

Budget Comparison

Properties: Wandermere Estates

Comparison Periods: 9/1/16 - 9/30/16 and 1/1/16 - 9/30/16 (cash basis)

	Actual 9/1/16 - 9/30/16	Budget 9/16	\$ Change	% Change	Actual YTD 1/1/16 - 9/30/16	Budget YTD 1/16 - 9/16	\$ Change	% Change
INCOME								
4100 INCOME								
4101 HOA Dues	3,337.13	2,912.00	425.13	14.6%	160,158.94	152,364.00	7,794.94	5.1%
4112 Interest on Delinquencies	0.00	40.00	-40.00	-100.0%	53.22	120.00	-66.78	-55.7%
4113 Late Fees	0.00	50.00	-50.00	-100.0%	60.00	150.00	-90.00	-60.0%
4115 ARC App Fees	200.00	100.00	100.00	100.0%	1,400.00	1,200.00	200.00	16.7%
4100 Total INCOME	3,537.13	3,102.00	435.13	14.0%	161,672.16	153,834.00	7,838.16	5.1%
4200 OTHER PROPERTY INCOME								
4202 Reimbursed Lien Cost	248.00	0.00	248.00		248.00	0.00	248.00	
4204 Phase 1 Landscape Fees	0.00	400.00	-400.00	-100.0%	13,455.00	14,000.00	-545.00	-3.9%
4206 Transfer Fees	100.00	0.00	100.00		300.00	0.00	300.00	
4208 CC&R Fines	0.00	50.00	-50.00	-100.0%	0.00	300.00	-300.00	-100.0%
4210 Other Income	50.00	100.00	-50.00	-50.0%	100.00	600.00	-500.00	-83.3%
4200 Total OTHER PROPERTY IN	398.00	550.00	-152.00	-27.6%	14,103.00	14,900.00	-797.00	-5.3%
TOTAL INCOME	3,935.13	3,652.00	283.13	7.8%	175,775.16	168,734.00	7,041.16	4.2%
EXPENSE								
5000 EXPENSES								
5001 MAINTENANCE EXPENSES								
5002 Repairs Materials	0.00	25.00	-25.00	-100.0%	451.82	175.00	276.82	158.2%
5003 Repairs Contract	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0%
5006 Electrical Materials	589.72	100.00	489.72	489.7%	1,288.48	600.00	688.48	114.7%
5019 Tools & Equipment	0.00	0.00	0.00		51.51	0.00	51.51	
5020 Gate Repairs	0.00	100.00	-100.00	-100.0%	1,758.35	2,700.00	-941.65	-34.9%
5021 Remote Controls	0.00	0.00	0.00		896.78	650.00	246.78	38.0%
5022 Maintenance Miscellaneous	120.00	0.00	120.00		120.00	0.00	120.00	
5001 Total MAINTENANCE EX	709.72	225.00	484.72	215.4%	4,566.94	4,625.00	-58.06	-1.3%
5100 LANDSCAPING								
5101 Lawn Mowing	1,739.20	1,700.00	39.20	2.3%	12,065.70	8,800.00	3,265.70	37.1%
5102 Sprinkler Materials	0.00	0.00	0.00		1,212.11	300.00	912.11	304.0%
5103 Pruning	0.00	875.00	-875.00	-100.0%	869.60	1,750.00	-880.40	-50.3%
5104 New Plants	0.00	0.00	0.00		247.73	200.00	47.73	23.9%
5105 Spray/Fertilization	1,646.81	1,500.00	146.81	9.8%	5,777.42	4,500.00	1,277.42	28.4%
5106 Grounds Materials	0.00	50.00	-50.00	-100.0%	368.40	400.00	-31.60	-7.9%
5107 Grounds Contract	0.00	0.00	0.00		1,025.59	0.00	1,025.59	
5108 Waterfalls / Pond	0.00	500.00	-500.00	-100.0%	756.70	1,170.00	-413.30	-35.3%
5109 Spring/Fall Cleanup	0.00	0.00	0.00		652.20	650.00	2.20	0.3%
5110 Sprinkler Turn On/Blow O	0.00	0.00	0.00		467.16	775.00	-307.84	-39.7%

	Actual 9/1/16 - 9/30/16	Budget 9/16	\$ Change	% Change	Actual YTD 1/1/16 - 9/30/16	Budget YTD 1/16 - 9/16	\$ Change	% Change
5111 Sprinkler Rpr Contract	2,331.20	100.00	2,231.20	2231.2%	3,871.68	850.00	3,021.68	355.5%
5112 Turf Aeration	0.00	0.00	0.00		0.00	400.00	-400.00	-100.0%
5113 Backflow/Hydrant Tests	0.00	0.00	0.00		228.27	500.00	-271.73	-54.3%
5114 Natural Area Lndscpng	0.00	750.00	-750.00	-100.0%	0.00	2,250.00	-2,250.00	-100.0%
5115 Vacant Lot Lndscpng	0.00	750.00	-750.00	-100.0%	0.00	2,250.00	-2,250.00	-100.0%
5116 Wkly Bed Maintenance	108.70	200.00	-91.30	-45.7%	217.40	1,000.00	-782.60	-78.3%
5117 Tree Removal/Replacem	0.00	0.00	0.00		0.00	1,200.00	-1,200.00	-100.0%
5118 Bark/Rock	0.00	0.00	0.00		0.00	1,500.00	-1,500.00	-100.0%
5119 Landscape Other	20.21	0.00	20.21		20.21	200.00	-179.79	-89.9%
5100 Total LANDSCAPING	5,846.12	6,425.00	-578.88	-9.0%	27,780.17	28,695.00	-914.83	-3.2%
5120 PHASE 1 LANDSCAPING								
5121 Phase 1 Lawn Mowing	1,585.86	1,555.00	30.86	2.0%	10,908.84	10,885.00	23.84	0.2%
5120 Total PHASE 1 LANDSCAPING	1,585.86	1,555.00	30.86	2.0%	10,908.84	10,885.00	23.84	0.2%
5150 STREETS								
5151 Sweeping	0.00	0.00	0.00		1,108.75	1,500.00	-391.25	-26.1%
5152 Snow Plowing/De-ice Cor	0.00	0.00	0.00		10,262.91	16,000.00	-5,737.09	-35.9%
5156 Street Repair Contract	0.00	0.00	0.00		0.00	3,000.00	-3,000.00	-100.0%
5150 Total STREETS	0.00	0.00	0.00		11,371.66	20,500.00	-9,128.34	-44.5%
5300 UTILITIES								
5301 Common Area Electric	1,357.16	1,350.00	7.16	0.5%	12,326.02	12,150.00	176.02	1.4%
5304 Water	2,237.09	650.00	1,587.09	244.2%	2,495.45	1,700.00	795.45	46.8%
5306 Refuse	0.00	50.00	-50.00	-100.0%	50.58	100.00	-49.42	-49.4%
5307 Telephone Gate Line	53.76	50.00	3.76	7.5%	461.98	450.00	11.98	2.7%
5308 Cell Phone	15.00	0.00	15.00		135.00	55.00	80.00	145.5%
5300 Total UTILITIES	3,663.01	2,100.00	1,563.01	74.4%	15,469.03	14,455.00	1,014.03	7.0%
5400 TAX & LICENSES								
5401 Real Estate Taxes	0.00	0.00	0.00		49.23	50.00	-0.77	-1.5%
5404 Licenses	0.00	0.00	0.00		178.55	71.00	107.55	151.5%
5405 Lien Filing Fee	0.00	73.00	-73.00	-100.0%	248.00	146.00	102.00	69.9%
5400 Total TAX & LICENSES	0.00	73.00	-73.00	-100.0%	475.78	267.00	208.78	78.2%
5450 PAYROLL								
5451 Maintenance Engineer	301.29	0.00	301.29		1,046.79	0.00	1,046.79	
5454 Grounds Payroll	0.00	200.00	-200.00	-100.0%	532.75	1,800.00	-1,267.25	-70.4%
5456 Travel Reimbursements	76.35	65.00	11.35	17.5%	468.11	585.00	-116.89	-20.0%
5450 Total PAYROLL	377.64	265.00	112.64	42.5%	2,047.65	2,385.00	-337.35	-14.1%
5500 PAYROLL TAXES								
5501 FICA	0.00	12.00	-12.00	-100.0%	79.17	108.00	-28.83	-26.7%
5502 Medicare	0.00	3.00	-3.00	-100.0%	18.48	27.00	-8.52	-31.6%
5503 FUTA	0.00	1.00	-1.00	-100.0%	1.94	9.00	-7.06	-78.4%
5504 SUTA	0.00	10.00	-10.00	-100.0%	34.36	90.00	-55.64	-61.8%
5505 Workmen's Comp Ins	0.00	10.00	-10.00	-100.0%	56.41	90.00	-33.59	-37.3%

	Actual 9/1/16 - 9/30/16	Budget 9/16	\$ Change	% Change	Actual YTD 1/1/16 - 9/30/16	Budget YTD 1/16 - 9/16	\$ Change	% Change
5500 Total PAYROLL TAXES	0.00	36.00	-36.00	-100.0%	190.36	324.00	-133.64	-41.2%
5550 MARKETING EXPENSE								
5551 Advertising	0.00	0.00	0.00		575.00	525.00	50.00	9.5%
5554 Other Marketing Exp	0.00	0.00	0.00		60.00	102.00	-42.00	-41.2%
5550 Total MARKETING EXPE	0.00	0.00	0.00		635.00	627.00	8.00	1.3%
5600 ADMINISTRATIVE								
5601 Property Management Fe	1,400.00	1,370.00	30.00	2.2%	12,550.00	12,330.00	220.00	1.8%
5602 Legal Fees	4,173.50	575.00	3,598.50	625.8%	17,767.08	5,275.00	12,492.08	236.8%
5603 Accounting Fees	0.00	700.00	-700.00	-100.0%	7,441.05	7,000.00	441.05	6.3%
5605 Meeting Expenses	675.00	0.00	675.00		1,281.50	0.00	1,281.50	
5606 Other Admin Exp	0.00	0.00	0.00		3,169.55	1,400.00	1,769.55	126.4%
5600 Total ADMINISTRATIVE	6,248.50	2,645.00	3,603.50	136.2%	42,209.18	26,005.00	16,204.18	62.3%
5650 INSURANCE								
5651 Liability & Multi-Peril	0.00	1,507.00	-1,507.00	-100.0%	1,573.00	1,507.00	66.00	4.4%
5653 Other Insurance	0.00	2.00	-2.00	-100.0%	768.24	18.00	750.24	4168.0%
5650 Total INSURANCE	0.00	1,509.00	-1,509.00	-100.0%	2,341.24	1,525.00	816.24	53.5%
5700 OFFICE								
5701 Office Supply	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0%
5702 Mail/Postage	25.76	20.00	5.76	28.8%	660.66	410.00	250.66	61.1%
5703 Copies/Reproductions	107.10	30.00	77.10	257.0%	982.65	270.00	712.65	263.9%
5704 Other Office Exp	0.00	15.00	-15.00	-100.0%	23.76	135.00	-111.24	-82.4%
5700 Total OFFICE	132.86	65.00	67.86	104.4%	1,667.07	915.00	752.07	82.2%
5000 Total EXPENSES	18,563.71	14,898.00	3,665.71	24.6%	119,662.92	111,208.00	8,454.92	7.6%
TOTAL EXPENSE	18,563.71	14,898.00	3,665.71	24.6%	119,662.92	111,208.00	8,454.92	7.6%
NOI	-14,628.58	-11,246.00	-3,382.58	-30.1%	56,112.24	57,526.00	-1,413.76	-2.5%
N/O EXPENSE								
6000 NON-OPERATING EXPENSES								
6002 Funds Transf. to Res. from O	0.00	13,900.00	-13,900.00	-100.0%	13,900.00	27,700.00	-13,800.00	-49.8%
6000 Total NON-OPERATING EXP	0.00	13,900.00	-13,900.00	-100.0%	13,900.00	27,700.00	-13,800.00	-49.8%
TOTAL N/O EXPENSE	0.00	13,900.00	-13,900.00	-100.0%	13,900.00	27,700.00	-13,800.00	-49.8%
NET INCOME	-14,628.58	-25,146.00	10,517.42	41.8%	42,212.24	29,826.00	12,386.24	41.5%

NET INCOME SUMMARY

	Actual 9/1/16 - 9/30/16	Budget 9/16	\$ Change	% Change	Actual YTD 1/1/16 - 9/30/16	Budget YTD 1/16 - 9/16	\$ Change	% Change
Income	3,935.13	3,652.00	283.13	7.8%	175,775.16	168,734.00	7,041.16	4.2%
Expense	-18,563.71	-14,898.00	-3,665.71	24.6%	-119,662.92	-111,208.00	-8,454.92	7.6%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-14,628.58	-11,246.00	-3,382.58	-30.1%	56,112.24	57,526.00	-1,413.76	-2.5%
Non Operating Expense	0.00	-13,900.00	13,900.00	100.0%	-13,900.00	-27,700.00	13,800.00	49.8%
NET INCOME	-14,628.58	-25,146.00	10,517.42	-41.8%	42,212.24	29,826.00	12,386.24	41.5%