

Park Trail Townhome Association, Inc.

Budget Spread For Fiscal Year 2021

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income														
Income														
Assessment Income - Owner	Budget	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	92,400
	Actual	6,982	7,080	8,973	7,278	7,538	7,349	7,480	7,169	7,256	-	-	-	67,105
	Variance	(718)	(620)	1,273	(422)	(162)	(351)	(220)	(531)	(444)	(7,700)	(7,700)	(7,700)	(25,295)
Uncollectible Accounts	Budget	(616)	(616)	(616)	(616)	(616)	(616)	(616)	(616)	(616)	(616)	(616)	(616)	(7,392)
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	616	616	616	616	616	616	616	616	616	616	616	616	7,392
Initiation Fee	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	600	-	600	-	-	-	-	-	-	-	-	-	1,200
	Variance	600	-	600	-	-	-	-	-	-	-	-	-	1,200
Owner Interest Income	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	86	23	611	24	42	(145)	45	85	173	-	-	-	944
	Variance	86	23	611	24	42	(145)	45	85	173	-	-	-	944
Fines Income	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	573	228	336	244	320	311	331	508	328	-	-	-	3,179
	Variance	573	228	336	244	320	311	331	508	328	-	-	-	3,179
Total Income		7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	85,008
Total Income		7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	85,008
Operating Expense														
General & Administrative														
Management Fees	Budget	504	504	504	504	504	504	504	504	504	504	504	504	6,048
	Actual	504	504	504	504	504	504	504	504	504	-	-	-	4,536
	Variance	-	-	-	-	-	-	-	-	-	(504)	(504)	(504)	(1,512)
Tax Preparation Fee	Budget	-	-	-	300	-	-	-	-	-	-	-	-	300
	Actual	-	-	-	300	-	-	-	-	-	-	-	-	300
	Variance	-	-	-	-	-	-	-	-	-	-	-	-	-

Park Trail Townhome Association, Inc.

Budget Spread For Fiscal Year 2021

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense														
Legal Fees	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	83	-	-	-	-	-	83
	Variance	-	-	-	-	-	-	83	-	-	-	-	-	83
Legal - Collection Fee Expense	Budget	347	347	347	347	347	347	347	347	347	347	347	347	4,158
	Actual	1,028	64	724	275	116	464	911	156	118	-	-	-	3,855
	Variance	681	(283)	377	(72)	(231)	117	565	(190)	(228)	(347)	(347)	(347)	(303)
Legal - Collection Fees Recovered	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	(288)	(208)	(295)	(475)	(650)	(991)	(509)	(409)	(319)	-	-	-	(4,144)
	Variance	(288)	(208)	(295)	(475)	(650)	(991)	(509)	(409)	(319)	-	-	-	(4,144)
Collection Agency Fees Expense	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	96	96	96	-	-	-	288
	Variance	-	-	-	-	-	-	96	96	96	-	-	-	288
Collection Agency Fees Recovered	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	(196)	-	-	-	-	(96)	-	-	-	-	(292)
	Variance	-	-	(196)	-	-	-	-	(96)	-	-	-	-	(292)
Bank Charges	Budget	8	8	8	8	8	8	8	8	8	8	8	8	100
	Actual	-	12	-	12	-	-	12	-	-	-	-	-	36
	Variance	(8)	4	(8)	4	(8)	(8)	4	(8)	(8)	(8)	(8)	(8)	(64)
Postage & Mail	Budget	37	37	37	37	37	37	37	37	37	37	37	37	440
	Actual	12	18	14	17	19	41	45	112	14	-	-	-	291
	Variance	(25)	(19)	(23)	(20)	(18)	4	8	75	(23)	(37)	(37)	(37)	(149)
Printing & Reproduction	Budget	17	17	17	17	17	17	17	17	17	17	17	17	200
	Actual	4	6	4	6	5	5	5	4	5	-	-	-	41
	Variance	(13)	(11)	(13)	(11)	(12)	(12)	(12)	(13)	(12)	(17)	(17)	(17)	(159)
Office Supplies	Budget	42	42	42	42	42	42	42	42	42	42	42	42	500
	Actual	12	15	13	8	15	14	14	29	8	-	-	-	127
	Variance	(30)	(27)	(29)	(34)	(27)	(28)	(27)	(12)	(34)	(42)	(42)	(42)	(373)

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		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense														
Website Hosting	Budget	15	15	15	15	15	15	15	15	15	15	15	15	180
	Actual	15	15	15	15	15	15	15	15	15	-	-	-	135
	Variance	-	-	-	-	-	-	-	-	-	(15)	(15)	(15)	(45)
Miscellaneous G&A	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	240	60	-	-	-	-	-	-	145	-	-	-	445
	Variance	240	60	-	-	-	-	-	-	145	-	-	-	445
Social Activities	Budget	42	42	42	42	42	42	42	42	42	42	42	42	500
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(500)
Total General & Administrative		1,011	1,011	1,011	1,311	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,010	12,426
Insurance														
Insurance - General Liability	Budget	167	167	167	167	167	167	167	167	167	167	167	167	2,000
	Actual	-	-	1,246	-	-	-	-	795	-	-	-	-	2,041
	Variance	(167)	(167)	1,079	(167)	(167)	(167)	(167)	628	(167)	(167)	(167)	(167)	41
Taxes - Property	Budget	-	-	-	-	-	-	-	-	-	270	-	-	270
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	-	-	-	-	-	(270)	-	-	(270)
Taxes - Other	Budget	75	-	-	-	-	-	-	-	-	-	-	-	75
	Actual	75	-	-	-	-	-	-	-	-	-	-	-	75
	Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Insurance		242	167	167	167	167	167	167	167	167	437	167	167	2,345
Landscaping														
Landscaping - Contract	Budget	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,647	19,797
	Actual	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	-	-	-	14,848
	Variance										(1,650)	(1,650)	(1,647)	(4,949)

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		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense														
Landscaping - Improvements	Budget	100	100	100	100	100	100	100	100	100	100	100	100	1,200
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(1,200)
Landscaping - Pinestraw	Budget	-	-	-	-	3,000	-	-	-	-	-	-	-	3,000
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	(3,000)	-	-	-	-	-	-	-	(3,000)
Landscaping - Irrigation	Budget	375	375	375	375	375	375	375	375	375	375	375	375	4,500
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(375)	(375)	(375)	(375)	(375)	(375)	(375)	(375)	(375)	(375)	(375)	(375)	(4,500)
Landscaping - Mulching	Budget	-	-	-	-	-	8,500	-	-	-	-	-	-	8,500
	Actual	-	-	-	-	-	-	8,669	-	-	-	-	-	8,669
	Variance	-	-	-	-	-	(8,500)	8,669	-	-	-	-	-	169
Landscaping - Tree Removal	Budget	-	-	-	-	-	-	2,000	-	-	-	-	-	2,000
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	-	-	(2,000)	-	-	-	-	-	(2,000)
Landscaping - Lake/Pond/Dam	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	3,064	-	-	-	-	-	3,064
	Variance	-	-	-	-	-	-	3,064	-	-	-	-	-	3,064
Landscaping - Retention/Detention	Budget	250	250	250	250	250	250	250	250	250	250	250	250	3,000
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(250)	(250)	(250)	(250)	(250)	(250)	(250)	(250)	(250)	(250)	(250)	(250)	(3,000)
Landscaping - Irrigation Repair	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	1,888	-	-	-	-	-	-	-	1,888
	Variance	-	-	-	-	1,888	-	-	-	-	-	-	-	1,888
Landscaping - Backflow Prevention	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	65	-	-	-	-	-	65
	Variance	-	-	-	-	-	-	65	-	-	-	-	-	65

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		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense														
Landscaping - Other	Budget	125	125	125	125	125	125	125	125	125	125	125	125	1,500
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(125)	(125)	(125)	(125)	(125)	(125)	(125)	(125)	(125)	(125)	(125)	(125)	(1,500)
Total Landscaping		2,500	2,500	2,500	2,500	5,500	11,000	4,500	2,500	2,500	2,500	2,500	2,497	43,497
Utilities														
Electricity	Budget	158	158	158	158	158	158	158	158	158	158	158	158	1,900
	Actual	148	-	149	149	149	447	(149)	149	117	-	-	-	1,159
	Variance	(10)	(158)	(9)	(9)	(9)	289	(307)	(9)	(41)	(158)	(158)	(158)	(741)
Water	Budget	592	592	592	592	592	592	592	592	592	592	592	592	7,100
	Actual	-	22	22	22	252	1,321	1,275	1,265	1,431	-	-	-	5,610
	Variance	(592)	(570)	(570)	(570)	(339)	729	683	674	839	(592)	(592)	(592)	(1,490)
Total Utilities		750	750	750	750	750	750	750	750	750	750	750	750	9,000
Maintenance & Services														
R&M - General	Budget	125	125	125	125	125	125	125	125	125	125	125	125	1,500
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(125)	(125)	(125)	(125)	(125)	(125)	(125)	(125)	(125)	(125)	(125)	(125)	(1,500)
Termite Bond	Budget	583	583	583	583	583	583	583	583	583	583	583	583	7,000
	Actual	360	360	630	360	360	360	990	630	720	-	-	-	4,770
	Variance	(223)	(223)	47	(223)	(223)	(223)	407	47	137	(583)	(583)	(583)	(2,230)
Total Maintenance & Services		708	708	708	708	708	708	708	708	708	708	708	708	8,500
Reserves and Other Activity														
Transfer To Reserves	Budget	770	770	770	770	770	770	770	770	770	770	770	770	9,240
	Actual	770	770	770	770	770	770	770	770	770	-	-	-	6,930
	Variance	-	-	-	-	-	-	-	-	-	(770)	(770)	(770)	(2,310)

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Operating Expense														
Transfer To Reserve-Initiation Fee	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	600	-	-	-	-	-	-	-	-	-	600
	Variance	-	-	600	-	-	-	-	-	-	-	-	-	600
Total Reserves and Other Activity		770	770	770	770	770	770	770	770	770	770	770	770	9,240
Total Expense		5,981	5,906	5,906	6,206	8,906	14,406	7,906	5,906	5,906	6,176	5,906	5,902	85,008
Operating Net Total		\$1,103	\$1,178	\$1,178	\$878	(\$1,822)	(\$7,322)	(\$822)	\$1,178	\$1,178	\$908	\$1,178	\$1,182	-

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		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Expense														
Reserves and Other Activity														
Interest Income - Reserves	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual										-	-	-	(3)
	Variance										-	-	-	(3)
Transfer To Reserve - Interest Income	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual									-	-	-	-	2
	Variance									-	-	-	-	2
Total Reserves and Other Activity		-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expense		-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Net Total		-	-	-	-	-	-	-	-	-	-	-	-	-
Net Total		\$1,103	\$1,178	\$1,178	\$878	(\$1,822)	(\$7,322)	(\$822)	\$1,178	\$1,178	\$908	\$1,178	\$1,182	-