

Budget Comparison

Properties: Wandermere Estates

Comparison Periods: 12/1/15 - 12/31/15 and 1/1/15 - 12/31/15 (cash basis)

	Actual 12/1/15 - 12/31/15	Budget 12/15	\$ Change	% Change	Actual YTD 1/1/15 - 12/31/15	Budget YTD 1/15 - 12/15	\$ Change	% Change
INCOME								
4100 INCOME								
4101 HOA Dues	1,200.00	1,000.00	200.00	20.0%	153,927.05	154,000.00	-72.95	0.0%
4112 Interest on Delinquencies	0.00	10.00	-10.00	-100.0%	125.07	120.00	5.07	4.2%
4113 Late Fees	0.00	0.00	0.00		208.19	100.00	108.19	108.2%
4115 ARC App Fees	0.00	50.00	-50.00	-100.0%	1,400.00	600.00	800.00	133.3%
4100 Total INCOME	1,200.00	1,060.00	140.00	13.2%	155,660.31	154,820.00	840.31	0.5%
4200 OTHER PROPERTY INCOME								
4204 Phase 1 Landscape Fees	0.00	0.00	0.00		13,230.00	13,232.00	-2.00	0.0%
4208 CC&R Fines	0.00	0.00	0.00		300.00	0.00	300.00	
4210 Other Income	50.00	200.00	-150.00	-75.0%	305.01	2,400.00	-2,094.99	-87.3%
4200 Total OTHER PROPERTY IN	50.00	200.00	-150.00	-75.0%	13,835.01	15,632.00	-1,796.99	-11.5%
TOTAL INCOME	1,250.00	1,260.00	-10.00	-0.8%	169,495.32	170,452.00	-956.68	-0.6%
EXPENSE								
5000 EXPENSES								
5001 MAINTENANCE EXPENSES								
5002 Repairs Materials	0.00	15.00	-15.00	-100.0%	196.04	180.00	16.04	8.9%
5003 Repairs Contract	0.00	0.00	0.00		5,445.00	0.00	5,445.00	
5006 Electrical Materials	0.00	0.00	0.00		974.29	0.00	974.29	
5007 Electrical Contract	0.00	125.00	-125.00	-100.0%	0.00	1,500.00	-1,500.00	-100.0%
5011 Pest Control	0.00	60.00	-60.00	-100.0%	0.00	720.00	-720.00	-100.0%
5018 Fence Repairs	0.00	0.00	0.00		8,998.28	15,000.00	-6,001.72	-40.0%
5020 Gate Repairs	103.27	100.00	3.27	3.3%	3,048.73	300.00	2,748.73	916.2%
5021 Remote Controls	0.00	0.00	0.00		326.10	750.00	-423.90	-56.5%
5001 Total MAINTENANCE EX	103.27	300.00	-196.73	-65.6%	18,988.44	18,450.00	538.44	2.9%
5100 LANDSCAPING								
5101 Lawn Mowing	0.00	0.00	0.00		11,005.88	20,925.00	-9,919.12	-47.4%
5102 Sprinkler Materials	0.00	100.00	-100.00	-100.0%	724.25	1,800.00	-1,075.75	-59.8%
5103 Pruning	0.00	0.00	0.00		1,739.20	1,800.00	-60.80	-3.4%
5104 New Plants	0.00	0.00	0.00		203.70	375.00	-171.30	-45.7%
5105 Spray/Fertilization	0.00	100.00	-100.00	-100.0%	5,706.76	4,200.00	1,506.76	35.9%
5106 Grounds Materials	0.00	50.00	-50.00	-100.0%	467.30	600.00	-132.70	-22.1%
5107 Grounds Contract	0.00	0.00	0.00		11,831.37	500.00	11,331.37	2266.3%
5108 Waterfalls / Pond	0.00	0.00	0.00		1,135.05	2,160.00	-1,024.95	-47.5%
5109 Spring/Fall Cleanup	0.00	1,100.00	-1,100.00	-100.0%	13,696.20	13,200.00	496.20	3.8%
5110 Sprinkler Turn On/Blow O	0.00	0.00	0.00		5,881.39	0.00	5,881.39	
5100 Total LANDSCAPING	0.00	1,350.00	-1,350.00	-100.0%	52,391.10	45,560.00	6,831.10	15.0%

	Actual 12/1/15 - 12/31/15	Budget 12/15	\$ Change	% Change	Actual YTD 1/1/15 - 12/31/15	Budget YTD 1/15 - 12/15	\$ Change	% Change
5150 STREETS								
5151 Sweeping	0.00	125.00	-125.00	-100.0%	0.00	1,500.00	-1,500.00	-100.0%
5152 Snow Plowing/De-ice Cor	0.00	2,525.00	-2,525.00	-100.0%	13,871.48	10,090.00	3,781.48	37.5%
5155 Street Repairs Materials	0.00	0.00	0.00		326.10	0.00	326.10	
5156 Street Repair Contract	0.00	250.00	-250.00	-100.0%	0.00	3,000.00	-3,000.00	-100.0%
5157 Streets Other	0.00	0.00	0.00		232.18	0.00	232.18	
5150 Total STREETS	0.00	2,900.00	-2,900.00	-100.0%	14,429.76	14,590.00	-160.24	-1.1%
5300 UTILITIES								
5301 Common Area Electric	971.60	1,415.00	-443.40	-31.3%	15,883.06	16,980.00	-1,096.94	-6.5%
5304 Water	10.87	350.00	-339.13	-96.9%	1,866.44	4,200.00	-2,333.56	-55.6%
5306 Refuse	0.00	0.00	0.00		57.11	0.00	57.11	
5307 Telephone Gate Line	49.37	50.00	-0.63	-1.3%	573.95	600.00	-26.05	-4.3%
5308 Cell Phone	0.00	0.00	0.00		54.73	0.00	54.73	
5300 Total UTILITIES	1,031.84	1,815.00	-783.16	-43.1%	18,435.29	21,780.00	-3,344.71	-15.4%
5400 TAX & LICENSES								
5401 Real Estate Taxes	0.00	10.00	-10.00	-100.0%	48.74	120.00	-71.26	-59.4%
5404 Licenses	0.00	0.00	0.00		70.80	0.00	70.80	
5405 Lien Filing Fee	0.00	24.00	-24.00	-100.0%	144.00	288.00	-144.00	-50.0%
5406 Tax & Lic. Other	0.00	0.00	0.00		141.12	0.00	141.12	
5400 Total TAX & LICENSES	0.00	34.00	-34.00	-100.0%	404.66	408.00	-3.34	-0.8%
5450 PAYROLL								
5454 Grounds Payroll	135.00	0.00	135.00		2,590.85	1,800.00	790.85	43.9%
5455 Miscellaneous Payroll	65.00	5.00	60.00	1200.0%	65.00	60.00	5.00	8.3%
5456 Travel Reimbursements	76.62	75.00	1.62	2.2%	732.74	900.00	-167.26	-18.6%
5457 Payroll Other	0.00	0.00	0.00		34.44	0.00	34.44	
5450 Total PAYROLL	276.62	80.00	196.62	245.8%	3,423.03	2,760.00	663.03	24.0%
5500 PAYROLL TAXES								
5501 FICA	8.35	10.00	-1.65	-16.5%	160.56	120.00	40.56	33.8%
5502 Medicare	1.94	2.00	-0.06	-3.0%	37.48	24.00	13.48	56.2%
5503 FUTA	0.00	0.25	-0.25	-100.0%	8.19	3.00	5.19	173.0%
5504 SUTA	4.66	10.00	-5.34	-53.4%	82.96	120.00	-37.04	-30.9%
5505 Workmen's Comp Ins	6.12	10.00	-3.88	-38.8%	114.64	120.00	-5.36	-4.5%
5500 Total PAYROLL TAXES	21.07	32.25	-11.18	-34.7%	403.83	387.00	16.83	4.3%
5550 MARKETING EXPENSE								
5551 Advertising	0.00	0.00	0.00		325.00	225.00	100.00	44.4%
5552 Signage	0.00	0.00	0.00		0.00	200.00	-200.00	-100.0%
5554 Other Marketing Exp	193.86	0.00	193.86		356.03	0.00	356.03	
5550 Total MARKETING EXPE	193.86	0.00	193.86		681.03	425.00	256.03	60.2%
5600 ADMINISTRATIVE								
5601 Property Management Fe	1,390.00	1,300.00	90.00	6.9%	16,400.00	15,600.00	800.00	5.1%

	Actual 12/1/15 - 12/31/15	Budget 12/15	\$ Change	% Change	Actual YTD 1/1/15 - 12/31/15	Budget YTD 1/15 - 12/15	\$ Change	% Change
5602 Legal Fees	1,530.00	25.00	1,505.00	6020.0%	3,519.00	100.00	3,419.00	3419.0%
5603 Accounting Fees	6.78	5.00	1.78	35.6%	794.74	7,055.00	-6,260.26	-88.7%
5604 Bank Service Charges	0.00	5.00	-5.00	-100.0%	25.00	15.00	10.00	66.7%
5606 Other Admin Exp	0.00	100.00	-100.00	-100.0%	3,877.60	1,200.00	2,677.60	223.1%
5600 Total ADMINISTRATIVE	2,926.78	1,435.00	1,491.78	104.0%	24,616.34	23,970.00	646.34	2.7%
5650 INSURANCE								
5651 Liability & Multi-Peril	0.00	0.00	0.00		2,469.00	1,500.00	969.00	64.6%
5653 Other Insurance	101.87	2.00	99.87	4993.5%	198.63	24.00	174.63	727.6%
5650 Total INSURANCE	101.87	2.00	99.87	4993.5%	2,667.63	1,524.00	1,143.63	75.0%
5700 OFFICE								
5701 Office Supply	0.00	2.00	-2.00	-100.0%	104.30	24.00	80.30	334.6%
5702 Mail/Postage	88.36	25.00	63.36	253.4%	269.07	650.00	-380.93	-58.6%
5703 Copies/Reproductions	0.00	25.00	-25.00	-100.0%	385.85	650.00	-264.15	-40.6%
5704 Other Office Exp	0.00	75.00	-75.00	-100.0%	24.09	900.00	-875.91	-97.3%
5700 Total OFFICE	88.36	127.00	-38.64	-30.4%	783.31	2,224.00	-1,440.69	-64.8%
5000 Total EXPENSES	4,743.67	8,075.25	-3,331.58	-41.3%	137,224.42	132,078.00	5,146.42	3.9%
TOTAL EXPENSE	4,743.67	8,075.25	-3,331.58	-41.3%	137,224.42	132,078.00	5,146.42	3.9%
NOI	-3,493.67	-6,815.25	3,321.58	48.7%	32,270.90	38,374.00	-6,103.10	-15.9%
N/O EXPENSE								
6000 NON-OPERATING EXPENSES								
6002 Funds Transf. to Res. from Op	0.00	0.00	0.00		27,300.00	25,000.00	2,300.00	9.2%
6000 Total NON-OPERATING EXP	0.00	0.00	0.00		27,300.00	25,000.00	2,300.00	9.2%
TOTAL N/O EXPENSE	0.00	0.00	0.00		27,300.00	25,000.00	2,300.00	9.2%
NET INCOME	-3,493.67	-6,815.25	3,321.58	48.7%	4,970.90	13,374.00	-8,403.10	-62.8%
NET INCOME SUMMARY								
Income	1,250.00	1,260.00	-10.00	-0.8%	169,495.32	170,452.00	-956.68	-0.6%
Expense	-4,743.67	-8,075.25	3,331.58	-41.3%	-137,224.42	-132,078.00	-5,146.42	3.9%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-3,493.67	-6,815.25	3,321.58	48.7%	32,270.90	38,374.00	-6,103.10	-15.9%
Non Operating Expense	0.00	0.00	0.00		-27,300.00	-25,000.00	-2,300.00	-9.2%
NET INCOME	-3,493.67	-6,815.25	3,321.58	-48.7%	4,970.90	13,374.00	-8,403.10	-62.8%