

Chandler Crossing Estates Homeowners Association

Income/Expense Statement

Period: 2/1/2014 - 2/28/2014

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	

INCOME

INCOME ACCOUNTS

4010 Homeowner Assessments	15,834.00	15,834.00	0.00	31,668.00	31,668.00	0.00	190,008.00
4130 Fine Fees	50.00	0.00	50.00	50.00	0.00	50.00	0.00
4145 Interest-Bank Accounts	6.80	0.00	6.80	13.22	0.00	13.22	0.00
4146 Interest - M/M Account	2.99	0.00	2.99	6.78	0.00	6.78	0.00
4150 Late Fees	(30.00)	0.00	(30.00)	570.00	0.00	570.00	0.00
4160 Legal Fees	306.00	0.00	306.00	306.00	0.00	306.00	0.00
4190 Returned Item Fee	35.00	0.00	35.00	35.00	0.00	35.00	0.00
4700 Collection Agency Fee	0.00	0.00	0.00	420.00	0.00	420.00	0.00
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SUBTOTAL INCOME ACCOUNTS	16,204.79	15,834.00	370.79	33,069.00	31,668.00	1,401.00	190,008.00
TOTAL INCOME	16,204.79	15,834.00	370.79	33,069.00	31,668.00	1,401.00	190,008.00

EXPENSE

UTILITIES

5040 Electric	192.17	208.00	15.83	393.01	416.00	22.99	2,496.00
5180 Water	413.56	2,537.50	2,123.94	777.61	5,075.00	4,297.39	30,450.00
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SUBTOTAL UTILITIES	605.73	2,745.50	2,139.77	1,170.62	5,491.00	4,320.38	32,946.00

MAINTENANCE

5260 Irrigation Maint.\Repair	342.61	250.00	(92.61)	342.61	500.00	157.39	3,000.00
5290 Landscape Extras	0.00	416.66	416.66	0.00	833.32	833.32	5,000.00
5295 Landscape Maint.	4,171.50	4,171.50	0.00	8,343.00	8,343.00	0.00	50,058.00
5300 Electrical	0.00	76.25	76.25	26.12	152.50	126.38	915.00
5320 Pest Control	160.00	105.00	(55.00)	160.00	210.00	50.00	1,260.00
5360 Recreation Area Maint.\Repair	0.00	75.00	75.00	0.00	150.00	150.00	900.00
5425 Tree Trimming	0.00	1,166.66	1,166.66	480.00	2,333.32	1,853.32	14,000.00
5430 Vandalism	15.78	143.40	127.62	15.78	286.80	271.02	1,720.80
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SUBTOTAL MAINTENANCE	4,689.89	6,404.47	1,714.58	9,367.51	12,808.94	3,441.43	76,853.80

SUPPLIES

SUBTOTAL SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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ADMINISTRATION

<u>Description</u>	Current Period			Year-To-Date			<u>Yearly Budget</u>
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	
5610 Acct&Audit \Tax Prep	250.00	91.66	(158.34)	250.00	183.32	(66.68)	1,100.00
5630 Bad Debt	0.00	666.66	666.66	0.00	1,333.32	1,333.32	8,000.00
5640 Bank Charges	10.00	0.00	(10.00)	10.00	0.00	(10.00)	0.00
5650 Board Expenses	0.00	133.34	133.34	819.00	266.68	(552.32)	1,600.00
5670 Collections	430.00	350.00	(80.00)	755.00	700.00	(55.00)	4,200.00
5671 Collection - Attorney	306.00	400.00	94.00	306.00	800.00	494.00	4,800.00
5673 Collection Agency Fee	200.00	0.00	(200.00)	220.00	0.00	(220.00)	0.00
5675 Compliance Photos	270.00	0.00	(270.00)	485.00	0.00	(485.00)	0.00
5720 Insurance	279.83	278.33	(1.50)	549.71	556.66	6.95	3,339.90
5730 Legal	0.00	83.34	83.34	0.00	166.68	166.68	1,000.00
5740 Management	2,104.42	2,104.42	0.00	4,208.84	4,208.84	0.00	25,253.04
5765 Meeting Minutes&Expenses	0.00	41.66	41.66	0.00	83.32	83.32	500.00
5820 Office & Printing	894.74	433.34	(461.40)	1,459.11	866.68	(592.43)	5,200.00
5824 Parking Enforcement	220.00	220.00	0.00	330.00	440.00	110.00	2,640.00
5870 Social Expenses	266.69	250.00	(16.69)	616.69	500.00	(116.69)	3,000.00
5900 Taxes-Income	0.00	12.50	12.50	0.00	25.00	25.00	150.00
5920 Taxes-Real Estate	0.00	1.66	1.66	0.00	3.32	3.32	20.00
5955 Web Site	0.00	8.34	8.34	0.00	16.68	16.68	100.00
SUBTOTAL ADMINISTRATION	5,231.68	5,075.25	(156.43)	10,009.35	10,150.50	141.15	60,902.94
<u>RESERVE</u>							
6010 Reserve Allocation	1,237.05	1,237.04	(0.01)	2,474.10	2,474.08	(0.02)	14,844.54
6020 Spec Project-Harrison Entry	309.72	309.73	0.01	619.44	619.46	0.02	3,716.68
SUBTOTAL RESERVE	1,546.77	1,546.77	0.00	3,093.54	3,093.54	0.00	18,561.22
<u>CC & R COMPLIANCE</u>							
7001 Administrative	16.67	16.67	0.00	33.34	33.34	0.00	200.04
7002 Legal	45.33	45.34	0.01	90.66	90.68	0.02	544.00
SUBTOTAL CC & R COMPLIANCE	62.00	62.01	0.01	124.00	124.02	0.02	744.04
TOTAL EXPENSE	12,136.07	15,834.00	3,697.93	23,765.02	31,668.00	7,902.98	190,008.00
CURRENT YEAR NET INCOME/(LOSS)	4,068.72	0.00	4,068.72	9,303.98	0.00	9,303.98	0.00