

Grand Oaks Owners Association

Income/Expense Statement

Period: 09/01/18 to 09/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Assessment Income	887.00	.00	887.00	79,702.96	79,050.00	652.96	105,400.00
06340	Late Fee Income	303.81	250.00	53.81	6,013.81	2,250.00	3,763.81	3,000.00
06350	Legal Fees Reimbursement	669.19	.00	669.19	1,710.19	.00	1,710.19	.00
06360	Violation Fine Income	575.00	100.00	475.00	1,886.19	900.00	986.19	1,000.00
06410	NSF Check Fee Income	.00	.00	.00	25.00	.00	25.00	.00
06430	Assmts. Paid in Advance	1,365.00	.00	1,365.00	(7,305.01)	.00	(7,305.01)	.00
06910	Interest Income	7.13	2.08	5.05	99.48	18.72	80.76	25.00
Subtotal Income		3,807.13	352.08	3,455.05	82,132.62	82,218.72	(86.10)	109,425.00
EXPENSES								
General & Administrative								
07010	Management Fees	1,653.00	1,694.66	41.66	14,877.00	15,251.94	374.94	20,336.00
07013	Management Fees--Hrly	.00	.00	.00	937.50	.00	(937.50)	.00
07020	Accounting Fees	.00	.00	.00	175.00	175.00	.00	175.00
07022	Admin-Restriction Enforcemnt	61.42	83.33	21.91	734.13	749.97	15.84	1,000.00
07130	Architectural Plan Review	25.00	.00	(25.00)	494.77	350.00	(144.77)	350.00
07145	Reserves Study	.00	.00	.00	.00	3,500.00	3,500.00	3,500.00
07155	Email Distribution Fee	.00	15.00	15.00	105.00	130.00	25.00	175.00
07160	Legal -- General	.00	.00	.00	905.00	1,000.00	95.00	1,000.00
07165	Legal -- Account Collections	.00	.00	.00	1,332.38	1,000.00	(332.38)	1,500.00
07170	Legal-Restriction Enforcement	.00	.00	.00	.00	250.00	250.00	250.00
07210	File Storage	3.00	4.16	1.16	27.00	37.44	10.44	50.00
07250	Bank Charges	.00	4.16	4.16	36.00	37.44	1.44	50.00
07260	Postage & Delivery	5.69	83.33	77.64	272.94	749.97	477.03	1,000.00
07280	Insurance-Property & Liabilit	.00	.00	.00	5,760.00	5,600.00	(160.00)	5,600.00
07285	Insurance-Directors & Officer	.00	.00	.00	2,185.00	2,400.00	215.00	2,400.00
07320	Office Supplies/Copies/Faxes	34.95	100.00	65.05	671.09	900.00	228.91	1,200.00
07406	Homeowner Activities - Social	.00	.00	.00	.00	600.00	600.00	1,100.00
07415	Reserves Study	400.00	.00	(400.00)	400.00	.00	(400.00)	.00
07416	Website Expense	.00	.00	.00	349.00	300.00	(49.00)	400.00
07420	Property Taxes	.00	.00	.00	250.59	250.00	(.59)	250.00
General & Administrative		2,183.06	1,984.64	(198.42)	29,512.40	33,281.76	3,769.36	40,336.00
Utilities								
08910	Utilities - Electricity	63.07	62.50	(.57)	546.61	562.50	15.89	750.00
08930	Utilities - Water @ Irrigatio	485.79	500.00	14.21	3,348.02	4,500.00	1,151.98	6,000.00
Utilities		548.86	562.50	13.64	3,894.63	5,062.50	1,167.87	6,750.00

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		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance								
09010	Landscaping - Tree Maintenanc	175.00	.00	(175.00)	4,454.44	6,000.00	1,545.56	6,000.00
09012	Landscaping -- Upgrades	.00	.00	.00	4,627.69	5,000.00	372.31	5,000.00
09020	Landscaping - Contract Mgt.	2,475.37	2,500.00	24.63	22,278.33	22,500.00	221.67	30,000.00
09022	Maintenance - Irrigation	.00	250.00	250.00	170.00	2,250.00	2,080.00	3,000.00
09024	Maintenance - Granite Trails	.00	.00	.00	.00	750.00	750.00	750.00
09025	Maintenance - Park	.00	.00	.00	100.00	500.00	400.00	500.00
09028	Maintenance--Wet Pond	276.00	400.00	124.00	2,344.00	3,600.00	1,256.00	4,800.00
09030	Maintenance-Mulch@Playscap	.00	.00	.00	863.92	1,500.00	636.08	1,500.00
09040	Maintenance--Pet Waste Statik	.00	.00	.00	.00	250.00	250.00	250.00
09045	Maintenance -- Dry Pond	418.93	400.00	(18.93)	3,763.05	3,600.00	(163.05)	4,800.00
09110	Misc--Maintenance & Projects	.00	.00	.00	324.75	500.00	175.25	500.00
	Maintenance	3,345.30	3,550.00	204.70	38,926.18	46,450.00	7,523.82	57,100.00
Reserve Contributions								
09910	Reserves - Rev Incl in Income	.00	.00	.00	6,500.00	6,500.00	.00	6,500.00
	Reserve Contributions	.00	.00	.00	6,500.00	6,500.00	.00	6,500.00
	TOTAL EXPENSES	6,077.22	6,097.14	19.92	78,833.21	91,294.26	12,461.05	110,686.00
	Current Year Net Income/(loss)	(2,270.09)	(5,745.06)	3,474.97	3,299.41	(9,075.54)	12,374.95	(1,261.00)
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