

	2019 Budget	2019 Actual	2019 Variance	2020/2021 Annual Budget	2020 Aug YTD Budget	2020 Aug YTD Actual	2020 Aug YTD Variance	Notes
Ordinary Income/Expense								
Income								
Dues Income	76,800.00	75,771.27	1,028.73	81,600.00	81,600.00	81,114.15	485.85	192 homes at \$425/yr = \$81,600.00
Other Fee Income								
Pool reservation fee	-	550.00	(550.00)				-	No pool parties due to COVID
Other Fee Income - Other	-	732.77	(732.77)			730.92	(730.92)	Prior period dues and late fees
TC3 Resident Pool Card	-	25.00	(25.00)			-	-	
Total Other Fee Income	-	1,307.77	(1,307.77)	-	-	730.92	(730.92)	
Total Income	76,800.00	77,079.04	(279.04)	81,600.00	81,600.00	81,845.07	(245.07)	
Gross Profit								
	76,800.00	77,079.04	(279.04)	81,600.00	81,600.00	81,845.07	(245.07)	
Expense								
			-					
Bank Fee	50.00	47.40	2.60	96.00	64.00	63.55	0.45	misc. fees
Filing Fees	390.00	110.00	280.00	110.00	55.00	55.00	-	
Insurance Expense	5,000.00	4,688.32	311.68	4,700.00	3,133.33	3,075.00	58.33	YTD budget is averaged by month
Landscaping and Grounds keeping								
			-					
Lawn Care	21,000.00	15,000.00	6,000.00	15,500.00	9,041.67	10,000.00	(958.33)	Favorable through August YTD. 2019 actuals included additional work outside of regular services.
Landscaping and Grounds keeping - Other	3,000.00	4,005.00	(1,005.00)	7,500.00	7,500.00	6,399.00	1,101.00	Includes maintenance to thin out tree in front of pool house and in greenbelt, along with erosion control and tree removal costs. Q3 will include drainage work by pump area.
Total Landscaping and Grounds keeping	24,000.00	19,005.00	4,995.00	23,000.00	16,541.67	16,399.00	142.67	Offset by lack of social event spend in 2020
Playground Maintenance		47.78	(47.78)			1,790.32	(1,790.32)	Includes refill of playground mulch and installation
Pool								
			-					
Maintenance	15,000.00	17,537.83	(2,537.83)	20,000.00	20,000.00	22,529.37	(2,529.37)	Includes mo. maintenance fee and pool facility improvements, pool step repair, window repair, pool furniture sling replacements
Improvements	19,000.00	14,605.56	4,394.44	7,000.00	7,000.00	7,000.00	7,000.00	Budget for new pool furniture - to be purchased in spring of 2021
Total Pool	34,000.00	32,143.39	1,856.61	27,000.00	27,000.00	22,529.37	4,470.63	
Postage and Delivery	300.00	250.55	49.45	300.00	200.00	80.30	119.70	Annual dues, annual meeting notice, covenant letters, etc.
Professional Fees								
			-					
Legal Expense	500.00	524.01	(24.01)	500.00	333.33	200.00	133.33	Fees related to collecting unpaid dues
Professional Fees - Other	250.00	237.00	13.00	285.00	285.00	285.00	-	IRS and OTC tax form preparation
Total Professional Fees	750.00	761.01	(11.01)	785.00	618.33	485.00	133.33	
Property Management Fees	5,100.00	5,155.00	(55.00)	5,820.00	3,880.00	3,400.00	480.00	\$5,820 based on \$485/mo. rate.
Rent Expense	720.00	660.00	60.00	682.00	682.00	682.00	-	Storage fee for equipment and pool cover
Repairs and Maintenance	2,500.00	4,470.36	(1,970.36)	4,000.00	2,666.67	1,989.00	677.67	Budget based on 2019 spend (painting light poles, other activity)
Social	5,000.00	2,821.57	2,178.43	3,500.00	2,333.33	1,233.10	1,100.23	Social costs down due to COVID
Taxes - Property	20.00	17.00	3.00	20.00	20.00	-	20.00	
Telephone Expense	1,500.00	1,368.57	131.43	1,500.00	1,000.00	916.12	83.88	Budget based primarily on 2019 spend
Utilities								
			-					
Electric	3,750.00	3,641.99	108.01	3,750.00	2,500.00	1,693.00	807.00	Budget based primarily on 2019 spend. YTD budget not adjusted for peak summer months. New pool house AC in 2020 (more efficient)
Trash Collection	350.00	198.00	152.00	300.00	200.00	108.00	92.00	Budget based primarily on 2019 spend
Water	4,000.00	5,400.97	(1,400.97)	5,500.00	3,666.67	2,885.77	780.90	Budget based primarily on 2019 spend
Total Utilities	8,100.00	9,240.96	(1,140.96)	9,550.00	6,366.67	4,686.77	1,679.90	
Total Expense	87,430.00	80,786.91	6,643.09	81,063.00	64,561.00	57,384.53	7,176.47	Favorable primarily related to pool furniture budget (\$7K) and general R&M expenses (\$5K)
Net Ordinary Income	(10,630.00)	(3,707.87)	(6,922.13)	537.00	17,039.00	24,460.54	(7,421.54)	
Net Income	(10,630.00)	(3,707.87)	(6,922.13)	537.00	17,039.00	24,460.54	(7,421.54)	