

	2016 Budget	2016 Actual/Est	2017 Budget
Income			
HOA Dues	50,000	50,000	50,000
Special Assessment	-	-	0
Late Fees		525	500
Legal Fee Reimbursement	-	217	-
Violation Fines		25	-
Interest Income		11	10
Total Income	50,000	50,778	50,510
Expenses			
<i>Administrative Expenses</i>			
Accounting/Tax Prep	225	210	225
Property Tax	15	-	15
Legal	600	572	300
SOS/DORA Renewal	60	60	60
Management Fee	6,000	6,000	6,000
Office Expense/Supplies	500	438	500
Copies/Postage/Supplies	500	468	400
Social Event	300	450	450
Insurance	650	625	650
Subtotal	8,850	8,824	8,600
<i>Landscape/General Maintenance</i>			
Electric	125	115	140
Trash	15,000	15,900	17,100
Water	6,025	7,000	6,500
Landscape Contract	12,500	12,500	12,765
Landscape Extras	3,000	6,353	-
Tree/Shrub Maintenance	1,500	395	650
Sprinkler/Irrigation Repairs	1,500	2,933	2,055
Snow Removal	1,500	3,000	2,700
Miscellaneous	-	61	-
Late Fees to Management	-	188	-
Subtotal	41,150	48,445	41,910
Transfer to Reserves	-	-	-
Transfer from Reserves	-	-	-
Subtotal	0	0	0
Total Expenses	50,000	57,269	50,510
Total Net Income	0	(6,491)	0

Assets

Current Assets

10-1010-00	Bank - Operating Account	\$10,657.87
10-1015-00	Bank - Reserve Account	20,031.85

Total Current Assets: \$30,689.72

Accounts Receivable

12-1900-00	Accounts Receivable-Homeowners	140.32
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Total Accounts Receivable: \$140.32

Total Assets:

\$30,830.04

Liabilities & Equity

Liabilities

20-2010-00	Prepaid Assessments	135.00
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Total Liabilities: \$135.00

Equity

30-3900-00	Retained Earnings	25,605.24
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Total Equity: \$25,605.24

	Net Income Gain / Loss	5,089.80
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\$5,089.80

Total Liabilities & Equity: \$30,830.04

Income Statement - Operating

Coventry Homeowners Association

09/30/2016

Date: 10/20/2016
Time: 2:38 pm
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Description	Current Period			Year-to-date			Percent	Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
OPERATING INCOME								
Income								
4005-00 Association Dues	\$-	\$-	\$-	\$50,025.00	\$50,000.00	\$25.00	0.05 %	\$50,000.00
4025-00 Late Fee Income	-	-	-	525.00	-	525.00	0.00 %	-
4040-00 Legal Fee Reimbursement	-	-	-	217.00	-	217.00	0.00 %	-
4055-00 Bank Interest Income	1.64	-	1.64	10.63	-	10.63	0.00 %	-
Total Income	\$1.64	\$-	\$1.64	\$50,777.63	\$50,000.00	\$777.63	1.56 %	\$50,000.00
Total OPERATING INCOME	\$1.64	\$-	\$1.64	\$50,777.63	\$50,000.00	\$777.63	1.56 %	\$50,000.00
OPERATING EXPENSE								
Administrative Expenses								
5005-00 Accounting/Tax Prep	-	18.75	18.75	210.00	168.75	(41.25)	(24.44)%	225.00
5025-00 Copies/Postage/Supplies	7.50	41.67	34.17	138.29	375.03	236.74	63.13 %	500.00
5040-00 Late Fees Paid To Management	-	-	-	187.50	-	(187.50)	0.00 %	-
5045-00 Insurance	625.00	54.17	(570.83)	625.00	487.53	(137.47)	(28.20)%	650.00
5050-00 Legal	96.00	50.00	(46.00)	572.44	450.00	(122.44)	(27.21)%	600.00
5055-00 Management Fees	500.00	500.00	-	4,500.00	4,500.00	-	0.00 %	6,000.00
5065-00 Office Expense/Supplies	5.00	41.67	36.67	438.48	375.03	(63.45)	(16.92)%	500.00
5075-00 Social Event	(250.00)	25.00	275.00	450.00	225.00	(225.00)	(100.00)%	300.00
5080-00 SOS/DORA Renewal	-	5.00	5.00	-	45.00	45.00	100.00 %	60.00
5090-00 Miscellaneous Expenses	-	-	-	120.72	-	(120.72)	0.00 %	-
Total Administrative Expenses	\$983.50	\$736.26	(\$247.24)	\$7,242.43	\$6,626.34	(\$616.09)	(9.30)%	\$8,835.00
Landscaping Expenses								
5105-00 Landscape Contract	2,177.68	1,041.67	(1,136.01)	11,095.40	9,375.03	(1,720.37)	(18.35)%	12,500.00
5110-00 Landscape Extras	225.00	250.00	25.00	6,353.00	2,250.00	(4,103.00)	(182.36)%	3,000.00
5115-00 Snow Removal	-	125.00	125.00	2,339.00	1,125.00	(1,214.00)	(107.91)%	1,500.00
5120-00 Sprinkler/Irrigation Repairs	230.00	125.00	(105.00)	2,933.25	1,125.00	(1,808.25)	(160.73)%	1,500.00
5125-00 Tree/Shrub Maintenance	-	125.00	125.00	395.00	1,125.00	730.00	64.89 %	1,500.00
Total Landscaping Expenses	\$2,632.68	\$1,666.67	(\$966.01)	\$23,115.65	\$15,000.03	(\$8,115.62)	(54.10)%	\$20,000.00
Operating Expenses								
5305-00 Electricity	15.53	10.42	(5.11)	100.81	93.78	(7.03)	(7.50)%	125.00
5310-00 Water/Sewer	1,788.90	502.08	(1,286.82)	6,750.15	4,518.72	(2,231.43)	(49.39)%	6,025.00
5320-00 Trash Removal	-	1,250.00	1,250.00	7,950.00	11,250.00	3,300.00	29.33 %	15,000.00
Total Operating Expenses	\$1,804.43	\$1,762.50	(\$41.93)	\$14,800.96	\$15,862.50	\$1,061.54	6.69 %	\$21,150.00
Total OPERATING EXPENSE	\$5,420.61	\$4,165.43	(\$1,255.18)	\$45,159.04	\$37,488.87	(\$7,670.17)	(20.46)%	\$49,985.00
Net Income:	(\$5,418.97)	(\$4,165.43)	(\$1,253.54)	\$5,618.59	\$12,511.13	(\$6,892.54)	(93.58)%	\$15.00