

# Sunrise Meadow Property Owners Association

## Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

### Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 08/31/2018				YTD 08/31/2018				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessments</b>											
<b>Regular Assessments</b>											
Full Rate	13,768	26,758	(12,990)	(49%)	170,457	214,060	(43,603)	(20%)	321,090	150,633	47%
<b>TOTAL Regular Assessments</b>	<b>13,768</b>	<b>26,758</b>	<b>(12,990)</b>	<b>(49%)</b>	<b>170,457</b>	<b>214,060</b>	<b>(43,603)</b>	<b>(20%)</b>	<b>321,090</b>	<b>150,633</b>	<b>47%</b>
<b>TOTAL Assessments</b>	<b>13,768</b>	<b>26,758</b>	<b>(12,990)</b>	<b>(49%)</b>	<b>170,457</b>	<b>214,060</b>	<b>(43,603)</b>	<b>(20%)</b>	<b>321,090</b>	<b>150,633</b>	<b>47%</b>
<b>Other Income</b>											
Lien Filing	0	188	(188)	(100%)	0	1,500	(1,500)	(100%)	2,250	2,250	100%
Other	0	934	(934)	(100%)	0	7,468	(7,468)	(100%)	11,202	11,202	100%
Late Payment Charges Waived	(70)	0	(70)	(100%)	(70)	0	(70)	(100%)	0	70	100%
Architectural Review Fees	0	0	0	0%	75	0	75	100%	0	(75)	0%
Miscellaneous Income	0	0	0	0%	12,018	0	12,018	100%	0	(12,018)	0%
Reimbursements	0	0	0	0%	50	0	50	100%	0	(50)	0%
Legal Fee Income	0	125	(125)	(100%)	0	1,000	(1,000)	(100%)	1,500	1,500	100%
Returned Check Fees	0	17	(17)	(100%)	50	133	(83)	(62%)	200	150	75%
Fines	0	250	(250)	(100%)	0	2,000	(2,000)	(100%)	3,000	3,000	100%
Interest Income	0	167	(167)	(100%)	0	1,333	(1,333)	(100%)	2,000	2,000	100%
Finance Fees	1,620	0	1,620	100%	9,306	0	9,306	100%	0	(9,306)	0%
Amenity Center Rental	0	0	0	0%	100	0	100	100%	0	(100)	0%
Rental Income	0	25	(25)	(100%)	0	200	(200)	(100%)	300	300	100%
Insurance Claim Income	0	0	0	0%	21,220	0	21,220	100%	0	(21,220)	0%
<b>TOTAL Other Income</b>	<b>1,550</b>	<b>1,704</b>	<b>(154)</b>	<b>(9%)</b>	<b>42,749</b>	<b>13,635</b>	<b>29,114</b>	<b>214%</b>	<b>20,452</b>	<b>(22,296)</b>	<b>(109%)</b>
<b>TOTAL Revenues</b>	<b>15,317</b>	<b>28,462</b>	<b>(13,144)</b>	<b>(46%)</b>	<b>213,206</b>	<b>227,695</b>	<b>(14,489)</b>	<b>(6%)</b>	<b>341,542</b>	<b>128,336</b>	<b>38%</b>
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Electricity</b>											
Streetlights	4,000	4,833	833	17%	36,291	38,664	2,373	6%	57,996	21,705	37%
<b>TOTAL Electricity</b>	<b>4,000</b>	<b>4,833</b>	<b>833</b>	<b>17%</b>	<b>36,291</b>	<b>38,664</b>	<b>2,373</b>	<b>6%</b>	<b>57,996</b>	<b>21,705</b>	<b>37%</b>
<b>Landscape Maint.</b>											
Contract	(15,588)	4,167	19,755	474%	25,980	33,333	7,353	22%	50,000	24,020	48%
Landscape - General	1,921	0	(1,921)	(100%)	1,921	0	(1,921)	(100%)	0	(1,921)	0%
Force Mow	0	50	50	100%	0	400	400	100%	600	600	100%
Lakes / Ponds / Water Features	(1,127)	1,500	2,627	175%	1,973	12,000	10,027	84%	18,000	16,027	89%

Unaudited

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	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Landscape Improvement	0	900	900	100%	0	7,200	7,200	100%	10,800	10,800	100%
<b>TOTAL Landscape Maint.</b>	(14,793)	6,617	21,410	324%	29,875	52,933	23,058	44%	79,400	49,525	62%
<b>Repair/Maint - General</b>											
General	0	150	150	100%	1,796	1,200	(596)	(50%)	1,800	4	0%
<b>TOTAL Repair/Maint - General</b>	0	150	150	100%	1,796	1,200	(596)	(50%)	1,800	4	0%
<b>Repairs/Maint - Irrigation</b>											
Irrigation	0	0	0	0%	884	0	(884)	(100%)	0	(884)	0%
<b>TOTAL Repairs/Maint - Irrigation</b>	0	0	0	0%	884	0	(884)	(100%)	0	(884)	0%
<b>Taxes - Real Property</b>											
Real Property	0	0	0	0%	381	0	(381)	(100%)	0	(381)	0%
<b>TOTAL Taxes - Real Property</b>	0	0	0	0%	381	0	(381)	(100%)	0	(381)	0%
<b>Water and Wastewater</b>											
Water and Wastewater	35	800	765	96%	931	6,400	5,469	85%	9,600	8,669	90%
Utility- Water and Sewer	0	0	0	0%	483	0	(483)	(100%)	0	(483)	0%
<b>TOTAL Water and Wastewater</b>	35	800	765	96%	1,414	6,400	4,986	78%	9,600	8,186	85%
<b>TOTAL Direct Operating Expenses</b>	(10,758)	12,400	23,158	187%	70,640	99,197	28,557	29%	148,796	78,156	53%
<b>General and Administrative Expenses</b>											
<b>Professional Fees</b>											
Accounting	0	317	317	100%	350	2,533	2,183	86%	3,800	3,450	91%
Legal	0	833	833	100%	3,060	6,667	3,607	54%	10,000	6,940	69%
<b>TOTAL Professional Fees</b>	0	1,150	1,150	100%	3,410	9,200	5,790	63%	13,800	10,390	75%
<b>Bad Debts</b>											
Bad Debts	3,905	0	(3,905)	(100%)	10,938	0	(10,938)	(100%)	0	(10,938)	0%
Allowance for BD Adjustment	0	0	0	0%	14,000	0	(14,000)	(100%)	0	(14,000)	0%
<b>TOTAL Bad Debts</b>	3,905	0	(3,905)	(100%)	24,938	0	(24,938)	(100%)	0	(24,938)	0%
<b>Bank Charges</b>											
Bank Charges	0	10	10	100%	0	80	80	100%	120	120	100%
<b>TOTAL Bank Charges</b>	0	10	10	100%	0	80	80	100%	120	120	100%
<b>Collection Expense</b>											
Collection Expense	685	1,500	815	54%	5,480	12,000	6,520	54%	18,000	12,520	70%
<b>TOTAL Collection Expense</b>	685	1,500	815	54%	5,480	12,000	6,520	54%	18,000	12,520	70%
<b>Homeowner Activities</b>											

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Social Events	0	100	100	100%	0	800	800	100%	1,200	1,200	100%
<b>TOTAL Homeowner Activities</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>100%</b>	<b>0</b>	<b>800</b>	<b>800</b>	<b>100%</b>	<b>1,200</b>	<b>1,200</b>	<b>100%</b>
<b>Homeowner Communications</b>											
Website	0	83	83	100%	0	667	667	100%	1,000	1,000	100%
<b>TOTAL Homeowner Communications</b>	<b>0</b>	<b>83</b>	<b>83</b>	<b>100%</b>	<b>0</b>	<b>667</b>	<b>667</b>	<b>100%</b>	<b>1,000</b>	<b>1,000</b>	<b>100%</b>
<b>Insurance</b>											
General, Property & Liability	2,537	1,333	(1,203)	(90%)	11,162	10,667	(495)	(5%)	16,000	4,838	30%
<b>TOTAL Insurance</b>	<b>2,537</b>	<b>1,333</b>	<b>(1,203)</b>	<b>(90%)</b>	<b>11,162</b>	<b>10,667</b>	<b>(495)</b>	<b>(5%)</b>	<b>16,000</b>	<b>4,838</b>	<b>30%</b>
<b>Management Fee</b>											
Contract	2,540	2,540	0	0%	12,700	20,320	7,620	38%	30,480	17,780	58%
<b>TOTAL Management Fee</b>	<b>2,540</b>	<b>2,540</b>	<b>0</b>	<b>0%</b>	<b>12,700</b>	<b>20,320</b>	<b>7,620</b>	<b>38%</b>	<b>30,480</b>	<b>17,780</b>	<b>58%</b>
<b>Administration</b>											
Administration	1,305	1,692	387	23%	16,282	13,533	(2,749)	(20%)	20,300	4,018	20%
Licenses, Permits and Filing Fees	0	88	88	100%	0	707	707	100%	1,061	1,061	100%
Miscellaneous	25	0	(25)	(100%)	974	0	(974)	(100%)	0	(974)	0%
<b>TOTAL Administration</b>	<b>1,330</b>	<b>1,780</b>	<b>450</b>	<b>25%</b>	<b>17,256</b>	<b>14,240</b>	<b>(3,016)</b>	<b>(21%)</b>	<b>21,360</b>	<b>4,104</b>	<b>19%</b>
<b>TOTAL General and Administrative Expenses</b>	<b>10,996</b>	<b>8,497</b>	<b>(2,500)</b>	<b>(29%)</b>	<b>74,946</b>	<b>67,974</b>	<b>(6,972)</b>	<b>(10%)</b>	<b>101,960</b>	<b>27,015</b>	<b>26%</b>
<b>TOTAL Operating Expenses</b>	<b>239</b>	<b>20,896</b>	<b>20,658</b>	<b>99%</b>	<b>145,586</b>	<b>167,171</b>	<b>21,585</b>	<b>13%</b>	<b>250,756</b>	<b>105,171</b>	<b>42%</b>
<b>Capital Expenditures (Non-capitalized)</b>											
<b>Capital Expenditures</b>											
Walls and Fences	0	2,000	2,000	100%	12,432	16,000	3,568	22%	24,000	11,568	48%
<b>TOTAL Capital Expenditures</b>	<b>0</b>	<b>2,000</b>	<b>2,000</b>	<b>100%</b>	<b>12,432</b>	<b>16,000</b>	<b>3,568</b>	<b>22%</b>	<b>24,000</b>	<b>11,568</b>	<b>48%</b>
<b>TOTAL Capital Expenditures (Non-capitalized)</b>	<b>0</b>	<b>2,000</b>	<b>2,000</b>	<b>100%</b>	<b>12,432</b>	<b>16,000</b>	<b>3,568</b>	<b>22%</b>	<b>24,000</b>	<b>11,568</b>	<b>48%</b>
<b>TOTAL Expenses</b>	<b>239</b>	<b>22,896</b>	<b>22,658</b>	<b>99%</b>	<b>158,018</b>	<b>183,171</b>	<b>25,153</b>	<b>14%</b>	<b>274,756</b>	<b>116,738</b>	<b>42%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>15,079</b>	<b>5,566</b>	<b>9,513</b>	<b>171%</b>	<b>55,188</b>	<b>44,524</b>	<b>10,664</b>	<b>24%</b>	<b>66,786</b>	<b>11,598</b>	<b>17%</b>

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