

Heritage Townhomes Owners Assn., Inc
2019 Budget / Actual Profit & Loss Comparison

as of December 31, 2019

	Budgeted 19'	Current	Difference	% Used
Income				
Homeowners Dues	\$78,408	78,439	(\$31)	100%
Deed Restriction Income	\$300	608	(\$308)	203%
Cost of Collection	25	583	(558)	
Non-compliance of Insurance	275	25	250	
Pool FOBs	\$100	75		
Gate Remotes	\$350	280	\$70	80%
Finance Charges		1		
Interest Income	\$50	60	(\$10)	119%
Transfer Fees	\$140	105	\$35	75%
Total Income	\$79,348	\$79,567	(551)	100%
Expense				
Deed Enforcement Expense	\$300	724	(\$424)	241%
Entrance Gates	\$1,515	4,568	(\$3,053)	301%
Gate Remotes	215	254	(39)	
Gate Repair	1,300	4,314	(3,014)	
Exterior Maintenance	\$2,800	4,318	(\$1,518)	154%
Fence Repairs	500	1,930	(1,430)	
Gutters	100	148	(48)	
Painting & Pressure Washing	600	824	(224)	
Roof Repairs	N/A	275	0	
Special Projects	1,600	1,141	459	
Grounds Maintenance	\$23,674	22,894	\$780	97%
Annual color	1,000	950	50	
Irrigation Repair	4,120	4,149	(29)	
Mulch	2,000	0	2,000	
Special Project	500	152	348	
Tree Trim & Removal	250	1,054	(804)	
Turf Cutting	15,204	15,236	(32)	
Weed Control	600	1,353	(753)	
HOA Mgmt / Assoc. Services	\$6,384	5,736	\$648	90%
Insurance Expense	\$7,500	7,300	\$200	97%
General Liability w D&O	2,500	2,288	212	
Property	5,000	5,012	(12)	
Legal & Professional Fees	\$535	2,344	(\$1,809)	438%
Accounting Fee	335	300	35	
Legal Fees	200	2,044	(\$1,844)	
Membership Event	\$0	0	\$0	0%
Membership Meeting Expense	\$335	372	(\$37)	111%
Copying & Supplies	300	342	(42)	
Facility Rental	0	0	0	
Postage	35	30	5	
Office Supplies	\$550	528	\$22	96%
Bank Supplies	150	138	12	
Office Supplies	400	390	10	
Pool Annex	\$7,268	9,385	(\$2,117)	129%
Pool Annex Repair	0	1,585	(1,585)	
Pool Furniture & Equipment	2,896	3,448	(552)	
Pool Maintenance	4,372	4,352	20	

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Special Project	\$17,562	\$33,812	(\$16,250)	
CCR's restated	2,600	1,636	964	
Brick wall / Pool Annex Fence	14,000	7,224	6,776	
Mortar repair at entrance	240	0	240	
Cedar Fence Replace - Opinion Poll results <i>transfer from the Maintenance Acct</i>	22,000 (22,000)	24,230	(2,230)	
Rain Sensors	722	722	0	
Storage Unit	\$100	100	\$0	100%
Street & Sidewalk Maintenance	\$2,200	770	\$1,431	35%
Fire Lane Painting	0	0	0	
Sidewalk Repairs	200	87	113	
Street Light Repairs	2,000	683	1,318	
Street Repairs	0	0	0	
Taxes - Property	\$3	2	\$1	
Utilities	\$8,458	9,109	(\$651)	108%
Electric	4,419	3,593	826	
Telephone Expense	937	993	(56)	
Water/Irrigation	3,102	4,522	(1,420)	
Web Site Fees	\$100	35	\$65	
Total Expense	<u>\$79,285</u>	<u>101,996</u>	<u>(\$6,462)</u>	129%
Net Ordinary Income	<u>\$63</u>	<u>(22,429)</u>		
Other Income				
Roof Replacement - Hail Damage Pymt		<u>3,217</u>		
Net Income		<u><u>(19,212)</u></u>		
Cash Reserves/Maint Fund Balance	\$23,583	(\$19,214)	\$4,369	
	opening balance	transfers & Interest	ending balance	