



Valley Crest HOA

Number Of Units **201**
 Assessment per Household \$ **65.00**

Monthly

	YTD Actuals Based on (Jan-Jul)	2017 Annualized Actuals	2017 Budget	Variance	Estimated Changes		2018 Budget	
					\$	%		
Income								
Operating Revenue								
4110	Monthly Assessments	91,455.00	156,780.00	156,780.00	-	-	0.00%	156,780.00
4160	Capitalization Fee	1,300.00	2,228.57	-	2,228.57	-	0.00%	
4200	Late Fees	625.57	1,072.41	-	1,072.41	-	0.00%	
4310	Miscellaneous	99.12	169.92	-	169.92	-	0.00%	
4810	Interest Income	100.70	172.63	-	172.63	-	0.00%	
	Total Operating Revenue	93,580.39	160,423.53	156,780.00	3,643.53			156,780.00
	Total Income	\$ 93,580.39	\$ 160,423.53	\$ 156,780.00	\$ 3,643.53	-	0.00%	\$ 156,780.00
Expenses								
Operating Expenses								
6044	Insurance - D & O	561.75	963.00	1,325.00	(362.00)	(325.00)	-24.53%	1,000.00
6045	Insurance - Liability	1,573.81	2,697.96	1,624.00	1,073.96	1,076.00	66.26%	2,700.00
6046	Insurance - Crime	20.37	34.92	569.00	(534.08)	(519.00)	-91.21%	50.00
	Total Operating Expenses	2,155.93	3,695.88	3,518.00	177.88			3,750.00
Utilities Expense								
6060	Electricity	2,759.82	4,731.12	4,856.00	(124.88)	-	0.00%	4,856.00
6081	Water	13,643.00	23,388.00	18,812.00	4,576.00	1,188.00	6.32%	20,000.00
6086	Telephone	827.32	1,418.26	1,429.00	(10.74)	-	0.00%	1,429.00
	Total Utilities	17,230.14	29,537.38	25,097.00	4,440.38			26,285.00
Pool and Spa Expenses								
	Total Pool and Spa Expenses	-	-	-	-			-
Landscape Expenses								
6305	Landscaping - Contract	16,030.00	27,480.00	28,305.00	(825.00)	(5,305.00)	-18.74%	23,000.00
6310	Landscaping - Irrig/Repairs	375.83	644.28	2,500.00	(1,855.72)	-	0.00%	2,500.00
6311	Landscaping - Tree Trimming	1,000.00	1,714.29	2,000.00	(285.71)	(1,700.00)	-85.00%	300.00
6312	Landscaping - Plants/Supplies	110.00	188.57	2,500.00	(2,311.43)	(2,400.00)	-96.00%	100.00
6320	Landscaping - Additions	1,845.00	3,162.86	2,500.00	662.86	(2,400.00)	-96.00%	100.00
	Total Landscape Maintenance	19,360.83	33,189.99	37,805.00	(4,615.01)			26,000.00
Repairs and Maintenance								
6355	R & M - Lighting	449.71	770.93	2,200.00	(1,429.07)	(200.00)	-9.09%	2,000.00
6362	R & M - Gate	5,930.34	10,166.30	2,500.00	7,666.30	3,500.00	140.00%	6,000.00
6367	R & M - General	1,079.56	1,850.67	2,500.00	(649.33)	-	0.00%	2,500.00
6369	R & M - Graffiti Removal	-	-	500.00	(500.00)	-	0.00%	500.00
	Total Repairs and Maintenance	7,459.61	12,787.90	7,700.00	5,087.90			11,000.00
Administrative Expenses								
6405	Management Fees	14,281.05	24,481.80	25,706.00	(1,224.20)	(1,224.20)	-4.76%	24,481.80
6406	Resident Agent Fee	200.00	200.00	200.00	-	-	0.00%	200.00
6407	Ombudsman Fee	854.25	854.25	804.00	50.25	50.25	6.25%	854.25
6409	Secretary of State Filing	50.00	50.00	50.00	-	-	0.00%	50.00
6431	Legal	-	-	1,000.00	(1,000.00)	-	0.00%	1,000.00
6433	Accounting/Audit	125.00	125.00	1,500.00	(1,375.00)	(500.00)	-33.33%	1,000.00
6434	Collection/Recovery Costs	-	-	50.00	(50.00)	450.00	900.00%	500.00
6450	Postage/Faxes	752.81	1,290.53	1,500.00	(209.47)	-	0.00%	1,500.00
6455	Copies	26.25	45.00	600.00	(555.00)	-	0.00%	600.00
6457	Coupon Books	663.75	663.75	800.00	(136.25)	-	0.00%	800.00



		YTD Actuals				Estimated Changes		
		Based on (Jan-Jul)	2017 Annualized Actuals	2017 Budget	Variance	\$	%	2018 Budget
6460	Website	71.88	123.22	105.00	18.22	45.00	42.86%	150.00
6466	Bad Debt	2,499.98	4,285.68	5,000.00	(714.32)	-	0.00%	5,000.00
6467	Miscellaneous Expense	311.57	534.12	1,000.00	(465.88)	-	0.00%	1,000.00
6472	BOD Expense	300.00	514.29	600.00	(85.71)	-	0.00%	600.00
6479	Record Storage	151.67	260.01	260.00	0.01	10.00	3.85%	270.00
	Total Administrative Expenses	<u>20,288.21</u>	<u>33,427.65</u>	<u>39,175.00</u>	<u>(5,747.35)</u>			<u>38,006.05</u>
Other Expenses								
7040	Transfers to Reserve Funds	25,366.25	43,485.00	43,485.00	-	8,253.95	18.98%	51,738.95
	Total Other Expenses	<u>25,366.25</u>	<u>43,485.00</u>	<u>43,485.00</u>	<u>-</u>			<u>51,738.95</u>
	Total Expenses	<u>\$ 91,860.97</u>	<u>\$ 156,123.81</u>	<u>\$ 156,780.00</u>	<u>\$ (656.19)</u>	-	0.00%	<u>\$ 156,780.00</u>
Operating Net Income/(Loss)		\$ 1,719.42	\$ 4,299.72	\$ -	\$ 4,299.72			\$ -