

Brunswick Meadows HOA

Income/Expense Statement
 Period: 01/01/18 to 12/31/18

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
MAIN FUND REVENUE:								
356,206.29	527,835.00	(171,628.71)	04001	Operating Assessments	356,206.29	527,835.00	(171,628.71)	527,835.00
14,681.00	.00	14,681.00	04003	New Owner Cap Fee	14,681.00	.00	14,681.00	.00
447.21	.00	447.21	04005	Operating Bank Interest Inc	447.21	.00	447.21	.00
192.59	.00	192.59	04006	Main Reserve Interest Income	192.59	.00	192.59	.00
2,391.77	.00	2,391.77	04013	HO Registered Letter	2,391.77	.00	2,391.77	.00
45,442.16	15,000.00	30,442.16	04015	HO Interest Income	45,442.16	15,000.00	30,442.16	15,000.00
47,958.41	.00	47,958.41	04020	HO Late Fees	47,958.41	.00	47,958.41	.00
15,226.84	.00	15,226.84	04022	HO DRV Fines	15,226.84	.00	15,226.84	.00
214.67	.00	214.67	04025	HO NSF Fees	214.67	.00	214.67	.00
3,722.64	.00	3,722.64	04030	HO Admin/Collection Fees	3,722.64	.00	3,722.64	.00
890.00	.00	890.00	04035	HO Mowing Fees	890.00	.00	890.00	.00
80,319.60	.00	80,319.60	04040	HO Legal/Atty Fees	80,319.60	.00	80,319.60	.00
3,764.78	.00	3,764.78	04100	Miscellaneous Income	3,764.78	.00	3,764.78	.00
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571,457.96	542,835.00	28,622.96		Total Main Fund Revenue	571,457.96	542,835.00	28,622.96	542,835.00
MAIN FUND EXPENSES								
22,831.52	1,500.00	(21,331.52)	05100	Administrative Expense	22,831.52	1,500.00	(21,331.52)	1,500.00
2,019.80	.00	(2,019.80)	05102	Admin Expenses DRV	2,019.80	.00	(2,019.80)	.00
2,064.34	.00	(2,064.34)	05103	FSR Prev Mgmt Fees	2,064.34	.00	(2,064.34)	.00
4,320.00	3,000.00	(1,320.00)	05150	Audit & Tax Return	4,320.00	3,000.00	(1,320.00)	3,000.00
8,462.63	20,000.00	11,537.37	05175	Bad Debt Expense	8,462.63	20,000.00	11,537.37	20,000.00
.00	2,000.00	2,000.00	05200	Committees	.00	2,000.00	2,000.00	2,000.00
2,579.56	4,635.00	2,055.44	05225	Community Events	2,579.56	4,635.00	2,055.44	4,635.00
1,800.42	5,000.00	3,199.58	05250	Community Communication	1,800.42	5,000.00	3,199.58	5,000.00
36,965.00	45,000.00	8,035.00	05275	Contract Labor/Security	36,965.00	45,000.00	8,035.00	45,000.00
8,750.00	12,000.00	3,250.00	05300	Daytime Porter	8,750.00	12,000.00	3,250.00	12,000.00
61,641.90	55,000.00	(6,641.90)	05325	Electricity - Common Area	61,641.90	55,000.00	(6,641.90)	55,000.00
1,644.56	3,000.00	1,355.44	05350	Holiday Expense Decorations	1,644.56	3,000.00	1,355.44	3,000.00
16,639.35	20,000.00	3,360.65	05400	Insurance	16,639.35	20,000.00	3,360.65	20,000.00
155,001.53	175,000.00	19,998.47	05425	Landscape Contract	155,001.53	175,000.00	19,998.47	175,000.00
17,624.98	.00	(17,624.98)	05475	Landscape - Misc	17,624.98	.00	(17,624.98)	.00
16,331.88	35,000.00	18,668.12	05500	Legal	16,331.88	35,000.00	18,668.12	35,000.00
(7,821.66)	.00	7,821.66	05550	Legal Expense - Collections	(7,821.66)	.00	7,821.66	.00
1,927.80	.00	(1,927.80)	05575	Legal Expense - Corporate	1,927.80	.00	(1,927.80)	.00
792.25	45,000.00	44,207.75	05600	Maintenance & Repairs	792.25	45,000.00	44,207.75	45,000.00
38,295.95	.00	(38,295.95)	05650	Maintenance & Repairs - Fen	38,295.95	.00	(38,295.95)	.00

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	Budget	Variance				Budget	Variance	
45,762.95	80,000.00	34,237.05	05700	Management Fees	45,762.95	80,000.00	34,237.05	80,000.00
1,114.03	.00	(1,114.03)	05710	Meeting Expenses	1,114.03	.00	(1,114.03)	.00
1,684.57	1,200.00	(484.57)	05720	Meeting Expenses - Board	1,684.57	1,200.00	(484.57)	1,200.00
9,248.98	5,000.00	(4,248.98)	05730	Office Supplies	9,248.98	5,000.00	(4,248.98)	5,000.00
6,742.59	1,500.00	(5,242.59)	05750	Office Supplies - Postage	6,742.59	1,500.00	(5,242.59)	1,500.00
6,255.02	5,500.00	(755.02)	05800	Pest Control - General	6,255.02	5,500.00	(755.02)	5,500.00
8,333.35	20,000.00	11,666.65	05825	Reserve Contribution	8,333.35	20,000.00	11,666.65	20,000.00
10,214.57	5,500.00	(4,714.57)	05850	Taxes - Property	10,214.57	5,500.00	(4,714.57)	5,500.00
35,419.84	48,000.00	12,580.16	05900	Water & Sewer	35,419.84	48,000.00	12,580.16	48,000.00
153.83	.00	(153.83)	05950	Technology Expenses	153.83	.00	(153.83)	.00
3,979.50	.00	(3,979.50)	06380	Pump & Detention Area Expe	3,979.50	.00	(3,979.50)	.00
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520,781.04	592,835.00	72,053.96		TOTAL MAIN FUND EXPENSE	520,781.04	592,835.00	72,053.96	592,835.00
50,676.92	(50,000.00)	100,676.92		TOTAL MAIN SURPLUS/(DE	50,676.92	(50,000.00)	100,676.92	(50,000.00)
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TH REVENUE								
363,466.00	345,000.00	18,466.00	08100	TH Assessment	363,466.00	345,000.00	18,466.00	345,000.00
3,300.00	.00	3,300.00	08150	New TH Cap Fee	3,300.00	.00	3,300.00	.00
2,575.01	.00	2,575.01	08160	TH Bank Interest Income	2,575.01	.00	2,575.01	.00
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369,341.01	345,000.00	24,341.01		TOTAL TH REVENUE	369,341.01	345,000.00	24,341.01	345,000.00
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TH EXPENSES								
121,047.40	140,000.00	18,952.60	09100	Insurance Prop & Casualt TH	121,047.40	140,000.00	18,952.60	140,000.00
713.00	.00	(713.00)	09105	TH Administrative Expenses	713.00	.00	(713.00)	.00
230.00	.00	(230.00)	09106	Administrative Postage TH	230.00	.00	(230.00)	.00
350.00	.00	(350.00)	09200	Legal Expenses TH	350.00	.00	(350.00)	.00
17,160.00	115,000.00	97,840.00	09300	Maintenance/Repairs Bldg TH	17,160.00	115,000.00	97,840.00	115,000.00
115,545.98	.00	(115,545.98)	09400	Maint. Roof Repairs TH	115,545.98	.00	(115,545.98)	.00
18,152.02	20,000.00	1,847.98	09500	Management Fees - TH	18,152.02	20,000.00	1,847.98	20,000.00
8,333.35	20,000.00	11,666.65	09600	Reserve Contributions TH	8,333.35	20,000.00	11,666.65	20,000.00
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Period: 01/01/18 to 12/31/18

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
281,531.75	295,000.00	13,468.25		TOTAL TH EXPENSES	281,531.75	295,000.00	13,468.25	295,000.00
87,809.26	50,000.00	37,809.26		TOTAL TH SURPLUS/(DEFIC	87,809.26	50,000.00	37,809.26	50,000.00
138,486.18	.00	138,486.18		TOTAL SURPLUS/(DEFICIT)	138,486.18	.00	138,486.18	.00