

Budget Comparison

Property: Meadowwood Estates Phase III HOA
 Comparison Periods: 12/01/21 - 11/30/22 and 01/01/23 - 12/31/23 (cash basis)

	Actual 12/01/21 - 11/30/22	Budget YTD 01/23 - 12/23	
INCOME			
4100 INCOME			
4101 HOA Dues	77,408.32	83,600.00	
4112 Late Fees & Interest	58.83	0.00	
4116 Landscape Pass Thru	9,695.36	11,860.00	
4100 Total INCOME	87,162.51	95,460.00	
4200 OTHER PROPERTY INCOME			
4208 CC&R Fines	50.00	0.00	
4200 Total OTHER PROPERTY INCOME	4,320.11	0.00	Ins Funds
TOTAL INCOME	91,482.62	95,460.00	
EXPENSE			
5001 MAINTENANCE EXPENSES			
5002 Repairs Materials	45.51	0.00	
5014 Paint	439.11	0.00	
5015 Paint Materials	11.85	0.00	
5020 Gate Maintenance	1,875.15	1,000.00	
5022 Maintenance Miscellaneous	2,887.97	0.00	Ins Claim
5001 Total MAINTENANCE EXPENSES	5,259.59	1,000.00	
5100 COMMON AREA LANDSCAPING			
5101 Lawn Mowing	3,837.49	3,528.00	
5102 Sprinkler Repair	1,047.50	1,200.00	
5103 Pruning/Bed Maintenance	1,427.14	2,250.00	
5104 New Plants	653.40	750.00	
5105 Spray/Fertilization	2,879.89	3,050.00	
5107 Grounds Contract	202.56	0.00	
5108 Spring/Fall Cleanup	156.82	1,000.00	
5110 Landscaping Other	5,119.79	1,400.00	Ins Claim (part)
5100 Total COMMON AREA LANDSCAPING	15,324.59	13,178.00	
5125 TOWNHOME LANDSCAPE			
5126 TH Lawn Mowing	4,552.02	7,410.00	
5127 TH Sprinkler Repair	326.70	450.00	
5128 TH Spray/Fertilization	1,960.22	2,800.00	
5129 TH Spring/Fall Cleanup	1,746.32	1,200.00	
5125 Total TOWNHOME LANDSCAPE	8,585.26	11,860.00	
5150 STREETS			
5152 Snow Plowing Contract	17,401.27	21,200.00	
5156 Street Repair Contract	3,377.30	0.00	
5150 Total STREETS	20,778.57	21,200.00	
5300 UTILITIES			
5301 Common Area Electric	276.16	300.00	
5304 Water	1,116.72	1,260.00	
5307 Telephone Gate Line	969.17	1,140.00	
5300 Total UTILITIES	2,362.05	2,700.00	
5400 TAX & LICENSES			
5401 Real Estate Taxes	16.11	20.00	
5404 Licenses	20.00	20.00	
5400 Total TAX & LICENSES	36.11	40.00	
5450 PAYROLL			
5451 Maintenance Engineer	3,446.25	4,800.00	
5450 Total PAYROLL	3,446.25	4,800.00	
5550 MARKETING EXPENSE			
5551 Website	162.00	0.00	
5553 Community Outreach	0.00	1,000.00	
5550 Total MARKETING EXPENSE	162.00	0.00	
5600 ADMINISTRATIVE			
5601 Property Management Fee	18,600.00	18,000.00	
5602 Legal Fees	0.00	0.00	
5603 Accounting Fees	492.77	0.00	
5604 Bank Service Charges	-6.00	0.00	
5606 Other Admin Exp	483.10	0.00	
5600 Total ADMINISTRATIVE	19,569.87	18,000.00	
5650 INSURANCE			
5651 Liability & Multi-Peril	1,356.00	1,600.00	
5652 BOD Ins	972.00	1,100.00	
5650 Total INSURANCE	2,328.00	2,700.00	
5700 OFFICE			
5702 Mail/Postage	6.29	0.00	
5704 Other Office Exp	1.50	0.00	
5700 Total OFFICE	7.79	0.00	
TOTAL EXPENSE	77,860.08	76,478.00	
NOI	13,622.54	19,982.00	
NON OPERATING INCOME			
7000 NON OPERATING INCOME			
7002 Funds Transf. from Res. to Oper.	4,601.03	0.00	
7000 Total NON OPERATING INCOME	4,601.03	0.00	
TOTAL NON OPERATING INCOME	4,601.03	0.00	
NON OPERATING EXPENSE			
6000 NON-OPERATING EXPENSES			
6002 Funds Transf. to Res. from Oper.	14,096.00	17,860.16	Per Res Study
6000 Total NON-OPERATING EXPENSES	0.00	17,860.16	
TOTAL NON OPERATING EXPENSE	14,096.00	17,860.16	
NET INCOME	4,127.57	1,121.84	