Harvest Run Phase III - HOA
Profit & Loss Budget vs. Actual
January through December 2017

	Jan 17	Feb 17	Mar 17	Apr 17	May 17	Jun 17	Jul 17	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17
Ordinary Income/Expense												
Income												
Assessments												
Late Fee	0.00	275.00	50.00	100.00	50.00	0.00	0.00	0.00	50.00	120.00	200.00	0.00
Legal Fees Reimbursed	0.00	106.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83.75	106.47	0.00
Assessments - Other	145.46	3,709.08	4,650.91	261.82	229.10	87.27	0.00	7,425.45	829.09	149.09	578.18	0.00
Total Assessments	145.46	4,090.55	4,700.91	361.82	279.10	87.27	0.00	7,425.45	879.09	352.84	884.65	0.00
Homeowner Credit	0.00	0.00	(15.00)	0.00	0.00	0.00	0.00	(1,665.00)	0.00	0.00	0.00	0.00
Reserve Allocation	54.54	1,390.92	1,744.09	98.18	85.90	32.73	0.00	2,784.55	310.91	55.91	216.82	0.00
Total Income	200.00	5,481.47	6,430.00	460.00	365.00	120.00	0.00	8,545.00	1,190.00	408.75	1,101.47	0.00
Expense												
Accountant	0.00	0.00	290.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,101.47	0.00
Bank Service Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.00	0.00	0.00	0.00	0.00
Insurance	0.00	827.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscape												
Landscape Improvements	0.00	0.00	0.00	0.00	0.00	374.00	0.00	0.00	0.00	0.00	0.00	120.00
Landscape Maintenance	0.00	0.00	0.00	0.00	0.00	1,378.00	1,414.00	707.00	707.00	707.00	707.00	0.00
Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Landscape	0.00	0.00	0.00	0.00	0.00	1,752.00	1,414.00	707.00	707.00	707.00	707.00	120.00
Legal												
2B reimbursed	0.00	0.00	50.00	450.00	0.00	200.00	0.00	200.00	33.75	0.00	0.00	0.00
Legal - Other	0.00	0.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Legal	0.00	0.00	70.00	450.00	0.00	200.00	0.00	200.00	33.75	0.00	0.00	0.00
Management Fees	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00
Management Gen & Admin												
Draft Minutes	0.00	0.00	0.00	30.00	0.00	60.00	0.00	0.00	0.00	30.00	0.00	0.00
Postage and Delivery	2.30	2.77	51.98	10.87	4.16	45.01	1.38	3.95	8.28	4.87	2.11	34.31
Printing and Reproduction	0.00	0.00	88.60	34.80	0.80	56.20	0.80	1.00	22.45	1.80	0.00	28.00
Total Management Gen & Admin	2.30	2.77	140.58	75.67	4.96	161.21	2.18	4.95	30.73	36.67	2.11	62.31

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	Jan 17	Feb 17	Mar 17	Apr 17	May 17	Jun 17	Jul 17	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17
Misc.												
Subscriptions & Dues	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Web Site	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Misc.	0.00	10.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00
Pond Maintenance	0.00	0.00	1,151.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserve Allocation Transfer	0.00	0.00	0.00	0.00	0.00	6,480.00	0.00	0.00	0.00	0.00	0.00	0.00
Seal Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	477.30	1,314.77	2,126.75	1,000.67	479.96	9,468.21	1,891.18	1,395.95	1,246.48	1,218.67	2,285.58	657.31
Net Ordinary Income	(277.30)	4,166.70	4,303.25	(540.67)	(114.96)	(9,348.21)	(1,891.18)	7,149.05	(56.48)	(809.92)	(1,184.11)	(657.31)
Other Income/Expense												
Other Income												
Interest Income												
Operating Interest	0.24	0.38	1.18	1.44	1.63	1.05	0.66	0.55	0.51	0.53	0.45	0.33
Reserve Interest	2.20	1.72	1.70	1.55	1.81	1.92	2.26	2.26	2.11	2.33	2.19	2.26
Total Interest Income	2.44	2.10	2.88	2.99	3.44	2.97	2.92	2.81	2.62	2.86	2.64	2.59
Total Other Income	2.44	2.10	2.88	2.99	3.44	2.97	2.92	2.81	2.62	2.86	2.64	2.59
Other Expense												
Capital Expenditures												
Reserve Expense												
Tree Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wetland Maintenance	0.00	4,811.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Reserve Expense	0.00	4,811.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Capital Expenditures	0.00	4,811.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Service Charges	0.00	0.00	0.00	4.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.00
Total Other Expense	0.00	4,811.75	0.00	4.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.00
Net Other Income	2.44	(4,809.65)	2.88	(1.51)	3.44	2.97	2.92	2.81	2.62	2.86	2.64	(6.41)
Net Income	**(274.86)**	**(642.95)**	**4,306.13**	**(542.18)**	**(111.52)**	**(9,345.24)**	**(1,888.26)**	**7,151.86**	**(53.86)**	**(807.06)**	**(1,181.47)**	**(663.72)**

Harvest Run Phase III - HOA
Profit & Loss Budget vs. Actual
January through December 2017

	TOTAL			
	Jan - Dec 17	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Assessments				
Late Fee	845.00			
Legal Fees Reimbursed	296.69			
Assessments - Other	18,065.45	17,280.00	785.45	104.55%
Total Assessments	19,207.14	17,280.00	1,927.14	111.15%
Homeowner Credit	(1,680.00)	(2,160.00)	480.00	77.78%
Reserve Allocation	6,774.55	6,480.00	294.55	104.55%
Total Income	24,301.69	21,600.00	2,701.69	112.51%
Expense				
Accountant	290.00	275.00	15.00	105.46%
Bad Debt	1,101.47			
Bank Service Charges	9.00			
Insurance	827.00	1,000.00	(173.00)	82.7%
Landscape				
Landscape Improvements	494.00	3,672.00	(3,178.00)	13.45%
Landscape Maintenance	5,620.00	5,656.00	(36.00)	99.36%
Landscape - Other	0.00	0.00	0.00	0.0%
Total Landscape	6,114.00	9,328.00	(3,214.00)	65.55%
Legal				
2B reimbursed	933.75			
Legal - Other	20.00	105.00	(85.00)	19.05%
Total Legal	953.75	105.00	848.75	908.33%
Management Fees	5,700.00	5,700.00	0.00	100.0%
Management Gen & Admin				
Draft Minutes	120.00			
Postage and Delivery	171.99	150.00	21.99	114.66%
Printing and Reproduction	234.45	150.00	84.45	156.3%
Total Management Gen & Admin	526.44	300.00	226.44	175.48%

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	TOTAL			
	Jan - Dec 17	Budget	$ Over Budget	% of Budget
Misc.				
Subscriptions & Dues	10.00			
Web Site	400.00			
Total Misc.	410.00			
Pond Maintenance	1,151.17	1,212.00	(60.83)	94.98%
Reserve Allocation Transfer	6,480.00	6,480.00	0.00	100.0%
Seal Coating	0.00	1,200.00	(1,200.00)	0.0%
Total Expense	23,562.83	25,600.00	(2,037.17)	92.04%
Net Ordinary Income	738.86	(4,000.00)	4,738.86	(18.47%)
Other Income/Expense				
Other Income				
Interest Income				
Operating Interest	8.95			
Reserve Interest	24.31			
Total Interest Income	33.26			
Total Other Income	33.26			
Other Expense				
Capital Expenditures				
Reserve Expense				
Tree Removal	0.00	1,000.00	(1,000.00)	0.0%
Wetland Maintenance	4,811.75	5,065.00	(253.25)	95.0%
Total Reserve Expense	4,811.75	6,065.00	(1,253.25)	79.34%
Total Capital Expenditures	4,811.75	6,065.00	(1,253.25)	79.34%
Service Charges	13.50			
Total Other Expense	4,825.25	6,065.00	(1,239.75)	79.56%
Net Other Income	(4,791.99)	(6,065.00)	1,273.01	79.01%
Net Income	**(4,053.13)**	**(10,065.00)**	**6,011.87**	**40.27%**