



Financial Report Package

March 2024

Prepared for

Hearthstone of Ellicott Mills Condominium

By

First Real Estate Management

	Operating	Reserve	Total
Assets			
Cash - Operating			
FCB - Operating CK - 2955	\$31,251.30	\$0.00	\$31,251.30
FCB - Debit Card - 5772	\$847.17	\$0.00	\$847.17
Deposit in Transit	\$6,725.00	\$0.00	\$6,725.00
Total: Cash - Operating	\$38,823.47	\$0.00	\$38,823.47
Cash - Reserves			
FCB - MM Reserves - 3601	\$0.00	\$17.16	\$17.16
CB - MM Reserves - 6152	\$0.00	\$124,943.71	\$124,943.71
CB CD - Reserve - 1247	\$0.00	\$34,125.54	\$34,125.54
CB CD - Reserve - 2318	\$0.00	\$33,006.09	\$33,006.09
CB CD - Reserve - 1249	\$0.00	\$51,551.14	\$51,551.14
FIB - CD 7081	\$0.00	\$52,229.92	\$52,229.92
FIB - CD 7099	\$0.00	\$50,968.42	\$50,968.42
FIB - CD 7106	\$0.00	\$50,224.44	\$50,224.44
FIB - CD 7114	\$0.00	\$50,376.72	\$50,376.72
FIB - CD 7122	\$0.00	\$52,295.16	\$52,295.16
Total: Cash - Reserves	\$0.00	\$499,738.30	\$499,738.30
Accounts Receivable			
Income Taxes Recoverable	\$437.00	\$0.00	\$437.00
Total: Accounts Receivable	\$437.00	\$0.00	\$437.00
Other Current Assets			
Prepaid Insurance	\$2,375.00	\$0.00	\$2,375.00
Total: Other Current Assets	\$2,375.00	\$0.00	\$2,375.00
Total: Assets	\$41,635.47	\$499,738.30	\$541,373.77
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$1,373.07	\$0.00	\$1,373.07
Prepaid Assessments	\$2,295.40	\$0.00	\$2,295.40
Total: Current Liabilities	\$3,668.47	\$0.00	\$3,668.47
Reserves			
Reserve - General	\$0.00	\$489,464.58	\$489,464.58
Operating: Due to Reserves	(\$7,683.34)	\$0.00	(\$7,683.34)
Reserves: Due to Operating	\$0.00	\$958.29	\$958.29
Operating: Due from Reserves	\$6,725.00	\$0.00	\$6,725.00
Total: Reserves	(\$958.34)	\$490,422.87	\$489,464.53
Equity			
Retained Earnings	\$33,826.91	\$0.00	\$33,826.91
Total: Equity	\$33,826.91	\$0.00	\$33,826.91
Net Income Gain/Loss	\$0.00	\$9,315.43	\$9,315.43
Net Income Gain/Loss	\$5,098.43	\$0.00	\$5,098.43
Total: Liabilities & Equity	\$41,635.47	\$499,738.30	\$541,373.77

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
40010-00 Assessment Fees	\$9,660.00	\$9,657.33	\$2.67	\$28,980.00	\$28,971.99	\$8.01	\$115,888.00
Total Income	\$9,660.00	\$9,657.33	\$2.67	\$28,980.00	\$28,971.99	\$8.01	\$115,888.00
Other Income							
40100-00 Late Fees	-	16.67	(16.67)	15.00	50.01	(35.01)	200.00
41000-00 Interest Income - Operating	1.61	-	1.61	4.42	-	4.42	-
42230-00 Reserve Reimbursement to Operations	6,725.00	-	6,725.00	6,725.00	-	6,725.00	-
42990-00 Miscellaneous Income	-	1,418.33	(1,418.33)	-	4,254.99	(4,254.99)	17,020.00
Total Other Income	\$6,726.61	\$1,435.00	\$5,291.61	\$6,744.42	\$4,305.00	\$2,439.42	\$17,220.00
Total OPERATING INCOME	\$16,386.61	\$11,092.33	\$5,294.28	\$35,724.42	\$33,276.99	\$2,447.43	\$133,108.00
OPERATING EXPENSE							
Administrative							
50000-00 Bank Charges	-	-	-	-	25.00	25.00	25.00
50140-00 Meetings	-	-	-	-	-	-	300.00
50150-00 Administrative Fees	-	16.67	16.67	153.37	50.01	(103.36)	200.00
50152-00 Legal General	175.00	175.00	-	625.00	525.00	(100.00)	2,100.00
50153-00 Audit & Tax Services	1,975.00	1,975.00	-	1,975.00	1,975.00	-	1,975.00
Total Administrative	\$2,150.00	\$2,166.67	\$16.67	\$2,753.37	\$2,575.01	(\$178.36)	\$4,600.00
Utilities							
50681-00 Cable & Internet	50.00	-	(50.00)	50.00	-	(50.00)	-
51001-00 Public Electric-Street Lights	342.92	-	(342.92)	1,036.20	-	(1,036.20)	-
51002-00 Water & Sewer	-	-	-	-	113.00	113.00	450.00
51020-00 STREET LIGHTS	-	327.00	327.00	-	981.00	981.00	3,924.00
Total Utilities	\$392.92	\$327.00	(\$65.92)	\$1,086.20	\$1,094.00	\$7.80	\$4,374.00
Landscaping							
52031-00 Landscaping Contract	1,692.60	1,692.58	(0.02)	5,077.80	5,077.74	(0.06)	20,311.00
52032-00 Tree & Shrub Maintenance	-	375.00	375.00	-	1,125.00	1,125.00	4,500.00
52550-00 Snow Removal	1,207.00	2,750.00	1,543.00	7,217.50	8,250.00	1,032.50	11,000.00
Total Landscaping	\$2,899.60	\$4,817.58	\$1,917.98	\$12,295.30	\$14,452.74	\$2,157.44	\$35,811.00
Maintenance - Facilities							
50600-00 Pest Control	-	-	-	-	-	-	125.00
52042-00 Gutter Cleaning & Maintenance	275.00	141.67	(133.33)	500.00	425.01	(74.99)	1,700.00
52052-00 HVAC Repairs & Maintenance	-	-	-	-	-	-	175.00
52060-00 Community Maintenance	-	833.33	833.33	350.00	2,499.99	2,149.99	10,000.00
Total Maintenance - Facilities	\$275.00	\$975.00	\$700.00	\$850.00	\$2,925.00	\$2,075.00	\$12,000.00
Amenities							
52044-00 Clubhouse Repairs & Maintenance	-	83.33	83.33	-	249.99	249.99	1,000.00
52541-00 Clubhouse Supplies	-	-	-	100.00	-	(100.00)	-
52700-00 Public Electric-Clubhouse	166.43	91.67	(74.76)	529.79	275.01	(254.78)	1,100.00
Total Amenities	\$166.43	\$175.00	\$8.57	\$629.79	\$525.00	(\$104.79)	\$2,100.00
Committee Budgets							
50542-00 Clubhouse Committee Supplies	-	75.00	75.00	-	225.00	225.00	900.00
50650-00 Special Events	-	125.00	125.00	258.68	125.00	(133.68)	500.00
Total Committee Budgets	\$-	\$200.00	\$200.00	\$258.68	\$350.00	\$91.32	\$1,400.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Community Management							
50010-00 Accounting Fee	\$179.58	\$179.58	\$-	\$531.83	\$538.74	\$6.91	\$2,155.00
50020-00 Management Fee	474.83	474.83	-	1,406.24	1,424.49	18.25	5,698.00
50040-00 Office	56.00	20.83	(35.17)	59.70	62.49	2.79	250.00
50050-00 Postage & Mailing	29.35	8.33	(21.02)	47.39	24.99	(22.40)	100.00
50060-00 Coupons	-	-	-	-	125.00	125.00	125.00
Total Community Management	<u>\$739.76</u>	<u>\$683.57</u>	<u>(\$56.19)</u>	<u>\$2,045.16</u>	<u>\$2,175.71</u>	<u>\$130.55</u>	<u>\$8,328.00</u>
Taxes and Insurance							
52100-00 Insurance	-	-	-	3,555.82	4,049.00	493.18	16,195.00
53001-00 Federal Taxes	-	-	-	2,471.00	-	(2,471.00)	1,800.00
53002-00 State Taxes	-	-	-	839.00	-	(839.00)	400.00
Total Taxes and Insurance	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$6,865.82</u>	<u>\$4,049.00</u>	<u>(\$2,816.82)</u>	<u>\$18,395.00</u>
Reserve Contributions							
59970-00 Contribution to Reserves	3,841.67	3,841.67	-	3,841.67	11,525.01	7,683.34	46,100.00
Total Reserve Contributions	<u>\$3,841.67</u>	<u>\$3,841.67</u>	<u>\$-</u>	<u>\$3,841.67</u>	<u>\$11,525.01</u>	<u>\$7,683.34</u>	<u>\$46,100.00</u>
Total OPERATING EXPENSE	\$10,465.38	\$13,186.49	\$2,721.11	\$30,625.99	\$39,671.47	\$9,045.48	\$133,108.00
Net Income:	<u>\$5,921.23</u>	<u>(\$2,094.16)</u>	<u>\$8,015.39</u>	<u>\$5,098.43</u>	<u>(\$6,394.48)</u>	<u>\$11,492.91</u>	<u>\$0.00</u>



Income Statement - Reserve

Hearthstone of Ellicott Mills Condominium

From 03/01/2024 to 03/31/2024

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Reserve Income							
59971-00 Reserve - General Income	\$3,841.67	\$3,841.67	\$-	\$3,841.67	\$11,525.01	(\$7,683.34)	\$46,100.00
61010-00 Reserve - Interest Income	1,966.90	-	1,966.90	5,473.76	-	5,473.76	-
Total Reserve Income	\$5,808.57	\$3,841.67	\$1,966.90	\$9,315.43	\$11,525.01	(\$2,209.58)	\$46,100.00
Total RESERVE INCOME	\$5,808.57	\$3,841.67	\$1,966.90	\$9,315.43	\$11,525.01	(\$2,209.58)	\$46,100.00
Net Reserve:	\$5,808.57	\$3,841.67	\$1,966.90	\$9,315.43	\$11,525.01	(\$2,209.58)	\$46,100.00



Budget Spread Report - Operating
 Hearthstone of Ellicott Mills Condominium
 End Date: 03/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
OPERATING INCOME														
Income														
40010-00 Assessment Fees														
Budget	9,657.33	9,657.33	9,657.33	9,657.33	9,657.33	9,657.33	9,657.33	9,657.33	9,657.33	9,657.33	9,657.33	9,657.37	115,888.00	115,888.00
Actual	-	19,320.00	9,660.00	-	-	-	-	-	-	-	-	-	28,980.00	-
Variance	(9,657.33)	9,662.67	2.67	-	-	-	-	-	-	-	-	-	8.01	-
Total 40 - Income	9,657.33	9,657.33	9,657.33	9,657.33	9,657.33	9,657.33	9,657.33	9,657.33	9,657.33	9,657.33	9,657.33	9,657.37	115,888.00	115,888.00
Budget	0.00	19,320.00	9,660.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,980.00	0.00
Actual	(9,657.33)	9,662.67	2.67	-	-	-	-	-	-	-	-	-	8.01	-
Variance	0.00	19,320.00	9,660.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,980.00	0.00
Other Income	0.00	19,320.00	9,660.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,980.00	0.00
40100-00 Late Fees														
Budget	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.63	200.00	200.00
Actual	-	15.00	-	-	-	-	-	-	-	-	-	-	15.00	-
Variance	(16.67)	(1.67)	(16.67)	-	-	-	-	-	-	-	-	-	(35.01)	-
41000-00 Interest Income - Operating														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	2.81	1.61	-	-	-	-	-	-	-	-	-	4.42	-
Variance	-	2.81	1.61	-	-	-	-	-	-	-	-	-	4.42	-
42230-00 Reserve Reimbursement to Operations														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	6,725.00	-	-	-	-	-	-	-	-	-	6,725.00	-
Variance	-	-	6,725.00	-	-	-	-	-	-	-	-	-	6,725.00	-
42990-00 Miscellaneous Income														
Budget	1,418.33	1,418.33	1,418.33	1,418.33	1,418.33	1,418.33	1,418.33	1,418.33	1,418.33	1,418.33	1,418.33	1,418.37	17,020.00	17,020.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	(1,418.33)	(1,418.33)	(1,418.33)	-	-	-	-	-	-	-	-	-	(4,254.99)	-
Total 41 - Other Income	1,435.00	1,435.00	1,435.00	1,435.00	1,435.00	1,435.00	1,435.00	1,435.00	1,435.00	1,435.00	1,435.00	1,435.00	17,220.00	17,220.00
Budget	0.00	17.81	6,726.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,744.42	0.00
Actual	(1,435.00)	(1,417.19)	5,291.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,439.42	0.00
Variance	0.00	17.81	6,726.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,744.42	0.00
Total OPERATING INCOME	0.00	(1,417.19)	5,291.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,439.42	0.00



Budget Spread Report - Operating
 Hearthstone of Ellicott Mills Condominium
 End Date: 03/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Budget	11,092.33	11,092.33	11,092.33	11,092.33	11,092.33	11,092.33	11,092.33	11,092.33	11,092.33	11,092.33	11,092.33	11,092.37	133,108.00	133,108.00
Actual	0.00	19,337.81	16,386.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,724.42	
Variance	(11,092.33)	8,245.48	5,294.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,447.43	
OPERATING EXPENSE														
Administrative														
50000-00 Bank Charges														
Budget	25.00	-	-	-	-	-	-	-	-	-	-	-	25.00	25.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	25.00	-	-	-	-	-	-	-	-	-	-	-	25.00	-
50140-00 Meetings														
Budget	-	-	-	-	-	-	-	-	300.00	-	-	-	300.00	300.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	-	-	-	-	-	-	-	300.00	-	-	-	300.00	-
50150-00 Administrative Fees														
Budget	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.63	200.00	200.00
Actual	-	153.37	-	-	-	-	-	-	-	-	-	-	153.37	-
Variance	16.67	(136.70)	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.63	46.63	-
50152-00 Legal General														
Budget	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00	2,100.00
Actual	-	450.00	175.00	-	-	-	-	-	-	-	-	-	625.00	-
Variance	175.00	(275.00)	-	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	1,475.00	-
50153-00 Audit & Tax Services														
Budget	-	-	1,975.00	-	-	-	-	-	-	-	-	-	1,975.00	1,975.00
Actual	-	-	1,975.00	-	-	-	-	-	-	-	-	-	1,975.00	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total 50 - Administrative														
Budget	216.67	191.67	2,166.67	191.67	191.67	191.67	191.67	191.67	491.67	191.67	191.67	191.63	4,600.00	4,600.00
Actual	0.00	603.37	2,150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,753.37	-
Variance	216.67	(411.70)	16.67	191.67	191.67	191.67	191.67	191.67	491.67	191.67	191.67	191.63	1,846.63	-
Utilities														
50681-00 Cable & Internet														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	50.00	-	-	-	-	-	-	-	-	-	50.00	-



Budget Spread Report - Operating
 Hearthstone of Ellicott Mills Condominium
 End Date: 03/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Variance	-	-	(50.00)	-	-	-	-	-	-	-	-	-	-	(50.00)
51001-00 Public Electric-Street Lights														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	693.28	342.92	-	-	-	-	-	-	-	-	-	-	1,036.20
Variance	-	(693.28)	(342.92)	-	-	-	-	-	-	-	-	-	-	(1,036.20)
51002-00 Water & Sewer														
Budget	113.00	-	-	113.00	-	-	112.00	-	-	112.00	-	-	-	450.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	113.00	-	-	113.00	-	-	112.00	-	-	112.00	-	-	-	450.00
51020-00 STREET LIGHTS														
Budget	327.00	327.00	327.00	327.00	327.00	327.00	327.00	327.00	327.00	327.00	327.00	327.00	3,924.00	3,924.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	327.00	327.00	327.00	327.00	327.00	327.00	327.00	327.00	327.00	327.00	327.00	327.00	3,924.00	3,924.00
Total 53 - Utilities														
Budget	440.00	327.00	327.00	440.00	327.00	327.00	439.00	327.00	327.00	439.00	327.00	327.00	4,374.00	4,374.00
Actual	0.00	693.28	392.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,086.20	
Variance	440.00	(366.28)	(65.92)	440.00	327.00	327.00	439.00	327.00	327.00	439.00	327.00	327.00	3,287.80	
Landscaping														
52031-00 Landscaping Contract														
Budget	1,692.58	1,692.58	1,692.58	1,692.58	1,692.58	1,692.58	1,692.58	1,692.58	1,692.58	1,692.58	1,692.58	1,692.62	20,311.00	20,311.00
Actual	-	3,385.20	1,692.60	-	-	-	-	-	-	-	-	-	5,077.80	
Variance	1,692.58	(1,692.62)	(0.02)	1,692.58	1,692.58	1,692.58	1,692.58	1,692.58	1,692.58	1,692.58	1,692.58	1,692.62	15,233.20	
52032-00 Tree & Shrub Maintenance														
Budget	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00	4,500.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00	4,500.00
52550-00 Snow Removal														
Budget	2,750.00	2,750.00	2,750.00	-	-	-	-	-	-	-	-	2,750.00	11,000.00	11,000.00
Actual	-	6,010.50	1,207.00	-	-	-	-	-	-	-	-	-	7,217.50	
Variance	2,750.00	(3,260.50)	1,543.00	-	-	-	-	-	-	-	-	2,750.00	3,782.50	
Total 61 - Landscaping														
Budget	4,817.58	4,817.58	4,817.58	2,067.58	2,067.58	2,067.58	2,067.58	2,067.58	2,067.58	2,067.58	2,067.58	4,817.62	35,811.00	35,811.00
Actual	0.00	9,395.70	2,899.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,295.30	
Variance	4,817.58	(4,578.12)	1,917.98	2,067.58	2,067.58	2,067.58	2,067.58	2,067.58	2,067.58	2,067.58	2,067.58	4,817.62	23,515.70	

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Maintenance - Facilities														
50600-00 Pest Control														
Budget	-	-	-	125.00	-	-	-	-	-	-	-	-	125.00	125.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	-	-	125.00	-	-	-	-	-	-	-	-	125.00	125.00
52042-00 Gutter Cleaning & Maintenance														
Budget	141.67	141.67	141.67	141.67	141.67	141.67	141.67	141.67	141.67	141.67	141.67	141.63	1,700.00	1,700.00
Actual	-	225.00	275.00	-	-	-	-	-	-	-	-	-	500.00	500.00
Variance	141.67	(83.33)	(133.33)	141.67	141.67	141.67	141.67	141.67	141.67	141.67	141.67	141.63	1,200.00	1,200.00
52052-00 HVAC Repairs & Maintenance														
Budget	-	-	-	175.00	-	-	-	-	-	-	-	-	175.00	175.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	-	-	175.00	-	-	-	-	-	-	-	-	175.00	175.00
52060-00 Community Maintenance														
Budget	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.37	10,000.00	10,000.00
Actual	-	350.00	-	-	-	-	-	-	-	-	-	-	350.00	350.00
Variance	833.33	483.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.37	9,650.00	9,650.00
Total 62 - Maintenance - Facilities														
Budget	975.00	975.00	975.00	1,275.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	12,000.00	12,000.00
Actual	0.00	575.00	275.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	850.00	850.00
Variance	975.00	400.00	700.00	1,275.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	11,150.00	11,150.00
Amenities														
52044-00 Clubhouse Repairs & Maintenance														
Budget	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.37	1,000.00	1,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.37	1,000.00	1,000.00
52541-00 Clubhouse Supplies														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	100.00	-	-	-	-	-	-	-	-	-	-	100.00	100.00
Variance	-	(100.00)	-	-	-	-	-	-	-	-	-	-	(100.00)	(100.00)
52700-00 Public Electric-Clubhouse														
Budget	91.67	91.67	91.67	91.67	91.67	91.67	91.67	91.67	91.67	91.67	91.67	91.63	1,100.00	1,100.00
Actual	-	363.36	166.43	-	-	-	-	-	-	-	-	-	529.79	529.79
Variance	91.67	(271.69)	(74.76)	91.67	91.67	91.67	91.67	91.67	91.67	91.67	91.67	91.63	570.21	570.21



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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Total 65 - Amenities														
Budget	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00	2,100.00
Actual	0.00	463.36	166.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	629.79	
Variance	175.00	(288.36)	8.57	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	1,470.21	
Committee Budgets														
50542-00 Clubhouse Committee Supplies														
Budget	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00	900.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00	
50650-00 Special Events														
Budget	-	-	125.00	-	-	125.00	-	-	125.00	-	-	125.00	500.00	500.00
Actual	-	258.68	-	-	-	-	-	-	-	-	-	-	258.68	
Variance	-	(258.68)	125.00	-	-	125.00	-	-	125.00	-	-	125.00	241.32	
Total 70 - Committee Budgets														
Budget	75.00	75.00	200.00	75.00	75.00	200.00	75.00	75.00	200.00	75.00	75.00	200.00	1,400.00	1,400.00
Actual	0.00	258.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	258.68	
Variance	75.00	(183.68)	200.00	75.00	75.00	200.00	75.00	75.00	200.00	75.00	75.00	200.00	1,141.32	
Community Management														
50010-00 Accounting Fee														
Budget	179.58	179.58	179.58	179.58	179.58	179.58	179.58	179.58	179.58	179.58	179.58	179.62	2,155.00	2,155.00
Actual	-	352.25	179.58	-	-	-	-	-	-	-	-	-	531.83	
Variance	179.58	(172.67)	-	179.58	179.58	179.58	179.58	179.58	179.58	179.58	179.58	179.62	1,623.17	
50020-00 Management Fee														
Budget	474.83	474.83	474.83	474.83	474.83	474.83	474.83	474.83	474.83	474.83	474.83	474.87	5,698.00	5,698.00
Actual	-	931.41	474.83	-	-	-	-	-	-	-	-	-	1,406.24	
Variance	474.83	(456.58)	-	474.83	474.83	474.83	474.83	474.83	474.83	474.83	474.83	474.87	4,291.76	
50040-00 Office														
Budget	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.87	250.00	250.00
Actual	-	3.70	56.00	-	-	-	-	-	-	-	-	-	59.70	
Variance	20.83	17.13	(35.17)	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.87	190.30	
50050-00 Postage & Mailing														
Budget	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.37	100.00	100.00
Actual	-	18.04	29.35	-	-	-	-	-	-	-	-	-	47.39	



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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Variance	8.33	(9.71)	(21.02)	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.37	52.61	
50060-00 Coupons														
Budget	125.00	-	-	-	-	-	-	-	-	-	-	-	125.00	125.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	125.00	-	-	-	-	-	-	-	-	-	-	-	125.00	-
Total 72 - Community Management														
Budget	808.57	683.57	683.57	683.57	683.57	683.57	683.57	683.57	683.57	683.57	683.57	683.73	8,328.00	8,328.00
Actual	0.00	1,305.40	739.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,045.16	
Variance	808.57	(621.83)	(56.19)	683.57	683.57	683.57	683.57	683.57	683.57	683.57	683.57	683.73	6,282.84	
Taxes and Insurance														
52100-00 Insurance														
Budget	-	4,049.00	-	-	4,049.00	-	-	4,049.00	-	-	-	-	16,195.00	16,195.00
Actual	-	3,555.82	-	-	-	-	-	-	-	-	-	-	3,555.82	
Variance	-	493.18	-	-	4,049.00	-	-	4,049.00	-	-	-	-	12,639.18	
53001-00 Federal Taxes														
Budget	-	-	-	450.00	-	450.00	-	-	450.00	-	-	450.00	1,800.00	1,800.00
Actual	-	2,471.00	-	-	-	-	-	-	-	-	-	-	2,471.00	
Variance	-	(2,471.00)	-	450.00	-	450.00	-	-	450.00	-	-	450.00	(671.00)	
53002-00 State Taxes														
Budget	-	-	-	100.00	-	100.00	-	-	100.00	-	-	100.00	400.00	400.00
Actual	-	839.00	-	-	-	-	-	-	-	-	-	-	839.00	
Variance	-	(839.00)	-	100.00	-	100.00	-	-	100.00	-	-	100.00	(439.00)	
Total 75 - Taxes and Insurance														
Budget	0.00	4,049.00	0.00	550.00	4,049.00	550.00	0.00	4,049.00	550.00	0.00	4,048.00	550.00	18,395.00	18,395.00
Actual	0.00	6,865.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,865.82	
Variance	0.00	(2,816.82)	0.00	550.00	4,049.00	550.00	0.00	4,049.00	550.00	0.00	4,048.00	550.00	11,529.18	
Reserve Contributions														
59970-00 Contribution to Reserves														
Budget	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.63	46,100.00	46,100.00
Actual	-	-	3,841.67	-	-	-	-	-	-	-	-	-	3,841.67	
Variance	3,841.67	3,841.67	-	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.63	42,258.33	
Total 80 - Reserve Contributions														
Budget	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.63	46,100.00	46,100.00



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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Actual	0.00	0.00	3,841.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,841.67
Variance	3,841.67	3,841.67	0.00	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.63	3,841.63	42,258.33
Total OPERATING EXPENSE														
Budget	11,349.49	15,135.49	13,186.49	9,299.49	12,385.49	9,011.49	8,448.49	12,385.49	9,311.49	8,448.49	12,384.49	11,761.61	133,108.00	133,108.00
Actual	0.00	20,160.61	10,465.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,625.99	
Variance	11,349.49	(5,025.12)	2,721.11	9,299.49	12,385.49	9,011.49	8,448.49	12,385.49	9,311.49	8,448.49	12,384.49	11,761.61	102,482.01	
Net Income:														
Budget	(257.16)	(4,043.16)	(2,094.16)	1,792.84	(1,293.16)	2,080.84	2,643.84	(1,293.16)	1,780.84	2,643.84	(1,292.16)	(669.24)	0.00	0.00
Actual	0.00	(822.80)	5,921.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,098.43	
Variance	257.16	3,220.36	8,015.39	(1,792.84)	1,293.16	(2,080.84)	(2,643.84)	1,293.16	(1,780.84)	(2,643.84)	1,292.16	669.24	5,098.43	
RESERVE INCOME														
Reserve Income														
59971-00 Reserve - General Income														
Budget	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.63	46,100.00	46,100.00
Actual	-	-	3,841.67	-	-	-	-	-	-	-	-	-	3,841.67	3,841.67
Variance	(3,841.67)	(3,841.67)	-	-	-	-	-	-	-	-	-	-	(7,683.34)	
61010-00 Reserve - Interest Income														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	3,506.86	1,966.90	-	-	-	-	-	-	-	-	-	5,473.76	
Variance	-	3,506.86	1,966.90	-	-	-	-	-	-	-	-	-	5,473.76	
Total 90 - Reserve Income														
Budget	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.63	46,100.00	46,100.00
Actual	0.00	3,506.86	5,808.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,315.43	
Variance	(3,841.67)	(334.81)	1,966.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(2,209.58)	
Total RESERVE INCOME														
Budget	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.63	46,100.00	46,100.00
Actual	0.00	3,506.86	5,808.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,315.43	
Variance	(3,841.67)	(334.81)	1,966.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(2,209.58)	

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
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Net Reserve:

Budget	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.67	3,841.63	46,100.00	
Actual	0.00	3,506.86	5,808.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,315.43	
Variance	(3,841.67)	(334.81)	1,966.90	(3,841.67)	(3,841.67)	(3,841.67)	(3,841.67)	(3,841.67)	(3,841.67)	(3,841.67)	(3,841.67)	(3,841.63)	(36,784.57)	