

PREDICTIVE BALANCE SHEET

YEAR: 2019	Description	Budget	Q1 Actuals	Q2 Actuals	Q3 Actuals	Q4 Actuals	YTD	YTD Variance	Reason for variance
INCOME									
Carry-over	2018 carry-over	\$9,706.20	\$9,706.20	\$0.00	\$0.00	\$0.00	\$9,706.20	\$0.00	
Assessments		\$17,728.94	\$15,905.30	\$1,543.64	\$8,280.00	\$0.00	\$25,728.94	-\$8,000.00	Collected special assessments for one-time repairs
	Annual dues \$280 for 60 houses; 4 prorated	\$17,728.94	\$15,905.30	\$1,543.64	\$280.00	\$0.00	\$17,728.94	\$0.00	
	Specials \$125 for 64 houses	\$0.00	\$0.00	\$0.00	\$8,000.00	\$0.00	\$8,000.00	-\$8,000.00	
	Totals	\$27,435.14	\$25,611.50	\$1,543.64	\$8,280.00	\$0.00	\$35,435.14	-\$8,000.00	
EXPENSES									
Trash service	\$12 per house/month	\$9,216.00	\$2,148.01	\$2,094.20	\$1,950.00	\$1,950.00	\$8,142.21	\$1,073.79	Negotiated new rate of \$10/house/month
Operating expenses		\$2,649.80	\$660.00	\$232.45	\$60.00	\$60.00	\$1,012.45	\$1,637.35	
	Website \$133.05 annually	\$133.05	\$0.00	\$133.05	\$0.00	\$0.00	\$133.05	\$0.00	
	POA renewal	\$16.75	\$0.00	\$21.00	\$0.00	\$0.00	\$21.00	-\$4.25	Extra paperwork due to transfer of board
	Administrative fees (tax prep/office supplies)	\$2,500.00	\$660.00	\$78.40	\$60.00	\$60.00	\$858.40	\$1,641.60	
Attorney fees	\$175/hr	\$2,000.00	\$910.00	\$175.00	\$0.00	\$0.00	\$1,085.00	\$915.00	
Common area expense		\$1,778.00	\$8,969.00	\$250.00	\$14,000.00	\$0.00	\$23,219.00	-\$21,441.00	Unbudgeted repair of fence and stone entryways
	Lawn care	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Structural maintenance	\$1,500.00	\$8,691.00	\$0.00	\$0.00	\$0.00	\$8,691.00	-\$7,191.00	
	Insurance on entryways/fence	\$278.00	\$278.00	\$250.00	\$0.00	\$0.00	\$528.00	-\$250.00	Addition of full coverage
	One-time repairs \$10,300 fence/\$3,700 stone	\$0.00	\$0.00	\$0.00	\$14,000.00	\$0.00	\$14,000.00	-\$14,000.00	
	Totals	\$15,643.80	\$12,687.01	\$2,751.65	\$16,010.00	\$2,010.00	\$33,458.66	-\$17,814.86	

Cash balance ¹	\$1,976.48
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1 = difference between YTD income and YTD expenses (actual)