

Budget Comparison

Association: Spencer's Crest Condominium Association
 Comparison Periods: 08/01/18 - 08/31/18 and 01/01/18 - 08/31/18 (cash basis)

	Actual 08/01/18 - 08/31/18	Actual YTD 01/01/18 - 08/31/18	Budget YTD 01/18 - 08/18
INCOME			
4050 Interest Income from Bank	863.65	3,529.37	0.00
4070 Insurance Claim Income	769.84	769.84	0.00
4130 Late Fees	15.00	642.90	0.00
4100 Pool Card Replacement	0.00	50.00	0.00
4104 Maintenance Reimbursement	0.00	2,198.92	0.00
4110 NSF Fees	0.00	4.00	0.00
4100a Association Income			
4106 Association Dues	27,085.00	217,375.82	332,640.00
4700 Unallocated Prepays	-1,331.00	7,056.95	0.00
4085 Legal Reimbursement Income	0.00	617.25	0.00
TOTAL INCOME	27,402.49	232,245.05	332,640.00
EXPENSE			
5000 Accounting/Audit			
5001 Tax Return/1099	0.00	79.00	195.00
5002 Audit	0.00	0.00	1,200.00
5000 Total Accounting/Audit	0.00	79.00	1,395.00
5050 Bank Service Charges	32.45	266.60	424.00
5060 Common Area Custodial			
5061 Breezeways	0.00	1,200.00	2,500.00
5062 Trash/Dumpster Areas	0.00	1,705.00	4,500.00
5063 Powerwashing	4,292.00	4,292.00	4,000.00
5064 Shelter/Restroom	67.12	758.37	1,350.00
5060 Total Common Area Custodial	4,359.12	7,955.37	12,350.00
5100 Fire Sprinklers	0.00	2,970.00	4,000.00
5110 Insurance			
5112 Fidelity Bond	0.00	566.00	800.00
5113 Property & Liability	3,867.60	33,898.60	51,381.00
5110 Total Insurance	3,867.60	34,464.60	52,181.00
5200 Landscaping & Groundskeeping			
5201 Bed Maintenance	500.00	1,750.00	4,850.00
5202 Fertilization/Weed Control	0.00	2,100.00	4,200.00
5203 Irrigation System	130.00	2,663.75	2,890.00
5204 Mowing	3,000.00	10,800.00	18,150.00
5205 Mulch	0.00	8,200.00	8,200.00
5207 Spring/Fall Clean-Up	0.00	2,330.00	2,330.00
5208 Trimming/Pruning	0.00	3,330.00	4,670.00
5200 Total Landscaping & Groundskeeping	3,630.00	31,173.75	45,290.00
5300 Legal Expense			
5302 Collections	0.00	536.13	1,000.00
5300 Total Legal Expense	0.00	536.13	1,000.00
5400 Maintenance & Repairs			
5401 Electrical/Lights	0.00	734.00	3,250.00
5403 General Repairs	146.62	4,896.12	15,000.00
5407 Plumbing Repairs	0.00	125.00	2,000.00
5408 Stair Sealing	3,250.00	3,250.00	3,250.00
5400 Total Maintenance & Repairs	3,396.62	9,005.12	23,500.00
5500 Miscellaneous	0.00	140.88	500.00
5600 Administrative Operations			
5551 Management Fees	2,166.67	17,333.36	26,000.00
5601 Office Supplies	36.92	461.69	1,500.00
5604 Website/Domain	0.00	143.88	250.00
5600 Total Administrative Operations	2,203.59	17,938.93	27,750.00
5800 Pool Expenses			
5802 Pool Maintenance	1,426.85	5,825.30	8,000.00
5803 Pool Permits & Fees	0.00	250.00	250.00
5800 Total Pool Expenses	1,426.85	6,075.30	8,250.00
5900 Snow Removal	0.00	6,406.50	25,000.00
6000 Utilities			
5603 Telephone/Internet Services	178.60	1,401.93	0.00
6002 Electric	1,810.57	10,625.34	0.00
6006 Sewer	348.41	941.18	0.00
6008 Water	4,692.99	9,363.83	0.00
6000 Other Utilities	0.00	0.00	31,000.00
6000 Total Utilities	7,030.57	22,332.28	31,000.00
TOTAL EXPENSE	25,946.80	139,344.46	232,640.00
NET INCOME	1,455.69	92,900.59	100,000.00
LESS TRANSFERS TO RESERVES	-8,333.33	-66,666.64	-100,000.00
NET OPERATING INCOME	-6,877.64	26,233.95	0.00
NON OPERATING EXPENSE			
5700 Reserve/Capital Expenses			
5703 Brick Sealing	0.00	4,750.00	4,750.00
5704 Concrete Replacements	0.00	0.00	30,000.00
5706 Security System	0.00	2,586.49	0.00
5700 Total Reserve/Capital Expenses	0.00	7,336.49	34,750.00
TOTAL NON OPERATING EXPENSE	0.00	7,336.49	34,750.00