

Spencer's Crest Condominium Association, Inc.
Budget Comparison Report
 January through April 2017

	TOTAL			
	Apr 17	Jan - Apr 17	Budget	\$ Over Budget
Income				
Dues Income	27,128.77	111,750.03	328,464.00	-216,713.97
Fine Income	150.00	288.00	0.00	288.00
Interest Income from Bank	31.67	800.84	0.00	800.84
Late Fees	70.41	866.40	0.00	866.40
Total Income	27,380.85	113,705.27	328,464.00	-214,758.73
Expense				
Accounting/Audit	0.00	72.50	1,395.00	-1,322.50
Bank Charges	32.75	130.80	425.00	-294.20
Custodial/Breezeways				
Breezeways	0.00	720.00	2,500.00	-1,780.00
Powerwashing	0.00	0.00	2,000.00	-2,000.00
Shelter/Restroom	104.00	104.00	1,350.00	-1,246.00
Total Custodial/Breezeways	104.00	824.00	5,850.00	-5,026.00
Fire Sprinklers	75.00	3,045.00	4,000.00	-955.00
General Repairs				
Electrical/Lights	702.00	928.00	3,250.00	-2,322.00
General Repairs - Other	-1,937.50	737.50	14,924.00	-14,186.50
Plumbing Repairs	0.00	1,025.00	1,500.00	-475.00
Stair Sealing	0.00	0.00	3,250.00	-3,250.00
Total General Repairs	-1,235.50	2,690.50	22,924.00	-20,233.50
Insurance				
Fidelity Bond	0.00	787.00	800.00	-13.00
Property & Liability	5,203.41	20,813.64	60,980.00	-40,166.36
Total Insurance	5,203.41	21,600.64	61,780.00	-40,179.36
Insurance Claim Expenses	0.00	0.00	0.00	0.00
Landscaping				
Bed Maintenance	500.00	500.00	3,000.00	-2,500.00
Fertilization	1,050.00	1,050.00	4,200.00	-3,150.00
Irrigation	0.00	0.00	1,890.00	-1,890.00
Mulch	0.00	7,200.00	7,200.00	0.00
Spring/Fall Clean Up	0.00	3,330.00	3,330.00	0.00
Tree/Shrub Removal	0.00	750.00	0.00	750.00
Trimming/Pruning	0.00	0.00	6,670.00	-6,670.00
Total Landscaping	1,550.00	12,830.00	26,290.00	-13,460.00
Legal				
Association	0.00	0.00	0.00	0.00
Collections	0.00	100.00	2,000.00	-1,900.00
Total Legal	0.00	100.00	2,000.00	-1,900.00
Management	2,166.67	8,666.68	26,000.00	-17,333.32
Miscellaneous	0.00	0.00	500.00	-500.00
Mowing	600.00	600.00	18,000.00	-17,400.00
Office Expenses				
Postage, Photocopies, etc.	66.89	551.48	1,500.00	-948.52
Website Expenses	0.00	0.00	250.00	-250.00
Total Office Expenses	66.89	551.48	1,750.00	-1,198.52
Permits & Fees	0.00	0.00	250.00	-250.00
Pool Maintenance	425.87	516.19	7,800.00	-7,283.81
Snow Removal	75.00	2,820.00	25,000.00	-22,180.00
Trash/Dumpster Areas	325.00	1,180.00	4,500.00	-3,320.00
Utilities	1,608.90	6,447.56	30,000.00	-23,552.44
Total Expense	10,997.99	62,075.35	238,464.00	-176,388.65
Net Income	16,382.86	51,629.92	90,000.00	-38,370.08
Less Transfers to Reserves	(7,500.00)	(30,000.00)	(90,000.00)	
Net Operating Income	8,882.86	21,629.92	0.00	
Reserve / Capital Expenses				
Concrete Replacements	0.00	0.00	25,000.00	-25,000.00
Total Reserve / Capital Expenses	0.00	0.00	25,000.00	-25,000.00