

Meadow Woods Homeowners Association, LLC

Profit & Loss Budget vs. Actual YTD

October 2019

Cash Basis

	Oct 19	Budget
Ordinary Income/Expense		
Income		
Garage dues	2,799.53	
HOA dues	25,283.99	23,974.60
Late Fees Collected	50.00	
Other Fees Received	25.00	
Total Income	28,158.52	23,974.60
Gross Profit	28,158.52	23,974.60
Expense		
OPERATING EXPENSES		
ADMINISTRATIVE / RESERVE STUDY		
Accounting Services	0.00	241.67
Administrative Expense		
Bank Fees	101.00	
Common Area/Clubhouse Supplies	166.93	
Internet	0.00	80.00
Office Supplies	285.27	
Administrative Expense - Other	0.00	180.00
Total Administrative Expense	553.20	260.00
Insurance Expense	2,529.09	1,750.00
Legal	990.72	1,250.00
Management Fees	1,400.00	700.00
Reserve Study	0.00	145.83
Total ADMINISTRATIVE / RESERVE STUDY	5,473.01	4,347.50
COMMON AREA / ONSITE		
Common Area-Building Mtce		
Building Maintenance	220.25	250.00
Common Area Cleanup	408.00	416.67
Common Area Maintenance	0.00	500.00
Total Common Area-Building Mtce	628.25	1,166.67
Janitorial - Clubhouse/Gym	0.00	100.00
Security	175.00	208.33
Total COMMON AREA / ONSITE	803.25	1,475.00
GROUNDS		
Deicing	0.00	62.50
Irrigation-Flowers-Fertilizer	0.00	333.33
Pest Control	0.00	100.00
Tree Trimming-Emergency Removal	0.00	416.67
Yard Care	2,600.00	1,500.00
Total GROUNDS	2,600.00	2,412.50
GUTTERS-ROOF-WINDOWS		
Gutters	0.00	350.00
Total GUTTERS-ROOF-WINDOWS	0.00	350.00
LIGHTING & ELECTRICAL REPAIRS	260.00	1,458.33
PLUMBING		
Exterior Water Line Repair	995.25	
PLUMBING - Other	0.00	250.00
Total PLUMBING	995.25	250.00
POOL		
Pool Upkeep and Supplies	614.63	416.66
Total POOL	614.63	416.66

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UTILITIES		
Electricity Services	272.03	325.00
Garbage Services	1,995.93	2,125.00
Sewer Services	9,376.09	4,333.33
Water Services	1,918.63	1,000.00
Total UTILITIES	13,562.68	7,783.33
Total OPERATING EXPENSES	24,308.82	18,493.32
Total Expense	24,308.82	18,493.32
Net Ordinary Income	3,849.70	5,481.28
Other Income/Expense		
Other Income		
Interest Income	547.20	
Total Other Income	547.20	
Other Expense		
CONSTRUCTION DEFECT FUND		
Construction Defect	162,079.88	
CONSTRUCTION DEFECT FUND - Other	0.00	1,000.00
Total CONSTRUCTION DEFECT FUND	162,079.88	1,000.00
Interest Expense (RVCB)	2,453.65	
RESERVE FUND SPENDING		
Concrete-Flatwork-Safety Repair	105.00	
RESERVE FUND SPENDING - Other	0.00	3,500.00
Total RESERVE FUND SPENDING	105.00	3,500.00
Total Other Expense	164,638.53	4,500.00
Net Other Income	-164,091.33	-4,500.00
Net Income	-160,241.63	981.28