

Harvest Run Phase III - HOA
Profit & Loss Budget vs. Actual
January through December 2018

	Jan 18	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18
Ordinary Income/Expense												
Income												
Assessments												
Late Fee	0.00	0.00	0.00	135.00	25.00	100.00	20.00	0.00	100.00	200.00	14.38	0.00
Assessments - Other	0.00	2,400.36	5,352.76	375.01	135.44	147.09	61.82	7,339.10	956.36	387.97	25.91	0.00
Total Assessments	0.00	2,400.36	5,352.76	510.01	160.44	247.09	81.82	7,339.10	1,056.36	587.97	40.29	0.00
Homeowner Credit	0.00	0.00	(1,680.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserve Allocation	0.00	900.17	2,007.24	140.62	50.81	55.16	23.18	2,752.15	358.64	145.50	9.71	0.00
Returned Check Charges	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	0.00	3,300.53	5,680.00	650.63	286.25	302.25	105.00	10,091.25	1,415.00	733.47	50.00	0.00
Expense												
Accountant	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance	0.00	870.00	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	258.00	0.00	0.00	0.00	0.00	0.00	0.00	124.00
Landscape Maintenance	0.00	0.00	0.00	0.00	707.00	707.00	707.00	707.00	707.00	707.00	707.00	707.00
Mulch	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Plantings	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Landscape	0.00	0.00	0.00	0.00	2,115.00	707.00	707.00	707.00	707.00	707.00	707.00	831.00
Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	60.00	0.00	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
Postage and Delivery	4.22	1.38	50.69	8.47	5.93	37.40	3.24	2.15	8.73	4.97	3.56	0.94
Printing and Reproduction	25.80	0.20	116.40	11.40	2.00	39.70	3.30	0.00	6.00	1.80	28.05	0.00
Total Management Gen & Admin	90.02	1.58	167.09	49.87	7.93	77.10	6.54	2.15	14.73	6.77	31.61	60.94
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	0.00	400.00	0.00	0.00	0.00	0.00	0.00
Total Misc.	0.00	10.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00
Pond Maintenance	0.00	0.00	1,197.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserve Allocation Transfer	705.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,480.00	0.00	580.00
Total Expense	1,270.02	1,356.58	1,839.31	824.87	2,597.93	1,259.10	1,588.54	1,184.15	1,196.73	7,668.77	1,213.61	1,946.94
Net Ordinary Income	(1,270.02)	1,943.95	3,840.69	(174.24)	(2,311.68)	(956.85)	(1,483.54)	8,907.10	218.27	(6,935.30)	(1,163.61)	(1,946.94)

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	Jan 18	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18
Other Income/Expense												
Other Income												
Interest Income												
Operating Interest	0.24	0.34	0.77	1.72	1.62	1.27	1.30	1.09	0.97	1.20	0.60	0.42
Reserve Interest	2.31	2.10	2.28	3.48	3.48	3.24	3.51	3.39	3.06	3.63	3.62	3.80
Total Interest Income	2.55	2.44	3.05	5.20	5.10	4.51	4.81	4.48	4.03	4.83	4.22	4.22
Total Other Income	2.55	2.44	3.05	5.20	5.10	4.51	4.81	4.48	4.03	4.83	4.22	4.22
Other Expense												
Capital Expenditures												
Reserve Expense												
Bike Path Seal Coating	0.00	0.00	0.00	0.00	700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Drainage Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	775.00
Landscape Bed Enlargem	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	0.00	3,705.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Reserve Expense	0.00	0.00	3,705.00	0.00	700.00	0.00	0.00	0.00	0.00	0.00	0.00	775.00
Total Capital Expenditures	0.00	0.00	3,705.00	0.00	700.00	0.00	0.00	0.00	0.00	0.00	0.00	775.00
Total Other Expense	0.00	0.00	3,705.00	0.00	700.00	0.00	0.00	0.00	0.00	0.00	0.00	775.00
Net Other Income	2.55	2.44	(3,701.95)	5.20	(694.90)	4.51	4.81	4.48	4.03	4.83	4.22	(770.78)
Net Income	(1,267.47)	1,946.39	138.74	(169.04)	(3,006.58)	(952.34)	(1,478.73)	8,911.58	222.30	(6,930.47)	(1,159.39)	(2,717.72)

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	TOTAL			
	Jan - Dec	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Assessments				
Late Fee	594.38			
Assessments - Other	17,181.82	17,280.00	(98.18)	99.43%
Total Assessments	17,776.20	17,280.00	496.20	102.87%
Homeowner Credit	(1,680.00)	(2,160.00)	480.00	77.78%
Reserve Allocation	6,443.18	6,480.00	(36.82)	99.43%
Returned Check Charges	75.00			
Total Income	22,614.38	21,600.00	1,014.38	104.7%
Expense				
Accountant	300.00	300.00	0.00	100.0%
Insurance	870.00	1,000.00	(130.00)	87.0%
Landscape				
Landscape Improvements	382.00	3,015.00	(2,633.00)	12.67%
Landscape Maintenance	5,656.00	5,600.00	56.00	101.0%
Mulch	1,000.00			
Plantings	150.00			
Total Landscape	7,188.00	8,615.00	(1,427.00)	83.44%
Legal	0.00	105.00	(105.00)	0.0%
Management Fees	5,700.00	5,700.00	0.00	100.0%
Management Gen & Admin				
Draft Minutes	150.00			
Postage and Delivery	131.68	150.00	(18.32)	87.79%
Printing and Reproduction	234.65	150.00	84.65	156.43%
Total Management Gen & Admin	516.33	300.00	216.33	172.11%
Misc.				
Subscriptions & Dues	10.00			
Web Site	400.00			
Total Misc.	410.00			
Pond Maintenance	1,197.22	1,260.00	(62.78)	95.02%
Reserve Allocation Transfer	7,765.00	6,480.00	1,285.00	119.83%
Total Expense	23,946.55	23,760.00	186.55	100.79%
Net Ordinary Income	(1,332.17)	(2,160.00)	827.83	61.68%

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	TOTAL			
	Jan - Dec	Budget	\$ Over Budget	% of Budget
Other Income/Expense				
Other Income				
Interest Income				
Operating Interest	11.54			
Reserve Interest	37.90			
Total Interest Income	49.44			
Total Other Income	49.44			
Other Expense				
Capital Expenditures				
Reserve Expense				
Bike Path Seal Coating	700.00	1,200.00	(500.00)	58.33%
Drainage Repairs	775.00			
Landscape Bed Enlargem	0.00	5,425.00	(5,425.00)	0.0%
Wetland Maintenance	3,705.00	3,900.00	(195.00)	95.0%
Total Reserve Expense	5,180.00	10,525.00	(5,345.00)	49.22%
Total Capital Expenditures	5,180.00	10,525.00	(5,345.00)	49.22%
Total Other Expense	5,180.00	10,525.00	(5,345.00)	49.22%
Net Other Income	(5,130.56)	(10,525.00)	5,394.44	48.75%
Net Income	(6,462.73)	(12,685.00)	6,222.27	50.95%