

Meadow Woods Homeowners Association, LLC
Profit & Loss Budget vs. Actual
October 2018

Cash Basis

	Oct 18	Budget
Ordinary Income/Expense		
Income		
Garage dues	1,981.22	2,697.32
HOA dues	29,221.90	20,355.18
Late Fees Collected	250.00	
Pool Key	20.00	
Working Capital Income	381.54	
Total Income	31,854.66	23,052.50
Gross Profit	31,854.66	23,052.50
Expense		
OPERATING EXPENSES		
ADMINISTRATIVE		
Admin - Reserve Study		
Bank Fees	64.00	
Common Area/Clubhouse Supplies	108.45	
Office Supplies	8.47	
Admin - Reserve Study - Other	0.00	83.33
Total Admin - Reserve Study	180.92	83.33
Insurance Expense	1,840.47	1,666.67
Accounting Services	388.85	570.00
Legal	8,217.23	1,000.00
Management Fees	600.00	600.00
Total ADMINISTRATIVE	11,227.47	3,920.00
UTILITIES		
Electricity Services	293.56	333.33
Garbage Services	1,971.71	2,041.67
Sewer Services	0.00	4,333.33
Water Services	0.00	833.33
Total UTILITIES	2,265.27	7,541.66
GROUNDNS		
Deicing	0.00	125.00
Irrigation-Flowers-Fertilizer		
Irrigation Repairs	564.25	
Total Irrigation-Flowers-Fertilizer	564.25	

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Pest Control	0.00	41.67
Tree Trimming-Emergency Removal	0.00	700.00
Yard Care	1,365.00	2,083.33
Total GROUNDS	1,929.25	2,950.00
POOL		
Swimming Pool Seasonal Permit	0.00	29.17
Pool Upkeep and Supplies	680.00	300.00
Total POOL	680.00	329.17
COMMON AREA / ONSITE		
Common Area-Building Mtce		
Building Maintenance	90.00	250.00
Common Area Cleanup	350.00	416.67
Common Area Maintenance	-308.00	500.00
Total Common Area-Building Mtce	132.00	1,166.67
Janitorial - Clubhouse/Gym	0.00	41.67
Security	325.00	208.33
Total COMMON AREA / ONSITE	457.00	1,416.67
GUTTERS-ROOF-WINDOWS		
Gutters	0.00	350.00
Pressure Wash	0.00	500.00
Total GUTTERS-ROOF-WINDOWS	0.00	850.00
LIGHTING & ELECTRICAL REPAIRS	83.50	750.00
PLUMBING	0.00	308.33
Total OPERATING EXPENSES	16,642.49	18,065.83
Total Expense	16,642.49	18,065.83
Net Ordinary Income	15,212.17	4,986.67
Other Income/Expense		
Other Income		
Interest Income	114.00	
Total Other Income	114.00	

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Other Expense		
CONSTRUCTION DEFECT FUND		
Construction Defect	2,875.00	2,210.00
Interest Expense (W.A.)	433.31	
Total CONSTRUCTION DEFECT FUND	3,308.31	2,210.00
RESERVE FUND SPENDING		
Other - Fence work	7,950.00	
Siding - Vinyl Clean & Repair	10,015.00	
Total RESERVE FUND SPENDING	17,965.00	
Total Other Expense	21,273.31	2,210.00
Net Other Income	-21,159.31	-2,210.00
Net Income	<u>-5,947.14</u>	<u>2,776.67</u>