

Budget Comparison

Property: Morningside Heights 5th/Brigadoon Additions HOA
2022 Actual vs 2023 Budget

	<u>Actual</u>	<u>Budget 2023</u>	<u>Variance</u>	<u>Notes</u>
INCOME				
4100 INCOME				
4101 HOA Dues	94,339.80	95,010.00	670.20	322 Res @ \$295 ea
4112 Late Fees & Interest	623.26	0.00	-623.26	
4100 Total INCOME	<u>94,963.06</u>	<u>95,010.00</u>	<u>46.94</u>	
4200 OTHER PROPERTY INCOME			0.00	
4206 Transfer Fees	-150.00	0.00	150.00	
4200 Total OTHER PROPERTY INCOME	<u>-150.00</u>	<u>0.00</u>	<u>150.00</u>	
TOTAL INCOME	<u>94,813.06</u>	<u>95,010.00</u>	196.94	
EXPENSE				
5001 MAINTENANCE EXPENSES				
5018 Fence Repairs	28.29	2,000.00	1,971.71	
5022 Maintenance Miscellaneous	9,978.61	2,000.00	-7,978.61	Mailbox Replacements
5001 Total MAINTENANCE EXPENSES	<u>10,006.90</u>	<u>4,000.00</u>	<u>-6,006.90</u>	
5100 LANDSCAPING				
5101 Lawn Mowing	9,359.97	9,700.00	340.03	
5102 Sprinkler Materials	2,321.49	2,400.00	78.51	
5103 Pruning	0.00	900.00	900.00	
5105 Spray/Fertilization	1,013.86	1,000.00	-13.86	
5106 Grounds Materials	0.00	0.00	0.00	
5108 Landscaping Other	5,832.45	11,100.00	5,267.55	Tree Removal and Swales
5109 Master Park	19,200.00	25,760.00	6,560.00	More Homes
5100 Total LANDSCAPING	<u>37,727.77</u>	<u>50,860.00</u>	<u>13,132.23</u>	
5300 UTILITIES				
5301 Common Area Electric	766.99	840.00	73.01	
5303 Gas	16.33	0.00	-16.33	
5304 Water	6,826.58	7,200.00	373.42	
5306 Refuse	10.28	0.00	-10.28	
5300 Total UTILITIES	<u>7,620.18</u>	<u>8,040.00</u>	<u>419.82</u>	
5400 TAX & LICENSES				
5401 Real Estate Taxes	94.32	100.00	5.68	
5404 Licenses	20.00	20.00	0.00	
5406 Architectural Review Fee	100.00	0.00	-100.00	
5400 Total TAX & LICENSES	<u>214.32</u>	<u>120.00</u>	<u>-94.32</u>	
5450 PAYROLL				
5451 Maintenance Engineer	2,340.00	3,600.00	1,260.00	More needs
5450 Total PAYROLL	<u>2,340.00</u>	<u>3,600.00</u>	<u>1,260.00</u>	
5600 ADMINISTRATIVE				
5601 Property Management Fee	27,124.02	27,120.00	-4.02	
5603 Accounting Fees	505.56	700.00	194.44	
5604 Bank Service Charges	-2.00	0.00	2.00	
5605 Meeting Expenses	25.67	0.00	-25.67	
5606 Other Admin Exp	1,496.50	0.00	-1,496.50	
5600 Total ADMINISTRATIVE	<u>29,149.75</u>	<u>27,820.00</u>	<u>-1,329.75</u>	
5650 INSURANCE				
5651 Liability & Multi-Peril	3,626.00	4,000.00	374.00	
5652 BOD Ins	3,255.00	3,600.00	345.00	
5650 Total INSURANCE	<u>6,881.00</u>	<u>7,600.00</u>	<u>719.00</u>	
TOTAL EXPENSE	<u>93,939.92</u>	<u>102,040.00</u>	8,100.08	
NET INCOME	873.14	-7,030.00	-7,903.14	
2022 Ending Operating Balance	15,416.92			

