

Woodridge Forest Community Association Inc.

Income Statement Budget Comparison

Posted 10/1/2023 To 10/31/2023 11:59:00 PM

	Current Month 1-Operating				Year to Date 1-Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
<u>Revenue</u>									
Assessment Earned	42,990.65	42,923.33	67.32	-0.16%	429,300.66	429,233.34	67.32	-0.02%	515,080.00
Builder Assessment Earned	4,081.66	4,081.66	0.00	0.00%	40,816.68	40,816.68	0.00	0.00%	48,980.00
Capitalization Fee	7,900.00	2,106.70	5,793.30	-274.99%	48,190.00	21,067.00	27,123.00	-128.75%	25,280.00
Late Fees	439.04	0.00	439.04	0.00%	12,804.03	0.00	12,804.03	0.00%	0.00
Legal - Collection Reimburse	1,112.25	250.00	862.25	-344.90%	5,786.25	2,500.00	3,286.25	-131.45%	3,000.00
Legal D/R Fees Reimburse	25.00	250.00	(225.00)	90.00%	1,044.40	2,500.00	(1,455.60)	58.22%	3,000.00
Mowing, D/R Reimburse	0.00	29.20	(29.20)	100.00%	0.00	292.00	(292.00)	100.00%	350.00
Fine Income	0.00	250.00	(250.00)	100.00%	(60.00)	2,500.00	(2,560.00)	102.40%	3,000.00
Clubhouse Rental Income	0.00	0.00	0.00	0.00%	200.00	0.00	200.00	0.00%	0.00
Oper.-Transfer to Reserve	(2,333.30)	(2,333.30)	0.00	0.00%	(23,333.40)	(23,333.40)	0.00	0.00%	(28,000.00)
Interest Income	16.45	588.80	(572.35)	97.21%	229.47	5,888.00	(5,658.53)	96.10%	7,065.00
MUD Contribution - Lands	3,049.05	4,288.10	(1,239.05)	28.90%	30,490.30	42,881.00	(12,390.70)	28.90%	51,457.00
MUD Contribution - Water	13,397.72	1,474.10	11,923.62	-808.87%	46,680.21	14,741.00	31,939.21	-216.67%	17,689.00
Access Control Devices	0.00	0.00	0.00	0.00%	425.00	0.00	425.00	0.00%	0.00
TOTAL Revenue	70,678.52	53,908.59	16,769.93	-31.11%	592,573.60	539,085.62	53,487.98	-9.92%	646,901.00
TOTAL Income	70,678.52	53,908.59	16,769.93	-31.11%	592,573.60	539,085.62	53,487.98	-9.92%	646,901.00
Expense									
<u>Audit & Taxes</u>									
Audit & Tax Preparation	0.00	533.30	533.30	100.00%	6,293.75	5,333.00	(960.75)	-18.02%	6,400.00
Federal Income Tax	0.00	0.00	0.00	0.00%	3,820.00	0.00	(3,820.00)	0.00%	0.00
School Tax	0.00	70.80	70.80	100.00%	0.00	708.00	708.00	100.00%	850.00
Property Tax	0.00	37.50	37.50	100.00%	0.00	375.00	375.00	100.00%	450.00
MUD Tax	0.00	62.50	62.50	100.00%	0.00	625.00	625.00	100.00%	750.00
TOTAL Audit & Taxes	0.00	704.10	704.10	100.00%	10,113.75	7,041.00	(3,072.75)	-43.64%	8,450.00
<u>Committee Expense</u>									
Social/Community Events	450.00	666.70	216.70	32.50%	6,069.74	6,667.00	597.26	8.96%	8,000.00
Community Decorations	0.00	666.70	666.70	100.00%	0.00	6,667.00	6,667.00	100.00%	8,000.00
Yard of the Month	0.00	83.30	83.30	100.00%	0.00	833.00	833.00	100.00%	1,000.00
TOTAL Committee Expenses	450.00	1,416.70	966.70	68.24%	6,069.74	14,167.00	8,097.26	57.16%	17,000.00
<u>Common Area Maintenance</u>									
General Repairs/Maintenance	2,856.11	833.30	(2,022.81)	-242.75%	4,856.11	8,333.00	3,476.89	41.72%	10,000.00
Plumbing	0.00	37.50	37.50	100.00%	2,013.45	375.00	(1,638.45)	-436.92%	450.00
Fences and Gates	450.00	125.00	(325.00)	-260.00%	450.00	1,250.00	800.00	64.00%	1,500.00
Graffiti Removal	0.00	41.70	41.70	100.00%	0.00	417.00	417.00	100.00%	500.00
Sidewalks/Walking Trails	0.00	41.70	41.70	100.00%	0.00	417.00	417.00	100.00%	500.00
Power Washing	0.00	833.30	833.30	100.00%	0.00	8,333.00	8,333.00	100.00%	10,000.00
Electrical	0.00	83.30	83.30	100.00%	0.00	833.00	833.00	100.00%	1,000.00
Signage	0.00	58.30	58.30	100.00%	825.00	583.00	(242.00)	-41.51%	700.00
TOTAL Common Area Maintenance	3,306.11	2,054.10	(1,252.01)	-60.95%	8,144.56	20,541.00	12,396.44	60.35%	24,650.00
<u>Insurance</u>									

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	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Ins. - Directors & Officers	150.94	125.00	(25.94)	-20.75%	1,509.40	1,250.00	(259.40)	-20.75%	1,500.00
Ins. - Flood	159.50	120.00	(39.50)	-32.92%	1,527.50	1,200.00	(327.50)	-27.29%	1,440.00
Ins. - Liability	0.00	20.80	20.80	100.00%	0.00	208.00	208.00	100.00%	250.00
Ins. - Umbrella	645.13	291.70	(353.43)	-121.16%	6,044.70	2,917.00	(3,127.70)	-107.22%	3,500.00
Ins. - Package	2,630.13	1,250.00	(1,380.13)	-110.41%	26,327.40	12,500.00	(13,827.40)	-110.62%	15,000.00
Ins.- Fidelity Bond	40.77	20.80	(19.97)	-96.01%	407.70	208.00	(199.70)	-96.01%	250.00
Ins.- W. Comp	33.44	41.70	8.26	19.81%	334.40	417.00	82.60	19.81%	500.00
TOTAL Insurance	3,659.91	1,870.00	(1,789.91)	-95.72%	36,151.10	18,700.00	(17,451.10)	-93.32%	22,440.00
<u>Lake Maintenance</u>									
Lake Maintenance Contra	620.00	1,240.00	620.00	50.00%	6,200.00	12,400.00	6,200.00	50.00%	14,880.00
Lake Chemicals	0.00	156.20	156.20	100.00%	2,580.38	1,562.00	(1,018.38)	-65.20%	1,875.00
Lake- Pump/Fountain Rep	0.00	83.30	83.30	100.00%	2,003.10	833.00	(1,170.10)	-140.47%	1,000.00
TOTAL Lake Maintenance	620.00	1,479.50	859.50	58.09%	10,783.48	14,795.00	4,011.52	27.11%	17,755.00
<u>Landscape Expense</u>									
Landscape Contract	17,031.59	17,083.30	51.71	0.30%	170,315.90	170,833.00	517.10	0.30%	205,000.00
Landsc.Improvmts./Repair	0.00	0.00	0.00	0.00%	5,562.50	0.00	(5,562.50)	0.00%	0.00
Landscape Extra	0.00	25.00	25.00	100.00%	0.00	250.00	250.00	100.00%	300.00
Irrigation Maintn./Repairs	1,124.23	833.30	(290.93)	-34.91%	8,506.96	8,333.00	(173.96)	-2.09%	10,000.00
Seasonal/Replacements	0.00	166.70	166.70	100.00%	0.00	1,667.00	1,667.00	100.00%	2,000.00
Tree Removal	2,400.00	125.00	(2,275.00)	-1820.00%	2,400.00	1,250.00	(1,150.00)	-92.00%	1,500.00
Deed Restriction Mowing	0.00	29.20	29.20	100.00%	0.00	292.00	292.00	100.00%	350.00
Deed Restriction - Other	0.00	250.00	250.00	100.00%	25.00	2,500.00	2,475.00	99.00%	3,000.00
TOTAL Landscape Expens	20,555.82	18,512.50	(2,043.32)	-11.04%	186,810.36	185,125.00	(1,685.36)	-0.91%	222,150.00
<u>Legal Expenses</u>									
Legal Collections	2,437.25	250.00	(2,187.25)	-874.90%	5,861.25	2,500.00	(3,361.25)	-134.45%	3,000.00
Legal Corporate	0.00	125.00	125.00	100.00%	396.00	1,250.00	854.00	68.32%	1,500.00
Legal Deed Restrictions	50.00	166.70	116.70	70.01%	963.17	1,667.00	703.83	42.22%	2,000.00
TOTAL Legal Expenses	2,487.25	541.70	(1,945.55)	-359.16%	7,220.42	5,417.00	(1,803.42)	-33.29%	6,500.00
<u>Office/Administrative</u>									
Management Services	1,956.00	1,879.20	(76.80)	-4.09%	19,560.00	18,792.00	(768.00)	-4.09%	22,550.00
Management Fee- Other	0.00	125.00	125.00	100.00%	0.00	1,250.00	1,250.00	100.00%	1,500.00
Bank Charges	0.00	41.70	41.70	100.00%	235.96	417.00	181.04	43.41%	500.00
Copies & Printing	133.05	333.30	200.25	60.08%	1,780.20	3,333.00	1,552.80	46.59%	4,000.00
Administrative Supplies	0.00	35.00	35.00	100.00%	0.00	350.00	350.00	100.00%	420.00
Misc. Office Expense	325.64	323.30	(2.34)	-0.72%	981.07	3,233.00	2,251.93	69.65%	3,880.00
Meeting Expense	0.00	20.80	20.80	100.00%	1,057.88	208.00	(849.88)	-408.60%	250.00
Newsletter / Mailouts	0.00	58.30	58.30	100.00%	1,800.00	583.00	(1,217.00)	-208.75%	700.00
Welcome Packets	0.00	60.00	60.00	100.00%	0.00	600.00	600.00	100.00%	720.00
ACC Applications	0.00	300.00	300.00	100.00%	0.00	3,000.00	3,000.00	100.00%	3,600.00
Permits and Fees	0.00	416.70	416.70	100.00%	603.50	4,167.00	3,563.50	85.52%	5,000.00
Postage	67.28	250.00	182.72	73.09%	896.48	2,500.00	1,603.52	64.14%	3,000.00
Storage Fee	15.00	48.00	33.00	68.75%	30.00	480.00	450.00	93.75%	576.00
Website Hosting	100.00	250.00	150.00	60.00%	986.64	2,500.00	1,513.36	60.53%	3,000.00

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	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
TOTAL Office/Administrativ	2,596.97	4,141.30	1,544.33	37.29%	27,931.73	41,413.00	13,481.27	32.55%	49,696.00
<u>Other Expenses</u>									
Bad Debt	0.00	416.70	416.70	100.00%	0.00	4,167.00	4,167.00	100.00%	5,000.00
Pest Control	103.32	125.00	21.68	17.34%	1,369.28	1,250.00	(119.28)	-9.54%	1,500.00
Mosquito Fogging	248.00	208.30	(39.70)	-19.06%	1,860.00	2,083.00	223.00	10.71%	2,500.00
KSA Dues	2,263.59	2,716.70	453.11	16.68%	22,010.73	27,167.00	5,156.27	18.98%	32,600.00
Security	4,410.00	5,833.30	1,423.30	24.40%	51,670.00	58,333.00	6,663.00	11.42%	70,000.00
TOTAL Other Expenses	7,024.91	9,300.00	2,275.09	24.46%	76,910.01	93,000.00	16,089.99	17.30%	111,600.00
<u>Pool Area</u>									
Pool Management Contract	870.57	3,687.50	2,816.93	76.39%	45,026.96	36,875.00	(8,151.96)	-22.11%	44,250.00
Pool Chemicals / Supplies	0.00	30.00	30.00	100.00%	171.00	300.00	129.00	43.00%	360.00
Pool Access System	205.68	575.80	370.12	64.28%	1,385.61	5,758.00	4,372.39	75.94%	6,910.00
Pool General Maint./Repairs	175.00	416.70	241.70	58.00%	2,274.25	4,167.00	1,892.75	45.42%	5,000.00
Pool Tags Expense	0.00	100.00	100.00	100.00%	1,030.12	1,000.00	(30.12)	-3.01%	1,200.00
TOTAL Pool Area	1,251.25	4,810.00	3,558.75	73.99%	49,887.94	48,100.00	(1,787.94)	-3.72%	57,720.00
<u>Recreation Center</u>									
Playground Maintenance	0.00	166.70	166.70	100.00%	0.00	1,667.00	1,667.00	100.00%	2,000.00
Clubhouse Maint./Repairs	101.75	66.70	(35.05)	-52.55%	111.27	667.00	555.73	83.32%	800.00
Clubhouse Janitorial	400.00	100.00	(300.00)	-300.00%	1,704.00	1,000.00	(704.00)	-70.40%	1,200.00
Clubhouse Supplies	0.00	41.70	41.70	100.00%	0.00	417.00	417.00	100.00%	500.00
TOTAL Recreation Center	501.75	375.10	(126.65)	-33.76%	1,815.27	3,751.00	1,935.73	51.61%	4,500.00
<u>Utilities</u>									
Electric-Common Area	1,313.08	1,166.70	(146.38)	-12.55%	12,028.73	11,667.00	(361.73)	-3.10%	14,000.00
Telephone	190.70	200.00	9.30	4.65%	1,950.92	2,000.00	49.08	2.45%	2,400.00
Water / Irrigation	22,213.08	5,166.70	(17,046.38)	-329.93%	90,259.63	51,667.00	(38,592.63)	-74.69%	62,000.00
TOTAL Utilities	23,716.86	6,533.40	(17,183.46)	-263.01%	104,239.28	65,334.00	(38,905.28)	-59.55%	78,400.00
TOTAL Expense	66,170.83	51,738.40	(14,432.43)	-27.90%	526,077.64	517,384.00	(8,693.64)	-1.68%	620,861.00
Excess Revenue / Expense	4,507.69	2,170.19	2,337.50	-107.71%	66,495.96	21,701.62	44,794.34	-206.41%	26,040.00

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	Current Month 2-Reserve				Year to Date 2-Reserve				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
<u>Reserve Income</u>									
Reserve-Trsf from Opr. Fu	2,333.30	2,333.30	0.00	0.00%	23,333.40	23,333.40	0.00	0.00%	28,000.00
RSRV Interest Income	123.20	0.00	123.20	0.00%	1,178.59	0.00	1,178.59	0.00%	0.00
TOTAL Reserve Income	2,456.50	2,333.30	123.20	-5.28%	24,511.99	23,333.40	1,178.59	-5.05%	28,000.00
TOTAL Income	2,456.50	2,333.30	123.20	-5.28%	24,511.99	23,333.40	1,178.59	-5.05%	28,000.00
Expense									
<u>Reserve Expenses</u>									
Reserve Study	0.00	0.00	0.00	0.00%	3,850.00	0.00	(3,850.00)	0.00%	0.00
RSRV- Capital Reserves	0.00	0.00	0.00	0.00%	45,300.00	0.00	(45,300.00)	0.00%	0.00
RSRV- Elec. Repair	0.00	0.00	0.00	0.00%	13,345.00	0.00	(13,345.00)	0.00%	0.00
RSRV - Concrete Fence	9,600.00	0.00	(9,600.00)	0.00%	9,600.00	0.00	(9,600.00)	0.00%	0.00
RSRV Landscape-Timber:	0.00	0.00	0.00	0.00%	18,882.30	0.00	(18,882.30)	0.00%	0.00
RSRV – Tree Removal	4,050.00	0.00	(4,050.00)	0.00%	4,050.00	0.00	(4,050.00)	0.00%	0.00
TOTAL Reserve Expenses	13,650.00	0.00	(13,650.00)	0.00%	95,027.30	0.00	(95,027.30)	0.00%	0.00
TOTAL Expense	13,650.00	0.00	(13,650.00)	0.00%	95,027.30	0.00	(95,027.30)	0.00%	0.00
Excess Revenue / Expense	(11,193.50)	2,333.30	(13,526.80)	579.73%	(70,515.31)	23,333.40	(93,848.71)	402.21%	28,000.00