

# Woodcove Homeowners Association

## Budget vs. Actual - FY 2018 thru FY 2019

October 2018 - September 2019

Account Name	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.
<b>Income</b>				
Interest Income	7.56	0.00	7.56	0.00%
Late Fee Charges	0.00	312.00	-312.00	-100.00%
Homeowner Fee	60,118.17	56,915.00	3,203.17	5.63%
PayPal Income	0.00	-5,040.00	5,040.00	100.00%
<b>FEES</b>				
Lien Fee	0.00	225.00	-225.00	-100.00%
NSF Fee	20.00	0.00	20.00	0.00%
<b>Total FEES</b>	<b>20.00</b>	<b>225.00</b>	<b>-205.00</b>	<b>-91.11%</b>
Reinvestment Fee	2,200.00	0.00	2,200.00	0.00%
Uncategorized Income	1,237.15	0.00	1,237.15	0.00%
<b>Total Operating Income</b>	<b>63,582.88</b>	<b>52,412.00</b>	<b>11,170.88</b>	<b>21.31%</b>
<b>Expense</b>				
<b>Administration</b>				
Bookkeeping Fees	4,559.04	3,600.00	-959.04	-26.64%
Bank Charges	3.20	0.00	-3.20	0.00%
Office Supplies	1,090.95	600.00	-490.95	-81.83%
PayPal Fees	0.00	264.00	264.00	100.00%
Postage	484.00	1,135.00	651.00	57.36%
Postage:BRM Account	225.00	0.00	-225.00	0.00%
Software	3,506.03	3,405.00	-101.03	-2.97%
Website Expenses	204.61	1,404.00	1,199.39	85.43%
Board Meetings	0.00	350.00	350.00	100.00%
<b>Total Administration</b>	<b>10,072.83</b>	<b>10,758.00</b>	<b>685.17</b>	<b>6.37%</b>
<b>EVENTS</b>				
Food/Snacks	0.00	1,000.00	1,000.00	100.00%
Supplies & Materials	105.95	0.00	-105.95	0.00%
<b>Total EVENTS</b>	<b>105.95</b>	<b>1,000.00</b>	<b>894.05</b>	<b>89.41%</b>
<b>LEGAL FEES</b>				
Documentation	0.00	4,000.00	4,000.00	100.00%
Litigation Actions	522.00	875.00	353.00	40.34%
<b>Total LEGAL FEES</b>	<b>522.00</b>	<b>4,875.00</b>	<b>4,353.00</b>	<b>89.29%</b>
<b>PARK/Common Areas</b>				
General Repairs	1,075.16	4,200.00	3,124.84	74.40%
Landscape Maintenance/Mowing	39,271.50	13,500.00	-25,771.50	-190.90%
Snow Removal/Ice Melt	4,873.25	2,000.00	-2,873.25	-143.66%
Sprinkler Repair	10,921.33	0.00	-10,921.33	0.00%
Fertilization	4,315.75	1,998.00	-2,317.75	-116.00%
Tree Trimming	6,000.00	3,510.00	-2,490.00	-70.94%
<b>Total PARK/Common Areas</b>	<b>66,456.99</b>	<b>25,208.00</b>	<b>-41,248.99</b>	<b>-163.63%</b>
<b>TAXES AND INSURANCE</b>				
Accountant / Tax Preparation	300.00	315.00	15.00	4.76%
Non Profit Renewal	173.00	50.00	-123.00	-246.00%
Property Taxes	111.40	125.00	13.60	10.88%
General Liability Insurance	24.00	1,558.00	1,534.00	98.46%
<b>Total TAXES AND INSURANCE</b>	<b>608.40</b>	<b>2,048.00</b>	<b>1,439.60</b>	<b>70.29%</b>
<b>UTILITIES</b>				
Water/Canal Shares	250.00	250.00	0.00	0.00%
Storm Drain	4,578.71	4,020.00	-558.71	-13.90%
Electricity	1,415.40	4,200.00	2,784.60	66.30%
<b>Total UTILITIES</b>	<b>6,244.11</b>	<b>8,470.00</b>	<b>2,225.89</b>	<b>26.28%</b>
<b>Total Operating Expense</b>	<b>84,010.28</b>	<b>52,359.00</b>	<b>-31,651.28</b>	<b>-60.45%</b>
Total Operating Income	63,582.88	52,412.00	11,170.88	21.31%
Total Operating Expense	84,010.28	52,359.00	-31,651.28	-60.45%
<b>NOI - Net Operating Income</b>	<b>-20,427.40</b>	<b>53.00</b>	<b>-20,480.40</b>	<b>-38,642.26%</b>
Total Income	63,582.88	52,412.00	11,170.88	21.31%
Total Expense	84,010.28	52,359.00	-31,651.28	-60.45%
<b>Net Income</b>	<b>-20,427.40</b>	<b>53.00</b>	<b>-20,480.40</b>	<b>-38,642.26%</b>