36.5 %
5106 Grounds Materials	1,545.71	850.00	695.71	81.8 %	10,924.25	6,800.00	4,124.25	60.7 %

	Actual 08/01/18 - 08/31/18	Budget 08/18 - 08/18	\$ Change	% Change	Actual YTD 01/01/18 - 08/31/18	Budget YTD 01/18 - 08/18	\$ Change	% Change
5107 Grounds Contract	0.00	0.00	0.00		3,910.24	1,200.00	2,710.24	225.9 %
5108 Waterfalls / Pond	539.65	0.00	539.65		851.61	450.00	401.61	89.2 %
5109 Landscaping Other	478.72	2,000.00	-1,521.28	-76.1 %	53,870.75	45,000.00	8,870.75	19.7 %
5100 Total LANDSCAPING	25,296.12	15,350.00	9,946.12	64.8 %	121,882.05	99,950.00	21,932.05	21.9 %
<b>5150 STREETS</b>								
5153 Snow Removal Supplies	0.00	0.00	0.00		988.17	1,900.00	-911.83	-48.0 %
5157 Parking Other	0.00	0.00	0.00		2.00	0.00	2.00	
5150 Total STREETS	0.00	0.00	0.00		990.17	1,900.00	-909.83	-47.9 %
<b>5300 UTILITIES</b>								
5301 Common Area Electric	3,636.21	3,650.00	-13.79	-0.4 %	28,288.90	29,200.00	-911.10	-3.1 %
5304 Water	7,974.09	13,000.00	-5,025.91	-38.7 %	18,929.55	26,000.00	-7,070.45	-27.2 %
5305 Sewer	184.00	175.00	9.00	5.1 %	1,798.00	1,400.00	398.00	28.4 %
5306 Refuse	803.48	175.00	628.48	359.1 %	2,467.21	1,400.00	1,067.21	76.2 %
5307 Telephone Land Line	0.00	0.00	0.00		13.89	0.00	13.89	
5300 Total UTILITIES	12,597.78	17,000.00	-4,402.22	-25.9 %	51,497.55	58,000.00	-6,502.45	-11.2 %
<b>5400 TAX &amp; LICENSES</b>								
5401 Real Estate Taxes	0.00	700.00	-700.00	-100.0 %	904.92	1,900.00	-995.08	-52.4 %
5404 Licenses	0.00	65.00	-65.00	-100.0 %	62.75	130.00	-67.25	-51.7 %
5405 Lien Filing Fee	0.00	50.00	-50.00	-100.0 %	975.00	400.00	575.00	143.8 %
5406 Tax & Lic. Other	0.00	10.00	-10.00	-100.0 %	0.00	40.00	-40.00	-100.0 %
5400 Total TAX & LICENSES	0.00	825.00	-825.00	-100.0 %	1,942.67	2,470.00	-527.33	-21.3 %
<b>5450 PAYROLL</b>								
5451 Maintenance Engineer	9,356.90	15,800.00	-6,443.10	-40.8 %	99,945.92	119,200.00	-19,254.08	-16.2 %
5450 Total PAYROLL	9,356.90	15,800.00	-6,443.10	-40.8 %	99,945.92	119,200.00	-19,254.08	-16.2 %
<b>5550 COMMUNITY EVENTS EXPENSE</b>								
5551 Internet	1,076.00	500.00	576.00	115.2 %	2,965.00	4,000.00	-1,035.00	-25.9 %
5552 Signage	0.00	0.00	0.00		112.18	600.00	-487.82	-81.3 %
5553 Outdoor Theater	0.00	0.00	0.00		15,096.04	4,650.00	10,446.04	224.6 %
5554 Other Community Events Exp	1,100.00	0.00	1,100.00		6,762.92	6,000.00	762.92	12.7 %
5550 Total COMMUNITY EVENTS E	2,176.00	500.00	1,676.00	335.2 %	24,936.14	15,250.00	9,686.14	63.5 %
<b>5600 ADMINISTRATIVE</b>								
5601 Property Management Fee	5,000.00	4,540.00	460.00	10.1 %	40,000.00	36,320.00	3,680.00	10.1 %
5602 Legal Fees	0.00	350.00	-350.00	-100.0 %	0.00	2,800.00	-2,800.00	-100.0 %
5603 Accounting Fees	0.00	0.00	0.00		8,534.00	9,500.00	-966.00	-10.2 %
5604 Bank Service Charges	276.00	0.00	276.00		276.00	0.00	276.00	
5605 Meeting Expenses	0.00	0.00	0.00		479.00	0.00	479.00	
5606 Other Admin Exp	4,337.13	250.00	4,087.13	1,634.9 %	6,917.55	6,500.00	417.55	6.4 %
5600 Total ADMINISTRATIVE	9,613.13	5,140.00	4,473.13	87.0 %	56,206.55	55,120.00	1,086.55	2.0 %
<b>5650 INSURANCE</b>								
5651 Liability & Multi-Peril	0.00	1,500.00	-1,500.00	-100.0 %	5,532.50	12,000.00	-6,467.50	-53.9 %

	Actual 08/01/18 - 08/31/18	Budget 08/18 - 08/18	\$ Change	% Change	Actual YTD 01/01/18 - 08/31/18	Budget YTD 01/18 - 08/18	\$ Change	% Change
5652 BOD Ins	0.00	0.00	0.00		3,395.00	3,300.00	95.00	2.9 %
5653 Other Insurance	0.00	0.00	0.00		743.35	0.00	743.35	
5650 Total INSURANCE	0.00	1,500.00	-1,500.00	-100.0 %	9,670.85	15,300.00	-5,629.15	-36.8 %
<b>5700 OFFICE</b>								
5701 Office Supply	0.00	0.00	0.00		30.16	0.00	30.16	
5702 Mail/Postage	141.20	150.00	-8.80	-5.9 %	1,502.17	1,530.00	-27.83	-1.8 %
5703 Copies/Reproductions	830.86	650.00	180.86	27.8 %	2,467.90	5,200.00	-2,732.10	-52.5 %
5700 Total OFFICE	972.06	800.00	172.06	21.5 %	4,000.23	6,730.00	-2,729.77	-40.6 %
5000 Total EXPENSES	60,833.49	85,990.00	-25,156.51	-29.3 %	386,932.10	425,620.00	-38,687.90	-9.1 %
<b>TOTAL EXPENSE</b>	<b>60,833.49</b>	<b>85,990.00</b>	<b>-25,156.51</b>	<b>-29.3 %</b>	<b>386,932.10</b>	<b>425,620.00</b>	<b>-38,687.90</b>	<b>-9.1 %</b>
<b>NOI</b>	<b>-35,258.58</b>	<b>-54,090.00</b>	<b>18,831.42</b>	<b>34.8 %</b>	<b>54,926.09</b>	<b>25,880.00</b>	<b>29,046.09</b>	<b>112.2 %</b>
<b>NON OPERATING INCOME</b>								
7000 NON OPERATING INCOME								
7002 Funds Transf. from Res. to Oper.	72,424.61	28,000.00	44,424.61	158.7 %	72,424.61	86,900.00	-14,475.39	-16.7 %
7000 Total NON OPERATING INCOME	72,424.61	28,000.00	44,424.61	158.7 %	72,424.61	86,900.00	-14,475.39	-16.7 %
<b>TOTAL NON OPERATING INCOME</b>	<b>72,424.61</b>	<b>28,000.00</b>	<b>44,424.61</b>	<b>158.7 %</b>	<b>72,424.61</b>	<b>86,900.00</b>	<b>-14,475.39</b>	<b>-16.7 %</b>
<b>NON OPERATING EXPENSE</b>								
6000 NON-OPERATING EXPENSES								
6002 Funds Transf. to Res. from Oper.	3,169.06	4,400.00	-1,230.94	-28.0 %	56,758.08	57,000.00	-241.92	-0.4 %
6007 Owner Distribution	200.00	0.00	200.00		200.00	0.00	200.00	
6000 Total NON-OPERATING EXPENSES	3,369.06	4,400.00	-1,030.94	-23.4 %	56,958.08	57,000.00	-41.92	-0.1 %
<b>TOTAL NON OPERATING EXPENSE</b>	<b>3,369.06</b>	<b>4,400.00</b>	<b>-1,030.94</b>	<b>-23.4 %</b>	<b>56,958.08</b>	<b>57,000.00</b>	<b>-41.92</b>	<b>-0.1 %</b>
<b>NET INCOME</b>	<b>33,796.97</b>	<b>-30,490.00</b>	<b>64,286.97</b>	<b>210.8 %</b>	<b>70,392.62</b>	<b>55,780.00</b>	<b>14,612.62</b>	<b>26.2 %</b>
<b>NET INCOME SUMMARY</b>								
Income	25,574.91	31,900.00	-6,325.09	-19.8 %	441,858.19	451,500.00	-9,641.81	-2.1 %
Expense	-60,833.49	-85,990.00	25,156.51	29.3 %	-386,932.10	-425,620.00	38,687.90	9.1 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-35,258.58	-54,090.00	18,831.42	34.8 %	54,926.09	25,880.00	29,046.09	112.2 %
Non Operating Income	72,424.61	28,000.00	44,424.61	158.7 %	72,424.61	86,900.00	-14,475.39	-16.7 %
Non Operating Expense	-3,369.06	-4,400.00	1,030.94	23.4 %	-56,958.08	-57,000.00	41.92	0.1 %
<b>NET INCOME</b>	<b>33,796.97</b>	<b>-30,490.00</b>	<b>64,286.97</b>	<b>210.8 %</b>	<b>70,392.62</b>	<b>55,780.00</b>	<b>14,612.62</b>	<b>26.2 %</b>