

Annual Budget - Comparative

Property Groups: Chateau De Ville Association

As of: Nov 2019

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
HOA Assessments	18,612.00	18,612.00	0.00	0.00%	202,852.00	202,852.00	0.00	0.00%	221,464.00
Special Assessments	18,800.00	0.00	18,800.00	0.00%	36,472.00	17,672.00	18,800.00	106.38%	17,672.00
Storage Rent Monthly	70.00	100.00	-30.00	-30.00%	730.00	1,100.00	-370.00	-33.64%	1,200.00
Pet Waste Fee Income	0.00	0.00	0.00	0.00%	100.00	0.00	100.00	0.00%	0.00
Laundry Income	0.00	25.00	-25.00	-100.00%	186.59	275.00	-88.41	-32.15%	300.00
Interest	6.18	15.00	-8.82	-58.80%	109.10	165.00	-55.90	-33.88%	180.00
Late Fee	0.00	0.00	0.00	0.00%	350.00	0.00	350.00	0.00%	0.00
Miscellaneous Income	400.00	0.00	400.00	0.00%	3,248.00	300.00	2,948.00	982.67%	400.00
Total Operating Income	37,888.18	18,752.00	19,136.18	102.05%	244,047.69	222,364.00	21,683.69	9.75%	241,216.00
Expense									
Office and Admin Expenses									
Office and Admin Expenses	291.69	175.00	-116.69	-66.68%	2,556.80	2,250.00	-306.80	-13.64%	2,425.00
Total Office and Admin Expenses	291.69	175.00	-116.69	-66.68%	2,556.80	2,250.00	-306.80	-13.64%	2,425.00
Office Salaries									
Office Salaries	1,000.00	1,000.00	0.00	0.00%	12,000.00	12,000.00	0.00	0.00%	13,500.00
Total Office Salaries	1,000.00	1,000.00	0.00	0.00%	12,000.00	12,000.00	0.00	0.00%	13,500.00
Accounting	0.00	0.00	0.00	0.00%	1,750.00	1,675.00	-75.00	-4.48%	1,675.00
Legal	528.00	0.00	-528.00	0.00%	984.00	0.00	-984.00	0.00%	0.00
Management fees	2,350.00	2,350.00	0.00	0.00%	25,850.00	25,850.00	0.00	0.00%	28,200.00
REPAIRS & MAINTENANCE									
Insurance Reimbursement	0.00	0.00	0.00	0.00%	-5,000.00	0.00	5,000.00	0.00%	0.00
Owner Billable Expense	0.00	0.00	0.00	0.00%	5,320.00	0.00	-5,320.00	0.00%	0.00
Owner Recoveries	0.00	0.00	0.00	0.00%	-5,320.00	0.00	5,320.00	0.00%	0.00

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Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Maintenance Reimbursement	-100.00	0.00	100.00	0.00%	-100.00	0.00	100.00	0.00%	0.00
Maintenance Payroll	862.50	2,000.00	1,137.50	56.88%	9,449.10	23,000.00	13,550.90	58.92%	26,000.00
Pool Maintenance	500.00	550.00	50.00	9.09%	7,303.60	6,050.00	-1,253.60	-20.72%	6,600.00
Pest Control Contract	104.00	104.00	0.00	0.00%	4,269.00	4,144.00	-125.00	-3.02%	4,248.00
General Maintenance Supplies	259.80	150.00	-109.80	-73.20%	2,007.34	1,650.00	-357.34	-21.66%	1,800.00
Grounds Maintenance	895.00	895.00	0.00	0.00%	9,845.00	9,845.00	0.00	0.00%	10,740.00
General Contract Repairs and Maintenance	0.00	500.00	500.00	100.00%	43,185.49	5,500.00	-37,685.49	-685.19%	6,000.00
Plumbing Repairs	485.35	300.00	-185.35	-61.78%	11,134.73	3,300.00	-7,834.73	-237.42%	3,600.00
Roof Repair	0.00	0.00	0.00	0.00%	8,554.93	0.00	-8,554.93	0.00%	0.00
Electrical Repairs	541.73	0.00	-541.73	0.00%	1,986.73	0.00	-1,986.73	0.00%	0.00
Total REPAIRS & MAINTENANCE	3,548.38	4,499.00	950.62	21.13%	92,635.92	53,489.00	-39,146.92	-73.19%	58,988.00
UTILITIES									
Electricity	939.01	875.00	-64.01	-7.32%	9,456.20	9,625.00	168.80	1.75%	10,500.00
Water / Sewer	3,841.89	3,400.00	-441.89	-13.00%	31,529.17	37,400.00	5,870.83	15.70%	40,800.00
Garbage and Recycling	119.33	130.00	10.67	8.21%	1,318.00	1,370.00	52.00	3.80%	1,500.00
Office High Speed Internet and Phone Lines	136.60	110.00	-26.60	-24.18%	1,527.44	1,210.00	-317.44	-26.23%	1,320.00
Total UTILITIES	5,036.83	4,515.00	-521.83	-11.56%	43,830.81	49,605.00	5,774.19	11.64%	54,120.00
TAXES									
Licenses & Taxes	0.00	0.00	0.00	0.00%	626.35	666.00	39.65	5.95%	666.00
Payroll Taxes	259.42	419.00	159.58	38.09%	3,480.05	4,818.00	1,337.95	27.77%	5,446.00
Total TAXES	259.42	419.00	159.58	38.09%	4,106.40	5,484.00	1,377.60	25.12%	6,112.00
INSURANCE									
Property Insurance	3,027.00	3,027.00	0.00	0.00%	33,297.00	33,297.00	0.00	0.00%	36,324.00
Workmens Comp	84.61	145.00	60.39	41.65%	1,130.66	1,668.00	537.34	32.21%	1,886.00
Total INSURANCE	3,111.61	3,172.00	60.39	1.90%	34,427.66	34,965.00	537.34	1.54%	38,210.00
Bad Debt Expense	0.00	188.00	188.00	100.00%	0.00	2,068.00	2,068.00	100.00%	2,256.00
CAPITAL EXPENSES									
Building / Security Cameras	288.90	140.00	-148.90	-106.36%	2,942.33	1,540.00	-1,402.33	-91.06%	1,680.00

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Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Landscaping & Lawn Capital	0.00	0.00	0.00	0.00%	0.00	1,600.00	1,600.00	100.00%	1,600.00
UN-Budgeted HVAC Arcking	0.00	0.00	0.00	0.00%	6,775.00	0.00	-6,775.00	0.00%	0.00
New Carpet Stairwells	0.00	0.00	0.00	0.00%	1,705.62	0.00	-1,705.62	0.00%	0.00
Total CAPITAL EXPENSES	288.90	140.00	-148.90	-106.36%	11,422.95	3,140.00	-8,282.95	-263.79%	3,280.00
Total Operating Expense	16,414.83	16,458.00	43.17	0.26%	229,564.54	190,526.00	-39,038.54	-20.49%	208,766.00
Total Operating Income	37,888.18	18,752.00	19,136.18	102.05%	244,047.69	222,364.00	21,683.69	9.75%	241,216.00
Total Operating Expense	16,414.83	16,458.00	43.17	0.26%	229,564.54	190,526.00	-39,038.54	-20.49%	208,766.00
NOI - Net Operating Income	21,473.35	2,294.00	19,179.35	836.07%	14,483.15	31,838.00	-17,354.85	-54.51%	32,450.00
Other Expense									
Transfer to Reserves	2,506.18	2,500.00	-6.18	-0.25%	22,609.10	25,900.00	3,290.90	12.71%	28,400.00
Transfer From Reserves	0.00	0.00	0.00	0.00%	-28,193.16	0.00	28,193.16	0.00%	0.00
Total Other Expense	2,506.18	2,500.00	-6.18	-0.25%	-5,584.06	25,900.00	31,484.06	121.56%	28,400.00
Net Other Income	-2,506.18	-2,500.00	-6.18	-0.25%	5,584.06	-25,900.00	31,484.06	121.56%	-28,400.00
Total Income	37,888.18	18,752.00	19,136.18	102.05%	244,047.69	222,364.00	21,683.69	9.75%	241,216.00
Total Expense	18,921.01	18,958.00	36.99	0.20%	223,980.48	216,426.00	-7,554.48	-3.49%	237,166.00
Net Income	18,967.17	-206.00	19,173.17	9,307.36%	20,067.21	5,938.00	14,129.21	237.95%	4,050.00