

CHATHAM VILLAGE HOA
Income Statement
Compared with Budget
For the One Month Ending January 31, 2019

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
HOA Fees	\$ 49,118.75	\$ 45,796.00	3,322.75	\$ 49,118.75	\$ 45,796.00	3,322.75
Special Assessment Income	380.76	0.00	380.76	380.76	0.00	380.76
Special Assessment 2017	193.05	0.00	193.05	193.05	0.00	193.05
Late/NSF Income	457.08	150.00	307.08	457.08	150.00	307.08
Laundry Income	200.77	160.00	40.77	200.77	160.00	40.77
Clubhouse/Suite Rental	15.00	100.00	(85.00)	15.00	100.00	(85.00)
Carport Rental Fees	1,311.03	1,200.00	111.03	1,311.03	1,200.00	111.03
Interest Income	22.32	0.00	22.32	22.32	0.00	22.32
Miscellaneous Income	400.00	400.00	0.00	400.00	400.00	0.00
Credit Card Courtesy Fee	0.00	(10.00)	10.00	0.00	(10.00)	10.00
Total Revenues	52,098.76	47,796.00	4,302.76	52,098.76	47,796.00	4,302.76

Expenses						
Management Fees	2,900.00	2,900.00	0.00	2,900.00	2,900.00	0.00
Office Supplies & Postage	922.98	663.00	259.98	922.98	663.00	259.98
Legal Fees & Professional Fee	562.50	75.00	487.50	562.50	75.00	487.50
Bank Charges	64.67	65.00	(0.33)	64.67	65.00	(0.33)
Auto Gas & Mileage	0.00	40.00	(40.00)	0.00	40.00	(40.00)
Telephone/Pagers	616.46	360.00	256.46	616.46	360.00	256.46
Misc Admin Expense	263.33	100.00	163.33	263.33	100.00	163.33
Community Programs	0.00	50.00	(50.00)	0.00	50.00	(50.00)
Courtesy Patrols	500.00	500.00	0.00	500.00	500.00	0.00
Pest Control	1,938.00	1,500.00	438.00	1,938.00	1,500.00	438.00
Grounds Keeping	4,354.00	4,360.00	(6.00)	4,354.00	4,360.00	(6.00)
Utilities - Electricity	2,749.25	2,500.00	249.25	2,749.25	2,500.00	249.25
Utilities - Gas	111.83	115.00	(3.17)	111.83	115.00	(3.17)
Utilities - Water	3,626.25	3,100.00	526.25	3,626.25	3,100.00	526.25
Utilities - Sewer	3,059.97	2,200.00	859.97	3,059.97	2,200.00	859.97
Utilities - Storm Water Fee	26.48	5.00	21.48	26.48	5.00	21.48
Payroll - On site Manager	3,750.00	3,750.00	0.00	3,750.00	3,750.00	0.00
Payroll - Maint Supervisor	4,480.50	4,480.50	0.00	4,480.50	4,480.50	0.00
Payroll Taxes	692.16	800.00	(107.84)	692.16	800.00	(107.84)
Payroll - Workers Comp	808.76	850.00	(41.24)	808.76	850.00	(41.24)
Signage	0.00	20.00	(20.00)	0.00	20.00	(20.00)
Guest Room Expense	100.65	25.00	75.65	100.65	25.00	75.65
Roof Repairs	0.00	300.00	(300.00)	0.00	300.00	(300.00)
Electrical Repairs	1,625.00	200.00	1,425.00	1,625.00	200.00	1,425.00
Light Bulbs & Fixtures	180.92	100.00	80.92	180.92	100.00	80.92
Parking Lot Repairs	0.00	50.00	(50.00)	0.00	50.00	(50.00)
Pool Repairs & Maint	129.00	100.00	29.00	129.00	100.00	29.00
Fence & Gate Repairs (Wooden)	0.00	150.00	(150.00)	0.00	150.00	(150.00)
Gutters	0.00	1,200.00	(1,200.00)	0.00	1,200.00	(1,200.00)
Plants & Landscaping	0.00	150.00	(150.00)	0.00	150.00	(150.00)
Plumbing Repairs	222.50	1,000.00	(777.50)	222.50	1,000.00	(777.50)
Janitorial Supplies	0.00	50.00	(50.00)	0.00	50.00	(50.00)
Property Tools	667.90	100.00	567.90	667.90	100.00	567.90
Fire Equipment & Supplies	0.00	50.00	(50.00)	0.00	50.00	(50.00)

	Current Month	Current Month	Current Month	Year to Date	Year to Date	Year to Date
	Actual	Budget	Variance	Actual	Budget	Variance
Automatic Gate Repairs	1,903.48	1,000.00	903.48	1,903.48	1,000.00	903.48
Painting	115.87	50.00	65.87	115.87	50.00	65.87
Building Repairs	845.80	2,000.00	(1,154.20)	845.80	2,000.00	(1,154.20)
Masonry Repairs	0.00	100.00	(100.00)	0.00	100.00	(100.00)
Multi-peril Insurance	7,716.73	7,713.00	3.73	7,716.73	7,713.00	3.73
Reserve Account Contribution	4,580.00	4,580.00	0.00	4,580.00	4,580.00	0.00
Total Expenses	49,514.99	47,351.50	2,163.49	49,514.99	47,351.50	2,163.49
Net Income	\$ 2,583.77	\$ 444.50	2,139.27	\$ 2,583.77	\$ 444.50	2,139.27

CHATHAM VILLAGE HOA
Income Statement
Compared with Budget
For the Two Months Ending February 28, 2019

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
HOA Fees	\$ 43,659.86	\$ 45,796.00	(2,136.14)	\$ 93,157.91	\$ 91,592.00	1,565.91
Special Assessment Income	0.00	0.00	0.00	(0.24)	0.00	(0.24)
Special Assessment 2017	370.41	0.00	370.41	563.46	0.00	563.46
Late/NSF Income	483.30	150.00	333.30	925.31	300.00	625.31
Laundry Income	182.38	160.00	22.38	383.15	320.00	63.15
Clubhouse/Suite Rental	75.00	100.00	(25.00)	90.00	200.00	(110.00)
Carport Rental Fees	1,037.80	1,200.00	(162.20)	2,335.60	2,400.00	(64.40)
Interest Income	22.44	25.00	(2.56)	44.76	50.00	(5.24)
Miscellaneous Income	645.00	400.00	245.00	1,075.00	800.00	275.00
Total Revenues	46,476.19	47,831.00	(1,354.81)	98,574.95	95,662.00	2,912.95
Expenses						
Management Fees	2,900.00	2,900.00	0.00	5,800.00	5,800.00	0.00
Office Supplies & Postage	448.88	663.00	(214.12)	1,371.86	1,326.00	45.86
Legal Fees & Professional Fees	551.60	75.00	476.60	1,114.10	150.00	964.10
Bank Charges	87.52	65.00	22.52	152.19	130.00	22.19
Auto Gas & Mileage	0.00	40.00	(40.00)	0.00	80.00	(80.00)
Permits, Taxes & Licenses	1,436.14	20.00	1,416.14	1,436.14	20.00	1,416.14
Telephone/Pagers	146.95	360.00	(213.05)	763.41	720.00	43.41
Misc Admin Expense	335.32	100.00	235.32	598.65	200.00	398.65
Transaction Fees Expense	0.00	10.00	(10.00)	0.00	20.00	(20.00)
Community Programs	0.00	50.00	(50.00)	0.00	100.00	(100.00)
Courtesy Patrols	500.00	500.00	0.00	1,000.00	1,000.00	0.00
Pest Control	255.00	0.00	255.00	2,193.00	1,500.00	693.00
Grounds Keeping	4,354.00	4,360.00	(6.00)	8,708.00	8,720.00	(12.00)
Utilities - Electricity	2,618.91	2,500.00	118.91	5,368.16	5,000.00	368.16
Utilities - Gas	107.79	115.00	(7.21)	219.62	230.00	(10.38)
Utilities - Water	3,803.51	3,100.00	703.51	7,429.76	6,200.00	1,229.76
Utilities - Sewer	3,242.46	2,200.00	1,042.46	6,302.43	4,400.00	1,902.43
Utilities - Storm Water Fee	0.00	5.00	(5.00)	26.48	10.00	16.48
Payroll - On site Manager	3,750.00	3,750.00	0.00	7,500.00	7,500.00	0.00
Payroll - Maint Supervisor	4,480.50	4,480.50	0.00	8,961.00	8,961.00	0.00
Payroll Taxes	362.02	800.00	(437.98)	1,054.18	1,600.00	(545.82)
Payroll - Workers Comp	823.06	850.00	(26.94)	1,631.82	1,700.00	(68.18)
Signage	0.00	20.00	(20.00)	0.00	40.00	(40.00)
Guest Room Expense	0.00	25.00	(25.00)	100.65	50.00	50.65
Roof Repairs	175.00	300.00	(125.00)	175.00	600.00	(425.00)
Electrical Repairs	0.00	200.00	(200.00)	1,625.00	400.00	1,225.00
Light Bulbs & Fixtures	0.00	100.00	(100.00)	180.92	200.00	(19.08)
Parking Lot Repairs	0.00	50.00	(50.00)	0.00	100.00	(100.00)
Pool Repairs & Maint	335.00	100.00	235.00	464.00	200.00	264.00
Fence & Gate Repairs (Wooden)	0.00	150.00	(150.00)	0.00	300.00	(300.00)
Gutters	0.00	1,200.00	(1,200.00)	0.00	2,400.00	(2,400.00)
Plants & Landscaping	0.00	150.00	(150.00)	0.00	300.00	(300.00)
Plumbing Repairs	1,242.00	1,000.00	242.00	1,464.50	2,000.00	(535.50)
Janitorial Supplies	0.00	50.00	(50.00)	0.00	100.00	(100.00)
Property Tools	0.00	100.00	(100.00)	667.90	200.00	467.90

	Current Month	Current Month	Current Month	Year to Date	Year to Date	Year to Date
	Actual	Budget	Variance	Actual	Budget	Variance
Fire Equipment & Supplies	0.00	50.00	(50.00)	0.00	100.00	(100.00)
Automatic Gate Repairs	193.99	100.00	93.99	2,097.47	1,100.00	997.47
Painting	67.22	50.00	17.22	183.09	100.00	83.09
Building Repairs	581.31	2,000.00	(1,418.69)	1,427.11	4,000.00	(2,572.89)
Masonry Repairs	0.00	100.00	(100.00)	0.00	200.00	(200.00)
Multi-peril Insurance	7,808.92	7,713.00	95.92	15,525.65	15,426.00	99.65
Reserve Account Contribution	4,580.00	4,580.00	0.00	9,160.00	9,160.00	0.00
Total Expenses	45,187.10	44,981.50	205.60	94,702.09	92,343.00	2,359.09
Net Income	\$ 1,289.09	\$ 2,849.50	(1,560.41)	\$ 3,872.86	\$ 3,319.00	553.86

CHATHAM VILLAGE HOA
Income Statement
Compared with Budget
For the Three Months Ending March 31, 2019

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
HOA Fees	\$ 44,643.35	\$ 45,796.00	(1,152.65)	\$ 137,801.26	\$137,388.00	413.26
Special Assessment Income	0.00	0.00	0.00	(0.24)	0.00	(0.24)
Special Assessment 2017	128.70	0.00	128.70	692.16	0.00	692.16
Late/NSF Income	441.58	150.00	291.58	1,366.89	450.00	916.89
Laundry Income	0.00	160.00	(160.00)	383.15	480.00	(96.85)
Clubhouse/Suite Rental	75.00	100.00	(25.00)	165.00	300.00	(135.00)
Carport Rental Fees	1,197.60	1,200.00	(2.40)	3,533.20	3,600.00	(66.80)
Interest Income	31.48	25.00	6.48	76.24	75.00	1.24
Miscellaneous Income	340.00	400.00	(60.00)	1,415.00	1,200.00	215.00
Total Revenues	46,857.71	47,831.00	(973.29)	145,432.66	143,493.00	1,939.66
Expenses						
Management Fees	2,900.00	2,900.00	0.00	8,700.00	8,700.00	0.00
Office Supplies & Postage	1,009.42	663.00	346.42	2,381.28	1,989.00	392.28
Legal Fees & Professional Fees	244.50	75.00	169.50	1,358.60	225.00	1,133.60
Bank Charges	69.10	65.00	4.10	221.29	195.00	26.29
Auto Gas & Mileage	0.00	40.00	(40.00)	0.00	120.00	(120.00)
Permits, Taxes & Licenses	0.00	375.00	(375.00)	1,436.14	395.00	1,041.14
Telephone/Pagers	639.57	360.00	279.57	1,402.98	1,080.00	322.98
Misc Admin Expense	187.96	100.00	87.96	786.61	300.00	486.61
Transaction Fees Expense	0.00	10.00	(10.00)	0.00	30.00	(30.00)
Community Programs	0.00	50.00	(50.00)	0.00	150.00	(150.00)
Courtesy Patrols	500.00	500.00	0.00	1,500.00	1,500.00	0.00
Pest Control	0.00	255.00	(255.00)	2,193.00	1,755.00	438.00
Grounds Keeping	4,372.00	4,360.00	12.00	13,116.57	13,080.00	36.57
Utilities - Electricity	3,502.58	2,500.00	1,002.58	8,870.74	7,500.00	1,370.74
Utilities - Gas	112.39	115.00	(2.61)	332.01	345.00	(12.99)
Utilities - Water	3,418.60	3,100.00	318.60	10,848.36	9,300.00	1,548.36
Utilities - Sewer	2,883.57	2,200.00	683.57	9,186.00	6,600.00	2,586.00
Utilities - Storm Water Fee	2.64	5.00	(2.36)	29.12	15.00	14.12
Payroll - On site Manager	3,750.00	3,750.00	0.00	11,250.00	11,250.00	0.00
Payroll - Maint Supervisor	4,480.50	4,480.50	0.00	13,441.50	13,441.50	0.00
Payroll Taxes	662.59	800.00	(137.41)	1,716.77	2,400.00	(683.23)
Payroll - Workers Comp	823.06	850.00	(26.94)	2,454.88	2,550.00	(95.12)
Signage	0.00	3,000.00	(3,000.00)	0.00	3,040.00	(3,040.00)
Guest Room Expense	0.00	25.00	(25.00)	106.59	75.00	31.59
Roof Repairs	615.00	300.00	315.00	790.00	900.00	(110.00)
Electrical Repairs	145.00	200.00	(55.00)	1,770.00	600.00	1,170.00
Light Bulbs & Fixtures	0.00	100.00	(100.00)	180.92	300.00	(119.08)
Parking Lot Repairs	0.00	50.00	(50.00)	0.00	150.00	(150.00)
Pool Repairs & Maint	749.00	100.00	649.00	1,213.00	300.00	913.00
Fence & Gate Repairs (Wooden)	0.00	150.00	(150.00)	64.69	450.00	(385.31)
Gutters	1,059.50	1,200.00	(140.50)	1,059.50	3,600.00	(2,540.50)
Plants & Landscaping	0.00	150.00	(150.00)	0.00	450.00	(450.00)
Plumbing Repairs	(222.50)	1,000.00	(1,222.50)	1,242.00	3,000.00	(1,758.00)
Janitorial Supplies	0.00	50.00	(50.00)	0.00	150.00	(150.00)

	Current Month	Current Month	Current Month	Year to Date	Year to Date	Year to Date
	Actual	Budget	Variance	Actual	Budget	Variance
Property Tools	0.00	100.00	(100.00)	1,142.01	300.00	842.01
Fire Equipment & Supplies	0.00	50.00	(50.00)	0.00	150.00	(150.00)
Automatic Gate Repairs	1,315.57	600.00	715.57	3,413.04	1,700.00	1,713.04
Painting	133.20	50.00	83.20	316.29	150.00	166.29
Building Repairs	525.18	2,000.00	(1,474.82)	1,370.98	6,000.00	(4,629.02)
Masonry Repairs	0.00	100.00	(100.00)	0.00	300.00	(300.00)
Multi-peril Insurance	7,716.73	7,713.00	3.73	23,242.38	23,139.00	103.38
Reserve Account Contribution	4,580.00	4,580.00	0.00	13,740.00	13,740.00	0.00
Cap Imp - Building	0.90	0.00	0.90	0.90	0.00	0.90
Cap Imp - Retaining Wall	15,794.00	0.00	15,794.00	15,794.00	0.00	15,794.00
Total Expenses	61,970.06	49,071.50	12,898.56	156,672.15	141,414.50	15,257.65
Net Income	(\$ 15,112.35)	(\$ 1,240.50)	(13,871.85)	(\$11,239.49)	\$ 2,078.50	(13,317.99)

CHATHAM VILLAGE HOA
Income Statement
Compared with Budget
For the Four Months Ending April 30, 2019

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
HOA Fees	\$ 47,114.21	\$ 45,796.00	1,318.21	\$184,915.47	\$183,184.00	1,731.47
Special Assessment Income	0.00	0.00	0.00	(0.24)	0.00	(0.24)
Special Assessment 2017	64.35	0.00	64.35	756.51	0.00	756.51
Late/NSF Income	339.72	150.00	189.72	1,706.61	600.00	1,106.61
Laundry Income	357.51	160.00	197.51	740.66	640.00	100.66
Clubhouse/Suite Rental	400.00	100.00	300.00	565.00	400.00	165.00
Carport Rental Fees	1,295.20	1,200.00	95.20	4,828.40	4,800.00	28.40
Interest Income	50.35	25.00	25.35	126.59	100.00	26.59
Miscellaneous Income	1,525.00	400.00	1,125.00	2,940.00	1,600.00	1,340.00
Ins Proceeds - Fire	100,000.00	0.00	100,000.00	100,000.00	0.00	100,000.00
Total Revenues	151,146.34	47,831.00	103,315.34	296,579.00	191,324.00	105,255.00
Expenses						
Management Fees	2,900.00	2,900.00	0.00	11,600.00	11,600.00	0.00
Office Supplies & Postage	1,243.06	663.00	580.06	3,624.34	2,652.00	972.34
Legal Fees & Professional Fees	468.70	75.00	393.70	1,827.30	300.00	1,527.30
Bank Charges	56.48	65.00	(8.52)	277.77	260.00	17.77
Auto Gas & Mileage	0.00	40.00	(40.00)	0.00	160.00	(160.00)
Permits, Taxes & Licenses	0.00	0.00	0.00	1,436.14	395.00	1,041.14
Telephone/Pagers	128.68	360.00	(231.32)	1,531.66	1,440.00	91.66
Misc Admin Expense	417.96	100.00	317.96	1,204.57	400.00	804.57
Transaction Fees Expense	0.00	10.00	(10.00)	0.00	40.00	(40.00)
Community Programs	0.00	50.00	(50.00)	0.00	200.00	(200.00)
Courtesy Patrols	500.00	500.00	0.00	2,000.00	2,000.00	0.00
Pest Control	0.00	0.00	0.00	2,193.00	1,755.00	438.00
Grounds Keeping	4,372.00	4,360.00	12.00	17,488.57	17,440.00	48.57
Utilities - Electricity	2,427.58	2,500.00	(72.42)	11,298.32	10,000.00	1,298.32
Utilities - Gas	106.68	115.00	(8.32)	438.69	460.00	(21.31)
Utilities - Water	3,592.69	3,100.00	492.69	14,441.05	12,400.00	2,041.05
Utilities - Sewer	2,951.74	2,200.00	751.74	12,137.74	8,800.00	3,337.74
Utilities - City Service Fee	75.27	0.00	75.27	75.27	0.00	75.27
Utilities - Storm Water Fee	26.59	5.00	21.59	55.71	20.00	35.71
Payroll - On site Manager	3,750.00	3,750.00	0.00	15,000.00	15,000.00	0.00
Payroll - Maint Supervisor	4,480.50	4,480.50	0.00	17,922.00	17,922.00	0.00
Payroll Taxes	612.18	800.00	(187.82)	2,328.95	3,200.00	(871.05)
Payroll - Workers Comp	808.76	850.00	(41.24)	3,263.64	3,400.00	(136.36)
Signage	0.00	20.00	(20.00)	0.00	3,060.00	(3,060.00)
Guest Room Expense	0.00	25.00	(25.00)	106.59	100.00	6.59
Roof Repairs	0.00	300.00	(300.00)	790.00	1,200.00	(410.00)
Electrical Repairs	270.00	200.00	70.00	2,040.00	800.00	1,240.00
Light Bulbs & Fixtures	90.46	100.00	(9.54)	271.38	400.00	(128.62)
Parking Lot Repairs	0.00	50.00	(50.00)	0.00	200.00	(200.00)
Pool Repairs & Maint	411.09	100.00	311.09	1,624.09	400.00	1,224.09
Fence & Gate Repairs (Wooden)	979.32	150.00	829.32	1,044.01	600.00	444.01
Gutters	997.00	1,200.00	(203.00)	2,056.50	4,800.00	(2,743.50)
Plants & Landscaping	0.00	150.00	(150.00)	0.00	600.00	(600.00)
Plumbing Repairs	75.87	1,000.00	(924.13)	1,317.87	4,000.00	(2,682.13)
Janitorial Supplies	0.00	50.00	(50.00)	0.00	200.00	(200.00)
Property Tools	94.04	100.00	(5.96)	1,236.05	400.00	836.05
Fire Equipment & Supplies	0.00	50.00	(50.00)	0.00	200.00	(200.00)
Automatic Gate Repairs	1,466.95	600.00	866.95	4,879.99	2,300.00	2,579.99
Painting	53.02	50.00	3.02	369.31	200.00	169.31
Building Repairs	261.49	2,000.00	(1,738.51)	1,632.47	8,000.00	(6,367.53)
Masonry Repairs	0.00	100.00	(100.00)	0.00	400.00	(400.00)
Multi-peril Insurance	7,716.73	7,713.00	3.73	30,959.11	30,852.00	107.11
Reserve Account Contribution	4,580.00	4,580.00	0.00	18,320.00	18,320.00	0.00
Cap Imp - Building	0.00	0.00	0.00	0.90	0.00	0.90
Cap Imp - Retaining Wall	17,290.31	0.00	17,290.31	33,084.31	0.00	33,084.31
Cap Imp - Trees	1,085.00	0.00	1,085.00	1,085.00	0.00	1,085.00
Cap Imp - Concrete	2,942.50	0.00	2,942.50	2,942.50	0.00	2,942.50
Total Expenses	67,232.65	45,461.50	21,771.15	223,904.80	186,876.00	37,028.80
Net Income	\$ 83,913.69	\$ 2,369.50	81,544.19	\$ 72,674.20	\$ 4,448.00	68,226.20

CHATHAM VILLAGE HOA
Income Statement
Compared with Budget
For the Five Months Ending May 31, 2019

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
HOA Fees	\$ 47,792.32	\$ 45,796.00	1,996.32	\$ 232,727.79	\$228,980.00	3,747.79
Special Assessment Income	0.00	0.00	0.00	(0.24)	0.00	(0.24)
Special Assessment 2017	50.00	0.00	50.00	806.51	0.00	806.51
Late/NSF Income	397.08	150.00	247.08	2,103.69	750.00	1,353.69
Laundry Income	0.00	160.00	(160.00)	740.66	800.00	(59.34)
Clubhouse/Suite Rental	0.00	100.00	(100.00)	565.00	500.00	65.00
Carport Rental Fees	1,292.00	1,200.00	92.00	6,100.40	6,000.00	100.40
Interest Income	76.32	25.00	51.32	202.91	125.00	77.91
Miscellaneous Income	1,215.00	400.00	815.00	4,075.00	2,000.00	2,075.00
Ins Proceeds - Fire	0.00	0.00	0.00	100,000.00	0.00	100,000.00
Total Revenues	50,822.72	47,831.00	2,991.72	347,321.72	239,155.00	108,166.72
Expenses						
Management Fees	2,900.00	2,900.00	0.00	14,500.00	14,500.00	0.00
Office Supplies & Postage	747.14	663.00	84.14	4,371.48	3,315.00	1,056.48
Legal Fees & Professional Fees	92.00	75.00	17.00	1,919.30	375.00	1,544.30
Accounting Fees	0.00	3,500.00	(3,500.00)	0.00	3,500.00	(3,500.00)
Bank Charges	65.30	65.00	0.30	343.07	325.00	18.07
Auto Gas & Mileage	5.00	40.00	(35.00)	5.00	200.00	(195.00)
Permits, Taxes & Licenses	0.00	0.00	0.00	1,436.14	395.00	1,041.14
Telephone/Pagers	474.40	360.00	114.40	2,006.06	1,800.00	206.06
Misc Admin Expense	195.83	100.00	95.83	1,400.40	500.00	900.40
Transaction Fees Expense	0.00	10.00	(10.00)	0.00	50.00	(50.00)
Community Programs	118.99	50.00	68.99	118.99	250.00	(131.01)
Courtesy Patrols	500.00	500.00	0.00	2,500.00	2,500.00	0.00
Pest Control	255.00	0.00	255.00	2,448.00	1,755.00	693.00
Grounds Keeping	4,372.00	4,360.00	12.00	21,860.57	21,800.00	60.57
Misc. Grounds Expense	210.00	0.00	210.00	210.00	0.00	210.00
Trash Removal	935.00	0.00	935.00	935.00	0.00	935.00
Utilities - Electricity	1,529.43	2,500.00	(970.57)	12,827.75	12,500.00	327.75
Utilities - Gas	93.74	115.00	(21.26)	532.43	575.00	(42.57)
Utilities - Water	3,488.67	3,100.00	388.67	17,929.72	15,500.00	2,429.72
Utilities - Sewer	2,891.63	2,200.00	691.63	15,029.37	11,000.00	4,029.37
Utilities - City Service Fee	0.00	0.00	0.00	75.27	0.00	75.27
Utilities - Storm Water Fee	0.00	5.00	(5.00)	55.71	25.00	30.71
Payroll - On site Manager	3,750.00	3,750.00	0.00	18,750.00	18,750.00	0.00
Payroll - Maint Supervisor	4,480.50	4,480.50	0.00	22,402.50	22,402.50	0.00
Payroll - Asst Maint	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)
Payroll Taxes	612.18	800.00	(187.82)	2,941.13	4,000.00	(1,058.87)
Payroll - Workers Comp	823.06	850.00	(26.94)	4,086.70	4,250.00	(163.30)
Signage	0.00	20.00	(20.00)	0.00	3,080.00	(3,080.00)
Guest Room Expense	60.00	25.00	35.00	166.59	125.00	41.59
Roof Repairs	1,845.00	300.00	1,545.00	2,635.00	1,500.00	1,135.00
Electrical Repairs	0.00	200.00	(200.00)	2,040.00	1,000.00	1,040.00
Light Bulbs & Fixtures	90.46	100.00	(9.54)	361.84	500.00	(138.16)
Parking Lot Repairs	0.00	50.00	(50.00)	0.00	250.00	(250.00)

	Current Month	Current Month	Current Month	Year to Date	Year to Date	Year to Date
	Actual	Budget	Variance	Actual	Budget	Variance
Pool Supplies	449.79	800.00	(350.21)	449.79	800.00	(350.21)
Pool Repairs & Maint	545.57	100.00	445.57	2,169.66	500.00	1,669.66
Fence & Gate Repairs (Wooden)	605.00	150.00	455.00	1,649.01	750.00	899.01
Gutters	2,314.00	1,200.00	1,114.00	4,370.50	6,000.00	(1,629.50)
Plants & Landscaping	0.00	150.00	(150.00)	0.00	750.00	(750.00)
Plumbing Repairs	0.00	1,000.00	(1,000.00)	1,317.87	5,000.00	(3,682.13)
Janitorial Supplies	0.00	50.00	(50.00)	0.00	250.00	(250.00)
Property Tools	0.00	100.00	(100.00)	1,236.05	500.00	736.05
Fire Equipment & Supplies	182.35	50.00	132.35	182.35	250.00	(67.65)
Automatic Gate Repairs	3,367.78	600.00	2,767.78	8,247.77	2,900.00	5,347.77
Painting	0.00	50.00	(50.00)	369.31	250.00	119.31
Building Repairs	1,554.30	2,000.00	(445.70)	3,186.77	10,000.00	(6,813.23)
Masonry Repairs	0.00	100.00	(100.00)	0.00	500.00	(500.00)
Multi-peril Insurance	7,716.73	7,713.00	3.73	38,675.84	38,565.00	110.84
Reserve Account Contribution	4,580.00	4,580.00	0.00	22,900.00	22,900.00	0.00
Fire Repairs	0.00	0.00	0.00	100,000.00	0.00	100,000.00
Cap Imp - Building	0.00	0.00	0.00	0.90	0.00	0.90
Cap Imp - Carpentry Balconies	3,740.00	0.00	3,740.00	3,740.00	0.00	3,740.00
Cap Imp - Retaining Wall	5,544.00	0.00	5,544.00	38,628.31	0.00	38,628.31
Cap Imp - Trees	(535.00)	0.00	(535.00)	470.00	0.00	470.00
Cap Imp - Concrete	0.00	0.00	0.00	2,942.50	0.00	2,942.50
Total Expenses	60,599.85	50,761.50	9,838.35	384,424.65	237,637.50	146,787.15
Net Income	(\$ 9,777.13)	(\$ 2,930.50)	(6,846.63)	(\$37,102.93)	\$ 1,517.50	(38,620.43)

CHATHAM VILLAGE HOA
Income Statement
Compared with Budget
For the Six Months Ending June 30, 2019

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
HOA Fees	\$ 43,073.00	\$ 45,796.00	(2,723.00)	\$ 274,842.99	\$274,776.00	66.99
Special Assessment Income	0.00	0.00	0.00	170.76	0.00	170.76
Special Assessment 2017	0.00	0.00	0.00	1,593.31	0.00	1,593.31
Late/NSF Income	314.50	150.00	164.50	2,418.19	900.00	1,518.19
Laundry Income	145.67	160.00	(14.33)	886.33	960.00	(73.67)
Clubhouse/Suite Rental	450.00	100.00	350.00	1,015.00	600.00	415.00
Carport Rental Fees	1,220.00	1,200.00	20.00	7,320.40	7,200.00	120.40
Interest Income	45.79	25.00	20.79	248.70	150.00	98.70
Miscellaneous Income	705.00	400.00	305.00	4,780.00	2,400.00	2,380.00
Total Revenues	45,953.96	47,831.00	(1,877.04)	293,275.68	286,986.00	6,289.68
Expenses						
Management Fees	2,900.00	2,900.00	0.00	17,400.00	17,400.00	0.00
Office Supplies & Postage	478.99	663.00	(184.01)	4,850.47	3,978.00	872.47
Legal Fees & Professional Fees	1,112.35	75.00	1,037.35	3,031.65	450.00	2,581.65
Accounting Fees	0.00	0.00	0.00	0.00	3,500.00	(3,500.00)
Bank Charges	59.10	65.00	(5.90)	402.17	390.00	12.17
Auto Gas & Mileage	0.00	40.00	(40.00)	5.00	240.00	(235.00)
Permits, Taxes & Licenses	0.00	0.00	0.00	1,436.14	395.00	1,041.14
Telephone/Pagers	400.73	360.00	40.73	2,406.79	2,160.00	246.79
Misc Admin Expense	135.08	100.00	35.08	1,535.48	600.00	935.48
Uniforms	380.00	0.00	380.00	380.00	0.00	380.00
Transaction Fees Expense	0.00	10.00	(10.00)	0.00	60.00	(60.00)
Community Programs	0.00	50.00	(50.00)	118.99	300.00	(181.01)
Courtesy Patrols	(500.00)	500.00	(1,000.00)	2,000.00	3,000.00	(1,000.00)
Pest Control	0.00	255.00	(255.00)	2,448.00	2,010.00	438.00
Grounds Keeping	4,372.00	4,360.00	12.00	26,232.57	26,160.00	72.57
Misc. Grounds Expense	0.00	0.00	0.00	210.00	0.00	210.00
Trash Removal	115.00	0.00	115.00	1,050.00	0.00	1,050.00
Utilities - Electricity	2,507.96	2,500.00	7.96	15,335.71	15,000.00	335.71
Utilities - Gas	107.63	115.00	(7.37)	640.06	690.00	(49.94)
Utilities - Water	3,486.59	3,100.00	386.59	21,416.31	18,600.00	2,816.31
Utilities - Sewer	2,871.02	2,200.00	671.02	17,900.39	13,200.00	4,700.39
Utilities - City Service Fee	0.00	0.00	0.00	75.27	0.00	75.27
Utilities - Storm Water Fee	0.00	5.00	(5.00)	55.71	30.00	25.71
Payroll - On site Manager	3,750.00	3,750.00	0.00	22,500.00	22,500.00	0.00
Payroll - Maint Supervisor	4,564.30	4,480.50	83.80	26,966.80	26,883.00	83.80
Payroll - Asst Maint	0.00	1,000.00	(1,000.00)	0.00	2,000.00	(2,000.00)
Payroll - Groundskeeper	2,560.00	0.00	2,560.00	2,560.00	0.00	2,560.00
Payroll Taxes	854.96	800.00	54.96	3,796.09	4,800.00	(1,003.91)
Payroll - Workers Comp	823.06	850.00	(26.94)	4,909.76	5,100.00	(190.24)
Signage	0.00	20.00	(20.00)	0.00	3,100.00	(3,100.00)
Guest Room Expense	0.00	25.00	(25.00)	166.59	150.00	16.59
Roof Repairs	0.00	300.00	(300.00)	2,635.00	1,800.00	835.00
Electrical Repairs	0.00	200.00	(200.00)	2,040.00	1,200.00	840.00
Light Bulbs & Fixtures	0.00	100.00	(100.00)	361.84	600.00	(238.16)

	Current Month	Current Month	Current Month	Year to Date	Year to Date	Year to Date
	Actual	Budget	Variance	Actual	Budget	Variance
Parking Lot Repairs	0.00	50.00	(50.00)	0.00	300.00	(300.00)
Pool Supplies	278.58	800.00	(521.42)	728.37	1,600.00	(871.63)
Pool Repairs & Maint	420.00	100.00	320.00	2,589.66	600.00	1,989.66
Fence & Gate Repairs (Wooden)	1,597.04	150.00	1,447.04	3,246.05	900.00	2,346.05
Gutters	0.00	1,200.00	(1,200.00)	4,370.50	7,200.00	(2,829.50)
Plants & Landscaping	0.00	150.00	(150.00)	0.00	900.00	(900.00)
Plumbing Repairs	0.00	1,000.00	(1,000.00)	1,317.87	6,000.00	(4,682.13)
Janitorial Supplies	0.00	50.00	(50.00)	0.00	300.00	(300.00)
Property Tools	0.00	100.00	(100.00)	1,236.05	600.00	636.05
Fire Equipment & Supplies	0.00	50.00	(50.00)	182.35	300.00	(117.65)
Automatic Gate Repairs	193.99	60.00	133.99	8,441.76	2,960.00	5,481.76
Painting	0.00	50.00	(50.00)	369.31	300.00	69.31
Building Repairs	5,168.00	2,500.00	2,668.00	8,354.77	12,500.00	(4,145.23)
Masonry Repairs	0.00	100.00	(100.00)	0.00	600.00	(600.00)
Multi-peril Insurance	5,872.92	7,713.00	(1,840.08)	44,548.76	46,278.00	(1,729.24)
Reserve Account Contribution	4,580.00	4,580.00	0.00	27,480.00	27,480.00	0.00
Cap Imp - Building	0.00	0.00	0.00	0.90	0.00	0.90
Cap Imp - Carpentry Balconies	0.00	0.00	0.00	3,740.00	0.00	3,740.00
Cap Imp - Wooden Fences	2,462.80	0.00	2,462.80	2,462.80	0.00	2,462.80
Cap Imp - Retaining Wall	2,212.00	0.00	2,212.00	40,840.31	0.00	40,840.31
Cap Imp - Trees	0.00	0.00	0.00	470.00	0.00	470.00
Cap Imp - Concrete	0.00	0.00	0.00	2,942.50	0.00	2,942.50
Cap Imp - Landscape/Drainage	(81.60)	0.00	(81.60)	(81.60)	0.00	(81.60)
Total Expenses	53,682.50	47,476.50	6,206.00	338,107.15	285,114.00	52,993.15
Net Income	(\$ 7,728.54)	\$ 354.50	(8,083.04)	(\$44,831.47)	\$ 1,872.00	(46,703.47)

CHATHAM VILLAGE HOA
Income Statement
Compared with Budget
For the Seven Months Ending July 31, 2019

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
HOA Fees	\$ 48,576.57	\$ 45,796.00	2,780.57	\$ 323,419.56	\$320,572.00	2,847.56
Special Assessment Income	0.00	0.00	0.00	170.76	0.00	170.76
Special Assessment 2017	100.00	0.00	100.00	1,693.31	0.00	1,693.31
Late/NSF Income	138.75	150.00	(11.25)	2,556.94	1,050.00	1,506.94
Laundry Income	239.45	160.00	79.45	1,125.78	1,120.00	5.78
Clubhouse/Suite Rental	250.00	100.00	150.00	1,265.00	700.00	565.00
Carport Rental Fees	1,969.00	1,200.00	769.00	9,289.40	8,400.00	889.40
Interest Income	48.04	25.00	23.04	296.74	175.00	121.74
Miscellaneous Income	9,263.47	400.00	8,863.47	14,043.47	2,800.00	11,243.47
Unknown Fees	180.00	0.00	180.00	180.00	0.00	180.00
Total Revenues	60,765.28	47,831.00	12,934.28	354,040.96	334,817.00	19,223.96
Expenses						
Management Fees	2,900.00	2,900.00	0.00	20,300.00	20,300.00	0.00
Office Supplies & Postage	441.69	663.00	(221.31)	5,292.16	4,641.00	651.16
Legal Fees & Professional Fees	208.50	75.00	133.50	3,240.15	525.00	2,715.15
Accounting Fees	0.00	0.00	0.00	0.00	3,500.00	(3,500.00)
Bank Charges	75.50	65.00	10.50	477.67	455.00	22.67
Auto Gas & Mileage	0.00	40.00	(40.00)	5.00	280.00	(275.00)
Permits, Taxes & Licenses	0.00	0.00	0.00	1,436.14	395.00	1,041.14
Telephone/Pagers	479.83	360.00	119.83	2,886.62	2,520.00	366.62
Misc Admin Expense	98.00	100.00	(2.00)	1,633.48	700.00	933.48
Uniforms	0.00	0.00	0.00	380.00	0.00	380.00
Transaction Fees Expense	0.00	10.00	(10.00)	0.00	70.00	(70.00)
Community Programs	0.00	50.00	(50.00)	118.99	350.00	(231.01)
Courtesy Patrols	0.00	500.00	(500.00)	2,000.00	3,500.00	(1,500.00)
Pest Control	0.00	0.00	0.00	2,448.00	2,010.00	438.00
Grounds Keeping	4,372.00	4,360.00	12.00	30,604.57	30,520.00	84.57
Misc. Grounds Expense	0.00	0.00	0.00	210.00	0.00	210.00
Trash Removal	320.00	0.00	320.00	1,370.00	0.00	1,370.00
Utilities - Electricity	2,416.33	2,500.00	(83.67)	17,752.04	17,500.00	252.04
Utilities - Gas	95.62	115.00	(19.38)	735.68	805.00	(69.32)
Utilities - Water	3,301.20	3,100.00	201.20	24,717.51	21,700.00	3,017.51
Utilities - Sewer	2,538.24	2,200.00	338.24	20,438.63	15,400.00	5,038.63
Utilities - City Service Fee	0.00	0.00	0.00	75.27	0.00	75.27
Utilities - Storm Water Fee	0.00	5.00	(5.00)	55.71	35.00	20.71
Payroll - On site Manager	3,750.00	3,750.00	0.00	26,250.00	26,250.00	0.00
Payroll - Maint Supervisor	4,713.18	4,480.50	232.68	31,679.98	31,363.50	316.48
Payroll - Asst Maint	0.00	1,000.00	(1,000.00)	0.00	3,000.00	(3,000.00)
Payroll - Groundskeeper	1,920.00	0.00	1,920.00	4,480.00	0.00	4,480.00
Payroll Taxes	784.28	800.00	(15.72)	4,580.37	5,600.00	(1,019.63)
Payroll - Workers Comp	411.53	850.00	(438.47)	5,321.29	5,950.00	(628.71)
Signage	0.00	20.00	(20.00)	0.00	3,120.00	(3,120.00)
Guest Room Expense	0.00	25.00	(25.00)	166.59	175.00	(8.41)
Roof Repairs	0.00	300.00	(300.00)	2,635.00	2,100.00	535.00
Electrical Repairs	0.00	200.00	(200.00)	2,040.00	1,400.00	640.00

	Current Month	Current Month	Current Month	Year to Date	Year to Date	Year to Date
	Actual	Budget	Variance	Actual	Budget	Variance
Light Bulbs & Fixtures	200.58	100.00	100.58	562.42	700.00	(137.58)
Parking Lot Repairs	0.00	50.00	(50.00)	0.00	350.00	(350.00)
Pool Supplies	360.50	200.00	160.50	1,088.87	1,800.00	(711.13)
Pool Repairs & Maint	689.00	100.00	589.00	3,278.66	700.00	2,578.66
Fence & Gate Repairs (Wooden)	0.00	150.00	(150.00)	3,246.05	1,050.00	2,196.05
Gutters	2,350.00	1,200.00	1,150.00	6,720.50	8,400.00	(1,679.50)
Plants & Landscaping	0.00	150.00	(150.00)	0.00	1,050.00	(1,050.00)
Plumbing Repairs	0.00	1,000.00	(1,000.00)	1,317.87	7,000.00	(5,682.13)
Janitorial Supplies	0.00	50.00	(50.00)	0.00	350.00	(350.00)
Property Tools	3,825.00	100.00	3,725.00	5,061.05	700.00	4,361.05
Fire Equipment & Supplies	0.00	50.00	(50.00)	182.35	350.00	(167.65)
Automatic Gate Repairs	193.99	400.00	(206.01)	8,635.75	3,360.00	5,275.75
Painting	0.00	50.00	(50.00)	369.31	350.00	19.31
Building Repairs	1,851.20	2,500.00	(648.80)	10,205.97	15,000.00	(4,794.03)
Masonry Repairs	0.00	100.00	(100.00)	0.00	700.00	(700.00)
Misc Repairs	2,721.45	0.00	2,721.45	2,721.45	0.00	2,721.45
Multi-peril Insurance	3,779.81	7,713.00	(3,933.19)	48,328.57	53,991.00	(5,662.43)
Reserve Account Contribution	4,580.00	4,580.00	0.00	32,060.00	32,060.00	0.00
Cap Imp - Building	0.00	0.00	0.00	0.90	0.00	0.90
Cap Imp - Carpentry Balconies	0.00	0.00	0.00	3,740.00	0.00	3,740.00
Cap Imp - Wooden Fences	0.00	0.00	0.00	2,462.80	0.00	2,462.80
Cap Imp - Retaining Wall	3,691.50	0.00	3,691.50	44,531.81	0.00	44,531.81
Cap Imp - Trees	(85.00)	0.00	(85.00)	385.00	0.00	385.00
Cap Imp - Concrete	0.00	0.00	0.00	2,942.50	0.00	2,942.50
Cap Imp - Landscape/Drainage	0.00	0.00	0.00	(81.60)	0.00	(81.60)
Total Expenses	52,983.93	46,961.50	6,022.43	391,091.08	332,075.50	59,015.58
Net Income	\$ 7,781.35	\$ 869.50	6,911.85	(\$37,050.12)	\$ 2,741.50	(39,791.62)

CHATHAM VILLAGE HOA
Income Statement
Compared with Budget
For the Eight Months Ending August 31, 2019

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
HOA Fees	\$ 43,694.89	\$ 45,796.00	(2,101.11)	\$ 367,134.45	\$366,368.00	766.45
Special Assessment Income	0.00	0.00	0.00	170.76	0.00	170.76
Special Assessment 2017	0.00	0.00	0.00	1,693.31	0.00	1,693.31
Late/NSF Income	356.92	150.00	206.92	2,913.86	1,200.00	1,713.86
Laundry Income	319.62	160.00	159.62	1,445.40	1,280.00	165.40
Clubhouse/Suite Rental	325.00	100.00	225.00	1,590.00	800.00	790.00
Carport Rental Fees	963.89	1,200.00	(236.11)	10,233.29	9,600.00	633.29
Interest Income	52.81	25.00	27.81	349.55	200.00	149.55
Miscellaneous Income	1,550.58	400.00	1,150.58	15,594.05	3,200.00	12,394.05
Unknown Fees	159.00	0.00	159.00	339.00	0.00	339.00
Total Revenues	47,422.71	47,831.00	(408.29)	401,463.67	382,648.00	18,815.67
Expenses						
Management Fees	2,900.00	2,900.00	0.00	23,200.00	23,200.00	0.00
Office Supplies & Postage	2,301.36	663.00	1,638.36	7,593.52	5,304.00	2,289.52
Legal Fees & Professional Fees	876.80	75.00	801.80	4,116.95	600.00	3,516.95
Accounting Fees	3,250.00	0.00	3,250.00	3,250.00	3,500.00	(250.00)
Bank Charges	75.70	65.00	10.70	553.37	520.00	33.37
Auto Gas & Mileage	0.00	40.00	(40.00)	5.00	320.00	(315.00)
Permits, Taxes & Licenses	1,758.18	0.00	1,758.18	3,194.32	395.00	2,799.32
Telephone/Pagers	711.48	360.00	351.48	3,598.10	2,880.00	718.10
Misc Admin Expense	98.00	100.00	(2.00)	1,731.48	800.00	931.48
Uniforms	0.00	0.00	0.00	380.00	0.00	380.00
Transaction Fees Expense	0.00	10.00	(10.00)	0.00	80.00	(80.00)
Community Programs	0.00	50.00	(50.00)	118.99	400.00	(281.01)
Courtesy Patrols	500.00	500.00	0.00	2,500.00	4,000.00	(1,500.00)
Pest Control	0.00	0.00	0.00	2,448.00	2,010.00	438.00
Grounds Keeping	4,372.00	4,360.00	12.00	34,976.57	34,880.00	96.57
Misc. Grounds Expense	0.00	0.00	0.00	210.00	0.00	210.00
Trash Removal	0.00	0.00	0.00	1,370.00	0.00	1,370.00
Utilities - Electricity	7,856.00	2,500.00	5,356.00	25,608.04	20,000.00	5,608.04
Utilities - Gas	0.00	115.00	(115.00)	735.68	920.00	(184.32)
Utilities - Water	0.00	3,100.00	(3,100.00)	24,717.51	24,800.00	(82.49)
Utilities - Sewer	0.00	2,200.00	(2,200.00)	20,438.63	17,600.00	2,838.63
Utilities - City Service Fee	0.00	0.00	0.00	75.27	0.00	75.27
Utilities - Storm Water Fee	0.00	5.00	(5.00)	55.71	40.00	15.71
Payroll - On site Manager	3,750.00	3,750.00	0.00	30,000.00	30,000.00	0.00
Payroll - Maint Supervisor	4,596.84	4,480.50	116.34	36,276.82	35,844.00	432.82
Payroll - Asst Maint	0.00	1,000.00	(1,000.00)	0.00	4,000.00	(4,000.00)
Payroll - Groundskeeper	1,920.00	0.00	1,920.00	6,400.00	0.00	6,400.00
Payroll Taxes	734.58	800.00	(65.42)	5,314.95	6,400.00	(1,085.05)
Payroll - Workers Comp	0.00	850.00	(850.00)	5,321.29	6,800.00	(1,478.71)
Signage	0.00	20.00	(20.00)	0.00	3,140.00	(3,140.00)
Guest Room Expense	0.00	25.00	(25.00)	166.59	200.00	(33.41)
Roof Repairs	985.00	300.00	685.00	3,620.00	2,400.00	1,220.00
Electrical Repairs	0.00	200.00	(200.00)	2,040.00	1,600.00	440.00

	Current Month	Current Month	Current Month	Year to Date	Year to Date	Year to Date
	Actual	Budget	Variance	Actual	Budget	Variance
Light Bulbs & Fixtures	452.29	100.00	352.29	1,014.71	800.00	214.71
Parking Lot Repairs	0.00	50.00	(50.00)	0.00	400.00	(400.00)
Pool Supplies	353.96	200.00	153.96	1,442.83	2,000.00	(557.17)
Pool Repairs & Maint	700.00	100.00	600.00	3,978.66	800.00	3,178.66
Fence & Gate Repairs (Wooden)	0.00	150.00	(150.00)	3,246.05	1,200.00	2,046.05
Gutters	947.00	1,200.00	(253.00)	7,667.50	9,600.00	(1,932.50)
Plants & Landscaping	0.00	150.00	(150.00)	0.00	1,200.00	(1,200.00)
Plumbing Repairs	0.00	1,000.00	(1,000.00)	1,317.87	8,000.00	(6,682.13)
Janitorial Supplies	0.00	50.00	(50.00)	0.00	400.00	(400.00)
Property Tools	0.00	100.00	(100.00)	5,061.05	800.00	4,261.05
Fire Equipment & Supplies	0.00	50.00	(50.00)	182.35	400.00	(217.65)
Automatic Gate Repairs	1,346.98	400.00	946.98	9,982.73	3,760.00	6,222.73
Painting	0.00	50.00	(50.00)	369.31	400.00	(30.69)
Building Repairs	1,766.20	2,500.00	(733.80)	11,972.17	17,500.00	(5,527.83)
Masonry Repairs	0.00	100.00	(100.00)	0.00	800.00	(800.00)
Misc Repairs	0.00	0.00	0.00	2,721.45	0.00	2,721.45
Multi-peril Insurance	5,942.92	2,175.00	3,767.92	54,271.49	56,166.00	(1,894.51)
Reserve Account Contribution	4,580.00	4,580.00	0.00	36,640.00	36,640.00	0.00
Cap Imp - Building	0.00	0.00	0.00	0.90	0.00	0.90
Cap Imp - Carpentry Balconies	0.00	0.00	0.00	3,740.00	0.00	3,740.00
Cap Imp - Wooden Fences	0.00	0.00	0.00	2,462.80	0.00	2,462.80
Cap Imp - Retaining Wall	0.00	0.00	0.00	44,531.81	0.00	44,531.81
Cap Imp - Trees	0.00	0.00	0.00	385.00	0.00	385.00
Cap Imp - Concrete	0.00	0.00	0.00	2,942.50	0.00	2,942.50
Cap Imp - Landscape/Drainage	0.00	0.00	0.00	(81.60)	0.00	(81.60)
Total Expenses	52,775.29	41,423.50	11,351.79	443,866.37	373,499.00	70,367.37
Net Income	(\$ 5,352.58)	\$ 6,407.50	(11,760.08)	(\$42,402.70)	\$ 9,149.00	(51,551.70)

CHATHAM VILLAGE HOA
Income Statement
Compared with Budget
For the Nine Months Ending September 30, 2019

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
HOA Fees	\$ 44,480.53	\$ 45,796.00	(1,315.47)	\$ 411,773.98	\$412,164.00	(390.02)
Special Assessment Income	0.00	0.00	0.00	170.76	0.00	170.76
Special Assessment 2017	100.00	0.00	100.00	1,793.31	0.00	1,793.31
Late/NSF Income	160.50	150.00	10.50	3,074.36	1,350.00	1,724.36
Laundry Income	0.00	160.00	(160.00)	1,445.40	1,440.00	5.40
Clubhouse/Suite Rental	954.28	100.00	854.28	2,544.28	900.00	1,644.28
Carport Rental Fees	1,070.00	1,200.00	(130.00)	11,303.29	10,800.00	503.29
Interest Income	52.41	25.00	27.41	401.96	225.00	176.96
Miscellaneous Income	977.00	400.00	577.00	16,571.05	3,600.00	12,971.05
Unknown Fees	159.00	0.00	159.00	339.00	0.00	339.00
Total Revenues	47,953.72	47,831.00	122.72	449,417.39	430,479.00	18,938.39
Expenses						
Management Fees	2,900.00	2,900.00	0.00	26,100.00	26,100.00	0.00
Office Supplies & Postage	1,194.57	663.00	531.57	8,788.09	5,967.00	2,821.09
Legal Fees & Professional Fees	0.00	75.00	(75.00)	4,116.95	675.00	3,441.95
Accounting Fees	0.00	0.00	0.00	3,250.00	3,500.00	(250.00)
Bank Charges	156.73	65.00	91.73	710.10	585.00	125.10
Auto Gas & Mileage	0.00	40.00	(40.00)	5.00	360.00	(355.00)
Permits, Taxes & Licenses	0.00	0.00	0.00	3,194.32	395.00	2,799.32
Telephone/Pagers	109.87	360.00	(250.13)	3,707.97	3,240.00	467.97
Misc Admin Expense	98.00	100.00	(2.00)	1,829.48	900.00	929.48
Uniforms	0.00	0.00	0.00	380.00	0.00	380.00
Transaction Fees Expense	0.00	10.00	(10.00)	0.00	90.00	(90.00)
Community Programs	0.00	50.00	(50.00)	118.99	450.00	(331.01)
Courtesy Patrols	500.00	500.00	0.00	3,000.00	4,500.00	(1,500.00)
Pest Control	550.00	255.00	295.00	2,998.00	2,265.00	733.00
Grounds Keeping	6,188.50	4,360.00	1,828.50	41,165.07	39,240.00	1,925.07
Misc. Grounds Expense	0.00	0.00	0.00	210.00	0.00	210.00
Trash Removal	0.00	0.00	0.00	1,370.00	0.00	1,370.00
Utilities - Electricity	2,806.60	2,500.00	306.60	28,414.64	22,500.00	5,914.64
Utilities - Gas	86.72	115.00	(28.28)	822.40	1,035.00	(212.60)
Utilities - Water	3,093.04	3,100.00	(6.96)	27,810.55	27,900.00	(89.45)
Utilities - Sewer	2,338.64	2,200.00	138.64	22,777.27	19,800.00	2,977.27
Utilities - City Service Fee	0.00	0.00	0.00	75.27	0.00	75.27
Utilities - Storm Water Fee	0.00	5.00	(5.00)	55.71	45.00	10.71
Payroll - On site Manager	3,750.00	3,750.00	0.00	33,750.00	33,750.00	0.00
Payroll - Maint Supervisor	4,480.50	4,480.50	0.00	40,757.32	40,324.50	432.82
Payroll - Asst Maint	0.00	1,000.00	(1,000.00)	0.00	5,000.00	(5,000.00)
Payroll - Groundskeeper	0.00	0.00	0.00	6,400.00	0.00	6,400.00
Payroll Taxes	757.02	800.00	(42.98)	6,071.97	7,200.00	(1,128.03)
Payroll - Workers Comp	823.06	850.00	(26.94)	6,144.35	7,650.00	(1,505.65)
Signage	0.00	20.00	(20.00)	0.00	3,160.00	(3,160.00)
Guest Room Expense	179.88	25.00	154.88	346.47	225.00	121.47
Roof Repairs	715.00	300.00	415.00	4,335.00	2,700.00	1,635.00
Electrical Repairs	0.00	200.00	(200.00)	2,040.00	1,800.00	240.00

	Current Month	Current Month	Current Month	Year to Date	Year to Date	Year to Date
	Actual	Budget	Variance	Actual	Budget	Variance
Light Bulbs & Fixtures	0.00	100.00	(100.00)	1,014.71	900.00	114.71
Parking Lot Repairs	0.00	50.00	(50.00)	0.00	450.00	(450.00)
Pool Supplies	895.36	200.00	695.36	2,338.19	2,200.00	138.19
Pool Repairs & Maint	129.00	100.00	29.00	4,107.66	900.00	3,207.66
Fence & Gate Repairs (Wooden)	0.00	150.00	(150.00)	3,246.05	1,350.00	1,896.05
Gutters	1,222.00	1,200.00	22.00	8,889.50	10,800.00	(1,910.50)
Plants & Landscaping	0.00	150.00	(150.00)	0.00	1,350.00	(1,350.00)
Plumbing Repairs	885.00	1,000.00	(115.00)	2,202.87	9,000.00	(6,797.13)
Janitorial Supplies	0.00	50.00	(50.00)	0.00	450.00	(450.00)
Property Tools	0.00	100.00	(100.00)	5,061.05	900.00	4,161.05
Fire Equipment & Supplies	0.00	50.00	(50.00)	182.35	450.00	(267.65)
Automatic Gate Repairs	2,244.35	400.00	1,844.35	12,227.08	4,160.00	8,067.08
Painting	0.00	50.00	(50.00)	369.31	450.00	(80.69)
Building Repairs	2,134.87	2,000.00	134.87	14,107.04	19,500.00	(5,392.96)
Masonry Repairs	0.00	100.00	(100.00)	0.00	900.00	(900.00)
Misc Repairs	0.00	0.00	0.00	2,721.45	0.00	2,721.45
Multi-peril Insurance	7,073.56	0.00	7,073.56	61,345.05	56,166.00	5,179.05
Reserve Account Contribution	4,580.00	4,580.00	0.00	41,220.00	41,220.00	0.00
Cap Imp - Building	6,508.49	0.00	6,508.49	6,509.39	0.00	6,509.39
Cap Imp - Carpentry Balconies	0.00	0.00	0.00	3,740.00	0.00	3,740.00
Cap Imp - Wooden Fences	0.00	0.00	0.00	2,462.80	0.00	2,462.80
Cap Imp - Retaining Wall	0.00	0.00	0.00	44,531.81	0.00	44,531.81
Cap Imp - Trees	0.00	0.00	0.00	385.00	0.00	385.00
Cap Imp - Clubhouse	766.33	0.00	766.33	766.33	0.00	766.33
Cap Imp - Concrete	0.00	0.00	0.00	2,942.50	0.00	2,942.50
Cap Imp - Landscape/Drainage	0.00	0.00	0.00	(81.60)	0.00	(81.60)
Cap Imp - Roofs	38,115.04	0.00	38,115.04	38,115.04	0.00	38,115.04
Cap Exp - Gutters	7,398.13	0.00	7,398.13	7,398.13	0.00	7,398.13
Cap Exp - Signs	2,552.50	0.00	2,552.50	2,552.50	0.00	2,552.50
Total Expenses	105,232.76	39,003.50	66,229.26	549,099.13	412,502.50	136,596.63
Net Income	(\$ 58,256.04)	\$ 8,827.50	(67,083.54)	(\$99,681.74)	\$ 17,976.50	(117,658.24)

CHATHAM VILLAGE HOA
Income Statement
Compared with Budget
For the Ten Months Ending October 31, 2019

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
HOA Fees	\$ 50,732.36	\$ 45,796.00	4,936.36	\$ 462,324.94	\$457,960.00	4,364.94
Special Assessment Income	0.00	0.00	0.00	170.76	0.00	170.76
Special Assessment 2017	0.00	0.00	0.00	1,793.31	0.00	1,793.31
Late/NSF Income	29.80	150.00	(120.20)	3,135.96	1,500.00	1,635.96
Laundry Income	308.78	160.00	148.78	1,754.18	1,600.00	154.18
Clubhouse/Suite Rental	0.00	100.00	(100.00)	2,544.28	1,000.00	1,544.28
Carport Rental Fees	1,123.11	1,200.00	(76.89)	12,417.00	12,000.00	417.00
Interest Income	17.80	25.00	(7.20)	419.76	250.00	169.76
Miscellaneous Income	470.00	400.00	70.00	17,041.05	4,000.00	13,041.05
Unknown Fees	0.00	0.00	0.00	180.00	0.00	180.00
Total Revenues	52,681.85	47,831.00	4,850.85	501,781.24	478,310.00	23,471.24
Expenses						
Management Fees	2,900.00	2,900.00	0.00	29,000.00	29,000.00	0.00
Office Supplies & Postage	1,255.73	663.00	592.73	10,043.82	6,630.00	3,413.82
Legal Fees & Professional Fees	747.25	75.00	672.25	4,864.20	750.00	4,114.20
Accounting Fees	0.00	0.00	0.00	3,250.00	3,500.00	(250.00)
Bank Charges	75.17	65.00	10.17	785.27	650.00	135.27
Auto Gas & Mileage	0.00	40.00	(40.00)	5.00	400.00	(395.00)
Permits, Taxes & Licenses	0.00	2,270.00	(2,270.00)	3,194.32	2,665.00	529.32
Telephone/Pagers	405.08	360.00	45.08	4,113.05	3,600.00	513.05
Misc Admin Expense	240.41	100.00	140.41	2,069.89	1,000.00	1,069.89
Uniforms	0.00	0.00	0.00	380.00	0.00	380.00
Transaction Fees Expense	0.00	10.00	(10.00)	0.00	100.00	(100.00)
Community Programs	0.00	50.00	(50.00)	118.99	500.00	(381.01)
Camera Maintenance	0.00	2,200.00	(2,200.00)	0.00	2,200.00	(2,200.00)
Courtesy Patrols	500.00	500.00	0.00	3,500.00	5,000.00	(1,500.00)
Pest Control	120.00	0.00	120.00	3,118.00	2,265.00	853.00
Grounds Keeping	4,372.00	4,360.00	12.00	45,537.07	43,600.00	1,937.07
Misc. Grounds Expense	0.00	0.00	0.00	210.00	0.00	210.00
Trash Removal	0.00	0.00	0.00	1,370.00	0.00	1,370.00
Utilities - Electricity	2,460.22	2,500.00	(39.78)	30,874.86	25,000.00	5,874.86
Utilities - Gas	88.38	115.00	(26.62)	910.78	1,150.00	(239.22)
Utilities - Water	2,207.03	3,100.00	(892.97)	30,017.58	31,000.00	(982.42)
Utilities - Sewer	2,407.47	200.00	2,207.47	25,184.74	20,000.00	5,184.74
Utilities - City Service Fee	0.00	0.00	0.00	75.27	0.00	75.27
Utilities - Storm Water Fee	0.00	5.00	(5.00)	55.71	50.00	5.71
Payroll - On site Manager	3,750.00	3,750.00	0.00	37,500.00	37,500.00	0.00
Payroll - Maint Supervisor	4,480.50	4,480.50	0.00	45,237.82	44,805.00	432.82
Payroll - Asst Maint	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)
Payroll - Groundskeeper	0.00	0.00	0.00	6,400.00	0.00	6,400.00
Payroll Taxes	620.34	800.00	(179.66)	6,692.31	8,000.00	(1,307.69)
Payroll - Workers Comp	823.06	850.00	(26.94)	6,967.41	8,500.00	(1,532.59)
Signage	0.00	20.00	(20.00)	0.00	3,180.00	(3,180.00)
Guest Room Expense	0.00	25.00	(25.00)	346.47	250.00	96.47
Roof Repairs	0.00	300.00	(300.00)	4,335.00	3,000.00	1,335.00

	Current Month	Current Month	Current Month	Year to Date	Year to Date	Year to Date
	Actual	Budget	Variance	Actual	Budget	Variance
Electrical Repairs	0.00	200.00	(200.00)	2,040.00	2,000.00	40.00
Light Bulbs & Fixtures	1,059.89	100.00	959.89	2,074.60	1,000.00	1,074.60
Parking Lot Repairs	0.00	50.00	(50.00)	0.00	500.00	(500.00)
Pool Supplies	762.85	200.00	562.85	3,101.04	2,400.00	701.04
Pool Repairs & Maint	630.00	100.00	530.00	4,737.66	1,000.00	3,737.66
Fence & Gate Repairs (Wooden)	0.00	150.00	(150.00)	3,246.05	1,500.00	1,746.05
Gutters	0.00	1,200.00	(1,200.00)	8,889.50	12,000.00	(3,110.50)
Plants & Landscaping	0.00	150.00	(150.00)	0.00	1,500.00	(1,500.00)
Plumbing Repairs	0.00	1,000.00	(1,000.00)	2,202.87	10,000.00	(7,797.13)
Janitorial Supplies	0.00	50.00	(50.00)	0.00	500.00	(500.00)
Property Tools	0.00	100.00	(100.00)	5,061.05	1,000.00	4,061.05
Fire Equipment & Supplies	0.00	50.00	(50.00)	182.35	500.00	(317.65)
Automatic Gate Repairs	1,497.06	400.00	1,097.06	13,724.14	4,560.00	9,164.14
Painting	354.27	50.00	304.27	723.58	500.00	223.58
Building Repairs	2,746.81	2,000.00	746.81	16,853.85	21,500.00	(4,646.15)
Masonry Repairs	0.00	100.00	(100.00)	0.00	1,000.00	(1,000.00)
Misc Repairs	0.00	0.00	0.00	2,721.45	0.00	2,721.45
Multi-peril Insurance	23,869.00	34,000.00	(10,131.00)	85,214.05	90,166.00	(4,951.95)
Reserve Account Contribution	4,580.00	4,580.00	0.00	45,800.00	45,800.00	0.00
Cap Imp - Building	0.00	0.00	0.00	6,509.39	0.00	6,509.39
Cap Imp - Carpentry Balconies	0.00	0.00	0.00	3,740.00	0.00	3,740.00
Cap Imp - Wooden Fences	0.00	0.00	0.00	2,462.80	0.00	2,462.80
Cap Imp - Retaining Wall	810.00	0.00	810.00	45,341.81	0.00	45,341.81
Cap Imp - Trees	0.00	0.00	0.00	385.00	0.00	385.00
Cap Imp - Clubhouse	0.00	0.00	0.00	766.33	0.00	766.33
Cap Imp - Concrete	0.00	0.00	0.00	2,942.50	0.00	2,942.50
Cap Imp - Landscape/Drainage	0.00	0.00	0.00	(81.60)	0.00	(81.60)
Cap Imp - Roofs	0.00	0.00	0.00	38,115.04	0.00	38,115.04
Cap Exp - Cameras	2,692.00	0.00	2,692.00	2,692.00	0.00	2,692.00
Cap Exp - Gutters	0.00	0.00	0.00	7,398.13	0.00	7,398.13
Cap Exp - Signs	0.00	0.00	0.00	2,552.50	0.00	2,552.50
Total Expenses	66,454.52	74,218.50	(7,763.98)	615,553.65	486,721.00	128,832.65
Net Income	(\$ 13,772.67)	(\$ 26,387.50)	12,614.83	(\$113,772.41)	(\$ 8,411.00)	(105,361.41)

CHATHAM VILLAGE HOA
Income Statement
Compared with Budget
For the Eleven Months Ending November 30, 2019

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
HOA Fees	\$ 42,982.48	\$ 45,796.00	(2,813.52)	\$ 505,307.42	\$503,756.00	1,551.42
Special Assessment Income	0.00	0.00	0.00	170.76	0.00	170.76
Special Assessment 2017	916.00	0.00	916.00	2,709.31	0.00	2,709.31
Late/NSF Income	378.70	150.00	228.70	3,514.66	1,650.00	1,864.66
Laundry Income	0.00	160.00	(160.00)	1,754.18	1,760.00	(5.82)
Clubhouse/Suite Rental	0.00	100.00	(100.00)	2,544.28	1,100.00	1,444.28
Carport Rental Fees	854.00	1,200.00	(346.00)	13,271.00	13,200.00	71.00
Interest Income	12.65	25.00	(12.35)	432.41	275.00	157.41
Miscellaneous Income	40.00	400.00	(360.00)	17,081.05	4,400.00	12,681.05
Unknown Fees	(229.00)	0.00	(229.00)	180.00	0.00	180.00
Total Revenues	44,954.83	47,831.00	(2,876.17)	546,965.07	526,141.00	20,824.07
Expenses						
Management Fees	2,900.00	2,900.00	0.00	31,900.00	31,900.00	0.00
Office Supplies & Postage	639.76	663.00	(23.24)	10,683.58	7,293.00	3,390.58
Legal Fees & Professional Fees	(368.80)	75.00	(443.80)	4,495.40	825.00	3,670.40
Accounting Fees	0.00	0.00	0.00	3,250.00	3,500.00	(250.00)
Bank Charges	66.49	65.00	1.49	851.76	715.00	136.76
Auto Gas & Mileage	0.00	40.00	(40.00)	5.00	440.00	(435.00)
Permits, Taxes & Licenses	0.00	0.00	0.00	3,194.32	2,665.00	529.32
Telephone/Pagers	367.68	360.00	7.68	4,480.73	3,960.00	520.73
Misc Admin Expense	345.11	100.00	245.11	2,415.00	1,100.00	1,315.00
Uniforms	0.00	0.00	0.00	380.00	0.00	380.00
Transaction Fees Expense	0.00	10.00	(10.00)	0.00	110.00	(110.00)
Community Programs	0.00	50.00	(50.00)	118.99	550.00	(431.01)
Camera Maintenance	0.00	0.00	0.00	0.00	2,200.00	(2,200.00)
Courtesy Patrols	500.00	500.00	0.00	4,000.00	5,500.00	(1,500.00)
Pest Control	0.00	0.00	0.00	3,118.00	2,265.00	853.00
Grounds Keeping	4,372.00	4,360.00	12.00	49,909.07	47,960.00	1,949.07
Misc. Grounds Expense	0.00	0.00	0.00	210.00	0.00	210.00
Trash Removal	0.00	0.00	0.00	1,370.00	0.00	1,370.00
Utilities - Electricity	3,009.22	2,500.00	509.22	33,884.08	27,500.00	6,384.08
Utilities - Gas	125.18	115.00	10.18	1,035.96	1,265.00	(229.04)
Utilities - Water	2,357.03	3,100.00	(742.97)	32,374.61	34,100.00	(1,725.39)
Utilities - Sewer	2,557.47	2,200.00	357.47	27,742.21	22,200.00	5,542.21
Utilities - City Service Fee	0.00	0.00	0.00	75.27	0.00	75.27
Utilities - Storm Water Fee	0.00	5.00	(5.00)	55.71	55.00	0.71
Payroll - On site Manager	3,750.00	3,750.00	0.00	41,250.00	41,250.00	0.00
Payroll - Maint Supervisor	4,480.50	4,480.50	0.00	49,718.32	49,285.50	432.82
Payroll - Asst Maint	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)
Payroll - Groundskeeper	144.00	0.00	144.00	6,544.00	0.00	6,544.00
Payroll Taxes	632.60	800.00	(167.40)	7,324.91	8,800.00	(1,475.09)
Payroll - Workers Comp	823.06	850.00	(26.94)	7,790.47	9,350.00	(1,559.53)
Signage	0.00	20.00	(20.00)	0.00	3,200.00	(3,200.00)
Guest Room Expense	0.00	25.00	(25.00)	346.47	275.00	71.47
Roof Repairs	729.00	300.00	429.00	5,064.00	3,300.00	1,764.00

	Current Month	Current Month	Current Month	Year to Date	Year to Date	Year to Date
	Actual	Budget	Variance	Actual	Budget	Variance
Electrical Repairs	0.00	200.00	(200.00)	2,040.00	2,200.00	(160.00)
Light Bulbs & Fixtures	0.00	100.00	(100.00)	2,074.60	1,100.00	974.60
Parking Lot Repairs	2,552.50	50.00	2,502.50	2,552.50	550.00	2,002.50
Pool Supplies	0.00	0.00	0.00	3,101.04	2,400.00	701.04
Pool Repairs & Maint	0.00	100.00	(100.00)	4,737.66	1,100.00	3,637.66
Fence & Gate Repairs (Wooden)	0.00	150.00	(150.00)	3,246.05	1,650.00	1,596.05
Gutters	3,756.00	1,200.00	2,556.00	12,645.50	13,200.00	(554.50)
Plants & Landscaping	0.00	150.00	(150.00)	0.00	1,650.00	(1,650.00)
Plumbing Repairs	0.00	1,000.00	(1,000.00)	2,431.87	11,000.00	(8,568.13)
Janitorial Supplies	0.00	50.00	(50.00)	0.00	550.00	(550.00)
Property Tools	0.00	100.00	(100.00)	5,061.05	1,100.00	3,961.05
Fire Equipment & Supplies	0.00	50.00	(50.00)	182.35	550.00	(367.65)
Automatic Gate Repairs	313.99	400.00	(86.01)	14,038.13	4,960.00	9,078.13
Painting	316.03	50.00	266.03	1,039.61	550.00	489.61
Building Repairs	(175.00)	2,000.00	(2,175.00)	16,678.85	23,500.00	(6,821.15)
Masonry Repairs	0.00	100.00	(100.00)	0.00	1,100.00	(1,100.00)
Misc Repairs	0.00	0.00	0.00	2,721.45	0.00	2,721.45
Multi-peril Insurance	8,580.75	1,845.00	6,735.75	93,794.80	92,011.00	1,783.80
Reserve Account Contribution	4,580.00	4,580.00	0.00	50,380.00	50,380.00	0.00
Cap Imp - Building	4,064.70	0.00	4,064.70	10,574.09	0.00	10,574.09
Cap Imp - Carpentry Balconies	0.00	0.00	0.00	3,740.00	0.00	3,740.00
Cap Imp - Wooden Fences	0.00	0.00	0.00	2,462.80	0.00	2,462.80
Cap Imp - Retaining Wall	0.00	0.00	0.00	45,341.81	0.00	45,341.81
Cap Imp - Trees	(150.00)	0.00	(150.00)	235.00	0.00	235.00
Cap Imp - Clubhouse	0.00	0.00	0.00	766.33	0.00	766.33
Cap Imp - Concrete	0.00	0.00	0.00	2,942.50	0.00	2,942.50
Cap Imp - Landscape/Drainage	0.00	0.00	0.00	(81.60)	0.00	(81.60)
Cap Imp - Roofs	0.00	0.00	0.00	38,115.04	0.00	38,115.04
Cap Exp - Cameras	0.00	0.00	0.00	2,692.00	0.00	2,692.00
Cap Exp - Gutters	0.00	0.00	0.00	7,398.13	0.00	7,398.13
Cap Exp - Signs	0.00	0.00	0.00	2,552.50	0.00	2,552.50
Total Expenses	51,269.27	39,393.50	11,875.77	667,051.92	526,114.50	140,937.42
Net Income	(\$ 6,314.44)	\$ 8,437.50	(14,751.94)	(\$120,086.85)	\$ 26.50	(120,113.35)

CHATHAM VILLAGE HOA
Income Statement
Compared with Budget
For the Twelve Months Ending December 31, 2019

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
HOA Fees	\$ 46,688.83	\$ 45,796.00	892.83	\$ 551,996.25	\$549,552.00	2,444.25
Special Assessment Income	0.00	0.00	0.00	170.76	0.00	170.76
Special Assessment 2017	0.00	0.00	0.00	2,709.31	0.00	2,709.31
Late/NSF Income	272.00	150.00	122.00	3,786.66	1,800.00	1,986.66
Laundry Income	103.06	160.00	(56.94)	1,857.24	1,920.00	(62.76)
Clubhouse/Suite Rental	110.00	100.00	10.00	2,654.28	1,200.00	1,454.28
Carport Rental Fees	2,033.30	1,200.00	833.30	15,304.30	14,400.00	904.30
Interest Income	11.81	25.00	(13.19)	444.22	300.00	144.22
Miscellaneous Income	610.00	400.00	210.00	17,691.05	4,800.00	12,891.05
Unknown Fees	1,092.49	0.00	1,092.49	1,272.49	0.00	1,272.49
Total Revenues	50,921.49	47,831.00	3,090.49	597,886.56	573,972.00	23,914.56
Expenses						
Management Fees	2,900.00	2,900.00	0.00	34,800.00	34,800.00	0.00
Office Supplies & Postage	1,238.50	663.00	575.50	11,922.08	7,956.00	3,966.08
Legal Fees & Professional Fees	(1,897.05)	75.00	(1,972.05)	2,598.35	900.00	1,698.35
Accounting Fees	0.00	0.00	0.00	3,250.00	3,500.00	(250.00)
Bank Charges	55.53	65.00	(9.47)	907.29	780.00	127.29
Auto Gas & Mileage	40.00	40.00	0.00	45.00	480.00	(435.00)
Permits, Taxes & Licenses	0.00	0.00	0.00	3,194.32	2,665.00	529.32
Telephone/Pagers	320.10	360.00	(39.90)	4,800.83	4,320.00	480.83
Misc Admin Expense	98.00	100.00	(2.00)	2,513.00	1,200.00	1,313.00
Uniforms	0.00	0.00	0.00	380.00	0.00	380.00
Transaction Fees Expense	0.00	10.00	(10.00)	0.00	120.00	(120.00)
Community Programs	103.90	50.00	53.90	222.89	600.00	(377.11)
Camera Maintenance	0.00	0.00	0.00	0.00	2,200.00	(2,200.00)
Courtesy Patrols	500.00	500.00	0.00	4,500.00	6,000.00	(1,500.00)
Pest Control	0.00	255.00	(255.00)	3,118.00	2,520.00	598.00
Grounds Keeping	4,372.00	4,360.00	12.00	54,281.07	52,320.00	1,961.07
Misc. Grounds Expense	240.00	0.00	240.00	450.00	0.00	450.00
Trash Removal	0.00	0.00	0.00	1,370.00	0.00	1,370.00
Utilities - Electricity	1,373.24	2,500.00	(1,126.76)	34,881.20	30,000.00	4,881.20
Utilities - Gas	93.96	115.00	(21.04)	1,129.92	1,380.00	(250.08)
Utilities - Water	3,015.16	3,100.00	(84.84)	35,389.77	37,200.00	(1,810.23)
Utilities - Sewer	2,258.10	2,200.00	58.10	29,988.29	24,400.00	5,588.29
Utilities - City Service Fee	(75.27)	0.00	(75.27)	18.73	0.00	18.73
Utilities - Storm Water Fee	(26.59)	5.00	(31.59)	398.53	60.00	338.53
Payroll - On site Manager	4,500.00	4,500.00	0.00	45,750.00	45,750.00	0.00
Payroll - Maint Supervisor	6,480.50	5,480.50	1,000.00	56,198.82	54,766.00	1,432.82
Payroll - Groundskeeper	567.00	0.00	567.00	7,111.00	5,000.00	2,111.00
Payroll Taxes	798.92	800.00	(1.08)	8,123.83	9,600.00	(1,476.17)
Payroll - Workers Comp	823.06	850.00	(26.94)	8,613.53	10,200.00	(1,586.47)
Signage	0.00	20.00	(20.00)	0.00	3,220.00	(3,220.00)
Guest Room Expense	90.00	25.00	65.00	436.47	300.00	136.47
Roof Repairs	1,829.00	300.00	1,529.00	6,893.00	3,600.00	3,293.00
Electrical Repairs	0.00	200.00	(200.00)	2,040.00	2,400.00	(360.00)

	Current Month	Current Month	Current Month	Year to Date	Year to Date	Year to Date
	Actual	Budget	Variance	Actual	Budget	Variance
Light Bulbs & Fixtures	0.00	100.00	(100.00)	2,074.60	1,200.00	874.60
Parking Lot Repairs	0.00	50.00	(50.00)	2,552.50	600.00	1,952.50
Pool Supplies	0.00	0.00	0.00	3,101.04	2,400.00	701.04
Pool Repairs & Maint	0.00	100.00	(100.00)	4,737.66	1,200.00	3,537.66
Fence & Gate Repairs (Wooden)	0.00	150.00	(150.00)	3,246.05	1,800.00	1,446.05
Gutters	0.00	1,200.00	(1,200.00)	12,645.50	14,400.00	(1,754.50)
Plants & Landscaping	315.00	150.00	165.00	315.00	1,800.00	(1,485.00)
Plumbing Repairs	0.00	1,000.00	(1,000.00)	2,431.87	12,000.00	(9,568.13)
Janitorial Supplies	0.00	50.00	(50.00)	0.00	600.00	(600.00)
Property Tools	0.00	100.00	(100.00)	5,061.05	1,200.00	3,861.05
Fire Equipment & Supplies	0.00	50.00	(50.00)	182.35	600.00	(417.65)
Automatic Gate Repairs	746.11	400.00	346.11	14,784.24	5,360.00	9,424.24
Painting	0.00	50.00	(50.00)	1,039.61	600.00	439.61
Building Repairs	0.00	2,000.00	(2,000.00)	16,678.85	25,500.00	(8,821.15)
Masonry Repairs	0.00	100.00	(100.00)	0.00	1,200.00	(1,200.00)
Misc Repairs	0.00	0.00	0.00	2,721.45	0.00	2,721.45
Multi-peril Insurance	8,580.74	7,713.00	867.74	102,375.54	99,724.00	2,651.54
Reserve Account Contribution	4,580.00	4,580.00	0.00	54,960.00	54,960.00	0.00
Cap Imp - Building	4,622.32	0.00	4,622.32	15,196.41	0.00	15,196.41
Cap Imp - Carpentry Balconies	0.00	0.00	0.00	3,740.00	0.00	3,740.00
Cap Imp - Wooden Fences	0.00	0.00	0.00	2,462.80	0.00	2,462.80
Cap Imp - Retaining Wall	0.00	0.00	0.00	45,341.81	0.00	45,341.81
Cap Imp - Trees	0.00	0.00	0.00	235.00	0.00	235.00
Cap Imp - Clubhouse	0.00	0.00	0.00	766.33	0.00	766.33
Cap Imp - Concrete	0.00	0.00	0.00	2,942.50	0.00	2,942.50
Cap Imp - Landscape/Drainage	0.00	0.00	0.00	(81.60)	0.00	(81.60)
Cap Imp - Roofs	3,750.00	0.00	3,750.00	41,865.04	0.00	41,865.04
Cap Exp - Cameras	0.00	0.00	0.00	2,692.00	0.00	2,692.00
Cap Exp - Gutters	0.00	0.00	0.00	7,398.13	0.00	7,398.13
Cap Exp - Signs	0.00	0.00	0.00	2,552.50	0.00	2,552.50
Total Expenses	52,292.23	47,266.50	5,025.73	719,344.15	573,381.00	145,963.15
Net Income	(\$ 1,370.74)	\$ 564.50	(1,935.24)	(\$121,457.59)	\$ 591.00	(122,048.59)