

Chandler Crossing Estates Homeowners Association

Income/Expense Statement

Period: 1/1/2014 - 1/31/2014

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>INCOME</u>							
<u>INCOME ACCOUNTS</u>							
4010 Homeowner Assessments	15,834.00	15,834.00	0.00	15,834.00	15,834.00	0.00	190,008.00
4145 Interest-Bank Accounts	6.42	0.00	6.42	6.42	0.00	6.42	0.00
4146 Interest - M/M Account	3.79	0.00	3.79	3.79	0.00	3.79	0.00
4150 Late Fees	600.00	0.00	600.00	600.00	0.00	600.00	0.00
4700 Collection Agency Fee	420.00	0.00	420.00	420.00	0.00	420.00	0.00
SUBTOTAL INCOME ACCOUNTS	16,864.21	15,834.00	1,030.21	16,864.21	15,834.00	1,030.21	190,008.00
TOTAL INCOME	16,864.21	15,834.00	1,030.21	16,864.21	15,834.00	1,030.21	190,008.00
<u>EXPENSE</u>							
<u>UTILITIES</u>							
5040 Electric	200.84	208.00	7.16	200.84	208.00	7.16	2,496.00
5180 Water	364.05	2,537.50	2,173.45	364.05	2,537.50	2,173.45	30,450.00
SUBTOTAL UTILITIES	564.89	2,745.50	2,180.61	564.89	2,745.50	2,180.61	32,946.00
<u>MAINTENANCE</u>							
5260 Irrigation Maint.\Repair	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
5290 Landscape Extras	0.00	416.66	416.66	0.00	416.66	416.66	5,000.00
5295 Landscape Maint.	4,171.50	4,171.50	0.00	4,171.50	4,171.50	0.00	50,058.00
5300 Electrical	26.12	76.25	50.13	26.12	76.25	50.13	915.00
5320 Pest Control	0.00	105.00	105.00	0.00	105.00	105.00	1,260.00
5360 Recreation Area Maint.\Repair	0.00	75.00	75.00	0.00	75.00	75.00	900.00
5425 Tree Trimming	480.00	1,166.66	686.66	480.00	1,166.66	686.66	14,000.00
5430 Vandalism	0.00	143.40	143.40	0.00	143.40	143.40	1,720.80
SUBTOTAL MAINTENANCE	4,677.62	6,404.47	1,726.85	4,677.62	6,404.47	1,726.85	76,853.80
<u>SUPPLIES</u>							
SUBTOTAL SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>ADMINISTRATION</u>							
5610 Acct&Audit \Tax Prep	0.00	91.66	91.66	0.00	91.66	91.66	1,100.00
5630 Bad Debt	0.00	666.66	666.66	0.00	666.66	666.66	8,000.00
5650 Board Expenses	819.00	133.34	(685.66)	819.00	133.34	(685.66)	1,600.00
5670 Collections	325.00	350.00	25.00	325.00	350.00	25.00	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 Collection - Attorney	0.00	400.00	400.00	0.00	400.00	400.00	4,800.00
5673 Collection Agency Fee	20.00	0.00	(20.00)	20.00	0.00	(20.00)	0.00
5675 Compliance Photos	215.00	0.00	(215.00)	215.00	0.00	(215.00)	0.00
5720 Insurance	269.88	278.33	8.45	269.88	278.33	8.45	3,339.90
5730 Legal	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
5740 Management	2,104.42	2,104.42	0.00	2,104.42	2,104.42	0.00	25,253.04
5765 Meeting Minutes&Expenses	0.00	41.66	41.66	0.00	41.66	41.66	500.00
5820 Office & Printing	564.37	433.34	(131.03)	564.37	433.34	(131.03)	5,200.00
5824 Parking Enforcement	110.00	220.00	110.00	110.00	220.00	110.00	2,640.00
5870 Social Expenses	350.00	250.00	(100.00)	350.00	250.00	(100.00)	3,000.00
5900 Taxes-Income	0.00	12.50	12.50	0.00	12.50	12.50	150.00
5920 Taxes-Real Estate	0.00	1.66	1.66	0.00	1.66	1.66	20.00
5955 Web Site	0.00	8.34	8.34	0.00	8.34	8.34	100.00
SUBTOTAL ADMINISTRATION	<u>4,777.67</u>	<u>5,075.25</u>	<u>297.58</u>	<u>4,777.67</u>	<u>5,075.25</u>	<u>297.58</u>	<u>60,902.94</u>
<u>RESERVE</u>							
6010 Reserve Allocation	1,237.05	1,237.04	(0.01)	1,237.05	1,237.04	(0.01)	14,844.54
6020 Spec Project-Harrison Entry	309.72	309.73	0.01	309.72	309.73	0.01	3,716.68
SUBTOTAL RESERVE	<u>1,546.77</u>	<u>1,546.77</u>	<u>0.00</u>	<u>1,546.77</u>	<u>1,546.77</u>	<u>0.00</u>	<u>18,561.22</u>
<u>CC & R COMPLIANCE</u>							
7001 Administrative	16.67	16.67	0.00	16.67	16.67	0.00	200.04
7002 Legal	45.33	45.34	0.01	45.33	45.34	0.01	544.00
SUBTOTAL CC & R COMPLIANCE	<u>62.00</u>	<u>62.01</u>	<u>0.01</u>	<u>62.00</u>	<u>62.01</u>	<u>0.01</u>	<u>744.04</u>
TOTAL EXPENSE	<u>11,628.95</u>	<u>15,834.00</u>	<u>4,205.05</u>	<u>11,628.95</u>	<u>15,834.00</u>	<u>4,205.05</u>	<u>190,008.00</u>
CURRENT YEAR NET INCOME/(LOSS)	<u>5,235.26</u>	<u>0.00</u>	<u>5,235.26</u>	<u>5,235.26</u>	<u>0.00</u>	<u>5,235.26</u>	<u>0.00</u>