

Annual Budget - Comparative

Properties: Chateau De Ville of Tallahassee Condominium Association, Inc. - PO BOX 3965 Tallahassee, FL 32315

As of: Dec 2021

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	20,210.00	20,210.00	0.00	0.00%	242,520.00	242,520.00	0.00	0.00%	242,520.00
Storage Rent Monthly	45.00	100.00	-55.00	-55.00%	540.00	1,200.00	-660.00	-55.00%	1,200.00
Estoppel Fee Income	250.00	250.00	0.00	0.00%	4,950.00	1,000.00	3,950.00	395.00%	1,000.00
Laundry Income	0.00	25.00	-25.00	-100.00%	370.00	300.00	70.00	23.33%	300.00
Miscellaneous Income	0.00	25.00	-25.00	-100.00%	894.12	280.00	614.12	219.33%	280.00
Interest Income	3.00	10.00	-7.00	-70.00%	44.14	120.00	-75.86	-63.22%	120.00
Total Operating Income	20,508.00	20,620.00	-112.00	-0.54%	249,318.26	245,420.00	3,898.26	1.59%	245,420.00
Expense									
Office and Admin Expenses									
Office and Admin Expenses	265.44	87.00	-178.44	-205.10%	1,942.33	1,227.00	-715.33	-58.30%	1,227.00
Total Office and Admin Expenses	265.44	87.00	-178.44	-205.10%	1,942.33	1,227.00	-715.33	-58.30%	1,227.00
Office Salaries									
Office Salaries	1,000.00	1,000.00	0.00	0.00%	13,000.00	12,000.00	-1,000.00	-8.33%	12,000.00
Total Office Salaries	1,000.00	1,000.00	0.00	0.00%	13,000.00	12,000.00	-1,000.00	-8.33%	12,000.00
Accounting	0.00	0.00	0.00	0.00%	2,084.88	1,835.00	-249.88	-13.62%	1,835.00
Legal	450.00	50.00	-400.00	-800.00%	1,702.04	600.00	-1,102.04	-183.67%	600.00
Management fees	2,350.00	2,350.00	0.00	0.00%	28,200.00	28,200.00	0.00	0.00%	28,200.00
REPAIRS & MAINTENANCE									
Owner Billable Expense	254.00	0.00	-254.00	0.00%	529.00	0.00	-529.00	0.00%	0.00
Owner Recoveries	-254.00	0.00	254.00	0.00%	-529.00	0.00	529.00	0.00%	0.00
Maintenance Reimbursement	-15.00	0.00	15.00	0.00%	-65.00	0.00	65.00	0.00%	0.00
Maintenance Payroll	785.00	2,100.00	1,315.00	62.62%	8,283.14	18,200.00	9,916.86	54.49%	18,200.00
Pool Maintenance	550.00	550.00	0.00	0.00%	6,550.00	6,600.00	50.00	0.76%	6,600.00
Security Camera	192.26	250.00	57.74	23.10%	2,886.96	3,000.00	113.04	3.77%	3,000.00

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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									
Pest Control Contract	111.80	104.00	-7.80	-7.50%	1,559.40	1,248.00	-311.40	-24.95%	1,248.00
Termite Bond	0.00	0.00	0.00	0.00%	3,000.00	3,000.00	0.00	0.00%	3,000.00
General Maintenance Supplies	357.36	150.00	-207.36	-138.24%	2,916.22	1,800.00	-1,116.22	-62.01%	1,800.00
Grounds Maintenance	895.00	895.00	0.00	0.00%	10,865.00	10,740.00	-125.00	-1.16%	10,740.00
Tree Removal and Maintenance Tree Lines	0.00	0.00	0.00	0.00%	1,000.00	0.00	-1,000.00	0.00%	0.00
General Contract Repairs and Maintenance	350.00	1,000.00	650.00	65.00%	36,624.00	12,000.00	-24,624.00	-205.20%	12,000.00
Plumbing Repairs	318.95	300.00	-18.95	-6.32%	7,086.10	3,600.00	-3,486.10	-96.84%	3,600.00
HVAC (Heat, Ventilation, Air) Repairs	0.00	0.00	0.00	0.00%	85.00	0.00	-85.00	0.00%	0.00
Roof Repair	3,000.00	250.00	-2,750.00	-1,100.00%	25,223.98	3,000.00	-22,223.98	-740.80%	3,000.00
Electrical Repairs	0.00	0.00	0.00	0.00%	291.90	0.00	-291.90	0.00%	0.00
Appliance Repairs and Parts	0.00	0.00	0.00	0.00%	169.00	0.00	-169.00	0.00%	0.00
Total REPAIRS & MAINTENANCE	6,545.37	5,599.00	-946.37	-16.90%	106,475.70	63,188.00	-43,287.70	-68.51%	63,188.00
UTILITIES									
Electricity	893.53	875.00	-18.53	-2.12%	10,637.52	10,500.00	-137.52	-1.31%	10,500.00
Water / Sewer	4,495.96	3,000.00	-1,495.96	-49.87%	42,961.94	36,000.00	-6,961.94	-19.34%	36,000.00
Garbage and Recycling	119.33	130.00	10.67	8.21%	1,439.12	1,560.00	120.88	7.75%	1,560.00
Office High Speed Internet and Phone Lines	180.60	140.00	-40.60	-29.00%	2,378.96	1,680.00	-698.96	-41.60%	1,680.00
Total UTILITIES	5,689.42	4,145.00	-1,544.42	-37.26%	57,417.54	49,740.00	-7,677.54	-15.44%	49,740.00
TAXES									
Licenses & Taxes	0.00	0.00	0.00	0.00%	693.33	0.00	-693.33	0.00%	0.00
Payroll Taxes	244.77	400.00	155.23	38.81%	2,730.14	3,910.00	1,179.86	30.18%	3,910.00
Total TAXES	244.77	400.00	155.23	38.81%	3,423.47	3,910.00	486.53	12.44%	3,910.00
INSURANCE									
Property Insurances	4,200.00	3,600.00	-600.00	-16.67%	50,400.00	43,200.00	-7,200.00	-16.67%	43,200.00
Workmens Comp	63.72	200.00	136.28	68.14%	654.05	1,400.00	745.95	53.28%	1,400.00
Total INSURANCE	4,263.72	3,800.00	-463.72	-12.20%	51,054.05	44,600.00	-6,454.05	-14.47%	44,600.00

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Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Bad Debt Expense	0.00	210.00	210.00	100.00%	0.00	2,520.00	2,520.00	100.00%	2,520.00
CAPITAL EXPENSES									
Landscaping & Lawn Capital	0.00	0.00	0.00	0.00%	0.00	1,600.00	1,600.00	100.00%	1,600.00
Electrical Capital	0.00	0.00	0.00	0.00%	3,946.97	0.00	-3,946.97	0.00%	0.00
Total CAPITAL EXPENSES	0.00	0.00	0.00	0.00%	3,946.97	1,600.00	-2,346.97	-146.69%	1,600.00
Total Operating Expense	20,808.72	17,641.00	-3,167.72	-17.96%	269,246.98	209,420.00	-59,826.98	-28.57%	209,420.00
Total Operating Income	20,508.00	20,620.00	-112.00	-0.54%	249,318.26	245,420.00	3,898.26	1.59%	245,420.00
Total Operating Expense	20,808.72	17,641.00	-3,167.72	-17.96%	269,246.98	209,420.00	-59,826.98	-28.57%	209,420.00
NOI - Net Operating Income	-300.72	2,979.00	-3,279.72	-110.09%	-19,928.72	36,000.00	-55,928.72	-155.36%	36,000.00
Other Expense									
Transfer to Reserves	3,003.00	3,000.00	-3.00	-0.10%	7,544.14	36,000.00	28,455.86	79.04%	36,000.00
Transfer From Reserves	-2,059.14	0.00	2,059.14	0.00%	-7,059.14	0.00	7,059.14	0.00%	0.00
Total Other Expense	943.86	3,000.00	2,056.14	68.54%	485.00	36,000.00	35,515.00	98.65%	36,000.00
Net Other Income	-943.86	-3,000.00	2,056.14	68.54%	-485.00	-36,000.00	35,515.00	98.65%	-36,000.00
Total Income	20,508.00	20,620.00	-112.00	-0.54%	249,318.26	245,420.00	3,898.26	1.59%	245,420.00
Total Expense	21,752.58	20,641.00	-1,111.58	-5.39%	269,731.98	245,420.00	-24,311.98	-9.91%	245,420.00
Net Income	-1,244.58	-21.00	-1,223.58	-5,826.57%	-20,413.72	0.00	-20,413.72	0.00%	0.00