

# Chandler Crossing Estates Homeowners Association

## Income/Expense Statement - Operating Fund

Period: 2/1/2016 - 2/29/2016

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b><u>INCOME</u></b>							
<b><u>INCOME ACCOUNTS</u></b>							
4010 Homeowner Assessments	16,240.00	16,240.00	0.00	32,480.00	32,480.00	0.00	194,880.00
4145 Interest-Bank Accounts	7.01	0.00	7.01	16.08	0.00	16.08	0.00
4150 Late Fees	(15.00)	0.00	(15.00)	525.00	0.00	525.00	0.00
4160 Legal Fees	2,087.00	0.00	2,087.00	2,087.00	0.00	2,087.00	0.00
<b>SUBTOTAL INCOME ACCOUNTS</b>	<b>18,319.01</b>	<b>16,240.00</b>	<b>2,079.01</b>	<b>35,108.08</b>	<b>32,480.00</b>	<b>2,628.08</b>	<b>194,880.00</b>
<b>TOTAL INCOME</b>	<b>18,319.01</b>	<b>16,240.00</b>	<b>2,079.01</b>	<b>35,108.08</b>	<b>32,480.00</b>	<b>2,628.08</b>	<b>194,880.00</b>
<b><u>EXPENSES</u></b>							
<b><u>UTILITIES</u></b>							
5040 Electric	209.24	216.66	7.42	429.96	433.32	3.36	2,600.00
5180 Water	382.42	800.00	417.58	992.36	1,600.00	607.64	18,000.00
<b>SUBTOTAL UTILITIES</b>	<b>591.66</b>	<b>1,016.66</b>	<b>425.00</b>	<b>1,422.32</b>	<b>2,033.32</b>	<b>611.00</b>	<b>20,600.00</b>
<b><u>MAINTENANCE</u></b>							
5260 Irrigation Maint.\Repair	3,118.08	666.66	(2,451.42)	23,782.68	1,333.32	(22,449.36)	8,000.00
5290 Landscape Extras	527.93	466.66	(61.27)	3,609.88	933.32	(2,676.56)	5,600.00
5295 Landscape Maint.	4,296.64	4,296.64	0.00	8,593.28	8,593.28	0.00	51,559.68
5300 Electrical	0.00	66.66	66.66	0.00	133.32	133.32	800.00
5320 Pest Control	0.00	160.00	160.00	0.00	160.00	160.00	960.00
5360 Recreation Area Maint.\Repair	0.00	155.00	155.00	0.00	310.00	310.00	1,860.00
5400 Storm Damage	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
5425 Tree Trimming	2,976.44	1,333.34	(1,643.10)	2,976.44	2,666.68	(309.76)	16,000.00
5430 Vandalism	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
<b>SUBTOTAL MAINTENANCE</b>	<b>10,919.09</b>	<b>7,494.96</b>	<b>(3,424.13)</b>	<b>38,962.28</b>	<b>14,829.92</b>	<b>(24,132.36)</b>	<b>88,979.68</b>
<b><u>SUPPLIES</u></b>							
<b>SUBTOTAL SUPPLIES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b><u>ADMINISTRATION</u></b>							
5610 Accounting/Tax Prep.	250.00	250.00	0.00	250.00	250.00	0.00	1,050.00
5630 Bad Debt	0.00	835.98	835.98	0.00	1,671.96	1,671.96	10,031.68
5650 Board Expenses	0.00	200.00	200.00	840.00	400.00	(440.00)	2,400.00
5670 Collections	175.00	350.00	175.00	190.00	700.00	510.00	4,200.00

<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>	
5671 <b>Collection - Attorney</b>	2,087.00	500.00	(1,587.00)	2,087.00	1,000.00	(1,087.00)	6,000.00
5675 <b>Compliance Photos</b>	260.00	0.00	(260.00)	270.00	0.00	(270.00)	0.00
5720 <b>Insurance</b>	300.83	306.25	5.42	593.33	612.50	19.17	3,675.00
5730 <b>Legal</b>	0.00	75.00	75.00	0.00	150.00	150.00	900.00
5740 <b>Management</b>	2,174.42	2,174.42	0.00	4,348.84	4,348.84	0.00	26,093.04
5765 <b>Meeting Minutes&amp;Expenses</b>	0.00	41.66	41.66	0.00	83.32	83.32	500.00
5820 <b>Office &amp; Printing</b>	184.70	383.34	198.64	694.14	766.68	72.54	4,600.00
5824 <b>Parking Enforcement</b>	220.00	220.00	0.00	440.00	440.00	0.00	2,640.00
5830 <b>Permits, Licenses, Fees</b>	10.00	10.00	0.00	10.00	10.00	0.00	10.00
5870 <b>Social Expenses</b>	250.00	250.00	0.00	250.00	500.00	250.00	3,000.00
5900 <b>Taxes-Income</b>	0.00	0.00	0.00	0.00	0.00	0.00	50.00
5920 <b>Taxes-Real Estate</b>	0.00	4.16	4.16	0.00	8.32	8.32	50.00
5955 <b>Web Site</b>	0.00	16.66	16.66	0.00	33.32	33.32	200.00
<b>SUBTOTAL ADMINISTRATION</b>	<u>5,911.95</u>	<u>5,617.47</u>	<u>(294.48)</u>	<u>9,973.31</u>	<u>10,974.94</u>	<u>1,001.63</u>	<u>65,399.72</u>
<b>TOTAL OPERATING EXPENSES</b>	<u>17,422.70</u>	<u>14,129.09</u>	<u>(3,293.61)</u>	<u>50,357.91</u>	<u>27,838.18</u>	<u>(22,519.73)</u>	<u>174,979.40</u>
<b>CURRENT YEAR NET INCOME/(LOSS) BEFORE FUND TRANSFERS</b>	<u>896.31</u>	<u>2,110.91</u>	<u>(1,214.60)</u>	<u>(15,249.83)</u>	<u>4,641.82</u>	<u>(19,891.65)</u>	<u>19,900.60</u>
<b><u>FUND TRANSFERS</u></b>							
6010 <b>Reserve Allocation</b>	1,292.34	1,292.34	0.00	2,584.68	2,584.68	0.00	15,508.00
6020 <b>Spec Project-Harrison Entry</b>	304.05	304.05	0.00	608.10	608.10	0.00	3,648.60
7001 <b>CC&amp;R Compliance</b>	62.00	62.00	0.00	124.00	124.00	0.00	744.00
<b>SUBTOTAL FUND TRANSFERS</b>	<u>1,658.39</u>	<u>1,658.39</u>	<u>0.00</u>	<u>3,316.78</u>	<u>3,316.78</u>	<u>0.00</u>	<u>19,900.60</u>
<b>TOTAL EXPENSES</b>	<u>19,081.09</u>	<u>15,787.48</u>	<u>(3,293.61)</u>	<u>53,674.69</u>	<u>31,154.96</u>	<u>(22,519.73)</u>	<u>194,880.00</u>
<b>CURRENT YEAR NET INCOME/(LOSS)</b>	<u>(762.08)</u>	<u>452.52</u>	<u>(1,214.60)</u>	<u>(18,566.61)</u>	<u>1,325.04</u>	<u>(19,891.65)</u>	<u>0.00</u>

# Chandler Crossing Estates Homeowners Association

## Income/Expense Statement - Reserve Fund

Period: 2/1/2016 - 2/29/2016

<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>	
<b><u>INCOME</u></b>							
<b><u>INCOME ACCOUNTS</u></b>							
8010 Reserve Allocation	1,596.39	1,165.00	431.39	3,192.78	2,330.00	862.78	13,980.00
8011 Harrison Entry - Damage Proceeds	0.00	264.66	(264.66)	0.00	529.32	(529.32)	3,176.00
8050 Interest Income	17.84	14.40	3.44	36.64	28.80	7.84	172.80
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
SUBTOTAL INCOME ACCOUNTS	1,614.23	1,444.06	170.17	3,229.42	2,888.12	341.30	17,328.80
TOTAL INCOME	1,614.23	1,444.06	170.17	3,229.42	2,888.12	341.30	17,328.80
<b><u>EXPENSES</u></b>							
<b><u>RESERVE EXPENDITURES</u></b>							
9395 Granite Replenishment	0.00	0.00	0.00	0.00	0.00	0.00	27,318.18
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
SUBTOTAL RESERVE EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	27,318.18
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	27,318.18
CURRENT YEAR NET INCOME/(LOSS)	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
	1,614.23	1,444.06	170.17	3,229.42	2,888.12	341.30	(9,989.38)

# Chandler Crossing Estates Homeowners Association

## Income/Expense Statement - CC&R Compliance Fund

Period: 2/1/2016 - 2/29/2016

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

### **CC&R COMPLIANCE - INCOME**

#### **INCOME ACCOUNTS**

7810 Transfers from Operating Fund	62.00	62.00	0.00	124.00	124.00	0.00	744.00
7850 Interest Income	1.25	1.25	0.00	2.58	2.50	0.08	15.00
	<u>63.25</u>	<u>63.25</u>	<u>0.00</u>	<u>126.58</u>	<u>126.50</u>	<u>0.08</u>	<u>759.00</u>
SUBTOTAL INCOME ACCOUNTS	63.25	63.25	0.00	126.58	126.50	0.08	759.00
TOTAL INCOME	63.25	63.25	0.00	126.58	126.50	0.08	759.00

### **CC&R COMPLIANCE - EXPENSES**

#### **CC&R COMPLIANCE EXPENDITURES**

SUBTOTAL CC&R COMPLIANCE EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CURRENT YEAR NET INCOME/(LOSS)	<u><u>63.25</u></u>	<u><u>63.25</u></u>	<u><u>0.00</u></u>	<u><u>126.58</u></u>	<u><u>126.50</u></u>	<u><u>0.08</u></u>	<u><u>759.00</u></u>