

Meadow Woods Homeowners Association, LLC
Profit & Loss Budget vs. Actual YTD

Cash Basis

February 2019

| | Feb 19 | Budget |
|---|-----------|-----------|
| Ordinary Income/Expense | | |
| Income | | |
| Garage dues | 2,691.04 | |
| HOA dues | 20,045.04 | 23,974.60 |
| Total Income | 22,736.08 | 23,974.60 |
| Gross Profit | 22,736.08 | 23,974.60 |
| Expense | | |
| OPERATING EXPENSES | | |
| ADMINISTRATIVE / RESERVE STUDY | | |
| Administrative Expense | | |
| Internet | 0.00 | 80.00 |
| Bank Fees | 50.00 | |
| Common Area/Clubhouse Supplies | 102.87 | |
| Office Supplies | 96.70 | |
| Administrative Expense - Other | 0.00 | 180.00 |
| Total Administrative Expense | 249.57 | 260.00 |
| Insurance Expense | 1,848.47 | 1,750.00 |
| Accounting Services | 1,296.40 | 241.66 |
| Legal | 0.00 | 1,250.00 |
| Management Fees | 700.00 | 700.00 |
| Reserve Study | 0.00 | 145.84 |
| Total ADMINISTRATIVE / RESERVE STUDY | 4,094.44 | 4,347.50 |
| COMMON AREA / ONSITE | | |
| Common Area-Building Mtce | | |
| Building Maintenance | 28.61 | 250.00 |
| Common Area Cleanup | 350.00 | 416.66 |
| Common Area Maintenance | 0.00 | 500.00 |
| Total Common Area-Building Mtce | 378.61 | 1,166.66 |
| Janitorial - Clubhouse/Gym | 40.00 | 100.00 |
| Security | 175.00 | 208.34 |
| Total COMMON AREA / ONSITE | 593.61 | 1,475.00 |
| GROUNDS | | |
| Deicing | 0.00 | 62.50 |
| Irrigation-Flowers-Fertilizer | 0.00 | 333.34 |
| Pest Control | 0.00 | 100.00 |
| Tree Trimming-Emergency Removal | 0.00 | 416.66 |
| Yard Care | 0.00 | 1,500.00 |
| Total GROUNDS | 0.00 | 2,412.50 |
| GUTTERS-ROOF-WINDOWS | | |
| Gutters | 0.00 | 350.00 |
| Total GUTTERS-ROOF-WINDOWS | 0.00 | 350.00 |
| LIGHTING & ELECTRICAL REPAIRS | 7,941.99 | 1,458.34 |
| PLUMBING | 0.00 | 250.00 |
| POOL | | |
| Pool Upkeep and Supplies | 0.00 | 416.67 |
| Total POOL | 0.00 | 416.67 |

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| UTILITIES | | |
| Electricity Services | 329.45 | 325.00 |
| Garbage Services | 1,995.93 | 2,125.00 |
| Sewer Services | 4,313.65 | 4,333.34 |
| Water Services | 0.00 | 1,000.00 |
| Total UTILITIES | 6,639.03 | 7,783.34 |
| Total OPERATING EXPENSES | 19,269.07 | 18,493.35 |
| Total Expense | 19,269.07 | 18,493.35 |
| Net Ordinary Income | 3,467.01 | 5,481.25 |
| Other Income/Expense | | |
| Other Income | | |
| Interest Income | 128.12 | |
| Total Other Income | 128.12 | |
| Other Expense | | |
| Prior Year Income Tax Expense | 245.00 | |
| CONSTRUCTION DEFECT FUND | | |
| Interest Expense (W.A.) | 541.85 | |
| CONSTRUCTION DEFECT FUND - Other | 0.00 | 1,000.00 |
| Total CONSTRUCTION DEFECT FUND | 541.85 | 1,000.00 |
| RESERVE FUND SPENDING | 0.00 | 3,500.00 |
| Total Other Expense | 786.85 | 4,500.00 |
| Net Other Income | -658.73 | -4,500.00 |
| Net Income | <u>2,808.28</u> | <u>981.25</u> |