

# Budget Comparison

Property: Windhaven First Addition PUD HOA

Comparison Periods: 03/01/24 - 03/31/24 and 01/01/24 - 03/31/24 (cash basis)

	Actual 03/01/24 - 03/31/24	Budget 03/24 - 03/24	\$ Change	% Change	Actual YTD 01/01/24 - 03/31/24	Budget YTD 01/24 - 03/24	\$ Change	% Change
<b>INCOME</b>								
4100 INCOME								
4101 HOA Dues	15,625.63	15,400.00	225.63	1.5 %	47,112.12	46,200.00	912.12	2.0 %
4102 Initial Working Capital	1,000.00	0.00	1,000.00		6,500.00	0.00	6,500.00	
4110 Reserve Assessments	0.00	4,000.00	-4,000.00	-100.0 %	0.00	12,000.00	-12,000.00	-100.0 %
4112 Late Fees	250.00	0.00	250.00		725.03	0.00	725.03	
2201 Prepays	-88.74	0.00	-88.74		13,483.64	0.00	13,483.64	
4100 Total INCOME	16,786.89	19,400.00	-2,613.11	-13.5 %	67,820.79	58,200.00	9,620.79	16.5 %
4200 OTHER PROPERTY INCOME								
4208 CC&R Fines	200.00	0.00	200.00		200.00	0.00	200.00	
4210 Other Income	25.00	0.00	25.00		25.00	0.00	25.00	
4200 Total OTHER PROPERTY INCOME	225.00	0.00	225.00		225.00	0.00	225.00	
4300 Utility Income								
4301 Water & Sewer	28,319.15	28,015.00	304.15	1.1 %	87,459.46	84,045.00	3,414.46	4.1 %
4302 Trash Can UpSize	1,606.65	0.00	1,606.65		4,694.31	0.00	4,694.31	
4303 Yard Waste Container	268.53	2,850.00	-2,581.47	-90.6 %	253.46	8,254.00	-8,000.54	-96.9 %
4300 Total Utility Income	30,194.33	30,865.00	-670.67	-2.2 %	92,407.23	92,299.00	108.23	0.1 %
<b>TOTAL INCOME</b>	<b>47,206.22</b>	<b>50,265.00</b>	<b>-3,058.78</b>	<b>-6.1 %</b>	<b>160,453.02</b>	<b>150,499.00</b>	<b>9,954.02</b>	<b>6.6 %</b>
<b>EXPENSE</b>								
5000 EXPENSES								
5001 MAINTENANCE EXPENSES								
5022 Maintenance Miscellaneous	263.79	0.00	263.79		527.58	0.00	527.58	
5001 Total MAINTENANCE EXPENSES	263.79	0.00	263.79		527.58	0.00	527.58	
5100 LANDSCAPING								
5107 Grounds Contract	0.00	2,000.00	-2,000.00	-100.0 %	0.00	6,000.00	-6,000.00	-100.0 %
5110 Landscaping Other	0.00	300.00	-300.00	-100.0 %	0.00	900.00	-900.00	-100.0 %
5100 Total LANDSCAPING	0.00	2,300.00	-2,300.00	-100.0 %	0.00	6,900.00	-6,900.00	-100.0 %
5150 PARKING								
5152 Snow Plowing Contract	2,970.38	4,000.00	-1,029.62	-25.7 %	15,646.31	18,000.00	-2,353.69	-13.1 %
5150 Total PARKING	2,970.38	4,000.00	-1,029.62	-25.7 %	15,646.31	18,000.00	-2,353.69	-13.1 %
5300 UTILITIES								
5301 Common Area Electric	539.96	550.00	-10.04	-1.8 %	1,570.85	1,650.00	-79.15	-4.8 %
5304 Water	669.53	8,900.00	-8,230.47	-92.5 %	2,124.11	26,700.00	-24,575.89	-92.0 %
5305 Sewer	16,941.54	15,000.00	1,941.54	12.9 %	50,457.92	45,000.00	5,457.92	12.1 %
5306 Refuse	6,466.07	5,800.00	666.07	11.5 %	18,578.17	17,400.00	1,178.17	6.8 %

	Actual 03/01/24 - 03/31/24	Budget 03/24 - 03/24	\$ Change	% Change	Actual YTD 01/01/24 - 03/31/24	Budget YTD 01/24 - 03/24	\$ Change	% Change
5300 Total UTILITIES	24,617.10	30,250.00	-5,632.90	-18.6 %	72,731.05	90,750.00	-18,018.95	-19.9 %
5400 TAX & LICENSES								
5406 Tax & Lic. Other	500.00	0.00	500.00		500.00	0.00	500.00	
5400 Total TAX & LICENSES	500.00	0.00	500.00		500.00	0.00	500.00	
5600 ADMINISTRATIVE								
5601 Property Management Fee	2,827.50	2,828.00	-0.50	0.0 %	8,482.50	8,484.00	-1.50	0.0 %
5603 Accounting Fees	150.87	0.00	150.87		388.41	4,500.00	-4,111.59	-91.4 %
5604 Bank Service Charges	0.00	0.00	0.00		-2.00	0.00	-2.00	
5606 Other Admin Exp	0.00	500.00	-500.00	-100.0 %	0.00	1,500.00	-1,500.00	-100.0 %
5600 Total ADMINISTRATIVE	2,978.37	3,328.00	-349.63	-10.5 %	8,868.91	14,484.00	-5,615.09	-38.8 %
5650 INSURANCE								
5651 Liability & Multi-Peril	0.00	500.00	-500.00	-100.0 %	0.00	1,500.00	-1,500.00	-100.0 %
5650 Total INSURANCE	0.00	500.00	-500.00	-100.0 %	0.00	1,500.00	-1,500.00	-100.0 %
5000 Total EXPENSES	31,329.64	40,378.00	-9,048.36	-22.4 %	98,273.85	131,634.00	-33,360.15	-25.3 %
<b>TOTAL EXPENSE</b>	<b>31,329.64</b>	<b>40,378.00</b>	<b>-9,048.36</b>	<b>-22.4 %</b>	<b>98,273.85</b>	<b>131,634.00</b>	<b>-33,360.15</b>	<b>-25.3 %</b>
<b>NOI</b>	<b>15,876.58</b>	<b>9,887.00</b>	<b>5,989.58</b>	<b>60.6 %</b>	<b>62,179.17</b>	<b>18,865.00</b>	<b>43,314.17</b>	<b>229.6 %</b>
<b>NON OPERATING EXPENSE</b>								
6000 NON-OPERATING EXPENSES								
6002 Funds Transf. to Res. from Oper.	0.00	5,700.00	-5,700.00	-100.0 %	0.00	17,100.00	-17,100.00	-100.0 %
6000 Total NON-OPERATING EXPENSES	0.00	5,700.00	-5,700.00	-100.0 %	0.00	17,100.00	-17,100.00	-100.0 %
<b>TOTAL NON OPERATING EXPENSE</b>	<b>0.00</b>	<b>5,700.00</b>	<b>-5,700.00</b>	<b>-100.0 %</b>	<b>0.00</b>	<b>17,100.00</b>	<b>-17,100.00</b>	<b>-100.0 %</b>
<b>NET INCOME</b>	<b>15,876.58</b>	<b>4,187.00</b>	<b>11,689.58</b>	<b>279.2 %</b>	<b>62,179.17</b>	<b>1,765.00</b>	<b>60,414.17</b>	<b>3,422.9 %</b>
<b>NET INCOME SUMMARY</b>								
Income	47,206.22	50,265.00	-3,058.78	-6.1 %	160,453.02	150,499.00	9,954.02	6.6 %
Expense	-31,329.64	-40,378.00	9,048.36	22.4 %	-98,273.85	-131,634.00	33,360.15	25.3 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	0.00	-5,700.00	5,700.00	100.0 %	0.00	-17,100.00	17,100.00	100.0 %
<b>NET INCOME</b>	<b>15,876.58</b>	<b>4,187.00</b>	<b>11,689.58</b>	<b>279.2 %</b>	<b>62,179.17</b>	<b>1,765.00</b>	<b>60,414.17</b>	<b>3,422.9 %</b>