

Medina Ridge Condominium

Income and Expense Comparative Statement

From : 04/01/2018 to 04/30/2018

April 2018						January to April			Annual
Actual	Budget	Var. \$		Actual	Budget	Var. \$		Budget	
<u>INCOME</u>									
37,062	37,062		4200 Association Fees	148,248	148,248			444,744	
120	120		4230 Storage Fees	480	480			1,440	
	8	(8)	4420 Interest Income	1	32	(31)		100	
500	330	170	4360 Guest Suite Income	1,815	1,320	495		3,960	
			4365 Community Room Income	25		25			
			4430 Resale Disclosure Fee	125		125			
37,682	37,520	162	Total INCOME	150,694	150,080	614		450,244	

Expenses

ADMINISTRATIVE EXPENSES

			6070 Dues/Donations/Licenses	200	200		675
			5010 Audit/Review		200	200	3,200
50	83	33	5020 Web-Site	200	332	132	1,000
84	84		5060 Bank Charges	337	336	(1)	1,014
	292	292	5070 Legal Expense	546	1,168	622	3,500
	208	208	5110 Education	34	832	798	2,500
988	458	(530)	5175 Management Expenses	1,430	1,832	402	5,500
	75	75	5181 Committee Expenses - Kitchen	120	300	180	900
	25	25	5182 Committee Expenses - Woodworking		100	100	305
242	998	756	5183 Committee Expenses - Grounds	392	3,992	3,600	11,971
	42	42	5185 Committee Expenses - Social		168	168	500
	73	73	5186 Committee Expenses - Garden		292	292	875
	50	50	5187 Committee Expenses - Sunshine		200	200	600
32	188	156	5188 Committee Expenses - Interior Design	32	752	720	2,250
	208	208	5189 Committee Expenses - Building	20	832	812	2,500
	417	417	5292 Office Supplies	470	1,668	1,198	5,000
29	42	13	5310 Postage	112	168	56	500
641	614	(27)	5355 Telephones	2,489	2,456	(33)	7,368
2,066	3,857	1,791	TOTAL ADMINISTRATIVE EXPENSES	6,382	15,828	9,446	50,158

MAINTENANCE EXPENSES

119	1,833	1,714	5411 Unbudgeted Building Repairs/Updates	2,775	7,332	4,557	22,000
73	100	27	5418 Maintenance Supplies	77	400	323	1,200
	8	8	5419 Appliance Repair		32	32	100
90	83	(7)	5425 Lighting Supplies & Electrical	90	332	242	1,000
270	283	14	5433 Water Softener	1,051	1,132	81	3,400
188	208	20	5455 Guest Suites - supplies/repairs	677	832	155	2,500
118	167	49	5520 Outside Services for Building & Grounds	473	668	195	2,000
23	83	60	5460 Cleaning Supplies	23	332	309	1,000
	42	42	5720 Tools & Equipment		168	168	500
25		(25)	6071 Exchange Account	(215)		215	

April 2018						January to April			Annual
Actual	Budget	Var. \$				Actual	Budget	Var. \$	Budget
906	2,807	1,902	TOTAL MAINTENANCE EXPENSES			4,951	11,228	6,277	33,700
VENDOR CONTRACTS									
650	600	(50)	5414 Security/Alarms			1,863	2,400	537	7,200
420	649	229	5427 Elevator Service			6,394	2,596	(3,798)	7,792
			5440 Garage Floor Cleaning						1,770
145		(145)	5434 Vent Cleaning			145		(145)	3,219
	600	600	5430 HVAC Repairs				2,400	2,400	7,200
			5450 Carpet Cleaning						3,892
			5470 Window Cleaning						451
197	263	66	5480 Exterminating/Pest Control			197	263	66	788
4,895	2,785	(2,110)	5530 Grounds Contract			10,595	8,485	(2,110)	28,995
1,011	1,023	12	5650 Refuse/Trash Removal			4,144	4,092	(52)	12,280
1,086	1,086		5465 Cleaning Service			3,258	4,344	1,086	13,032
8,404	7,006	(1,398)	TOTAL VENDOR CONTRACTS			26,596	24,580	(2,016)	86,619
PAYROLL EXPENSE									
4,350	4,350		5781 Office Salaries			17,400	17,400		52,200
341	388	47	5785 Payroll Taxes Due from Employer			1,450	1,552	102	4,657
26	77	51	5787 Worker's Compensation			127	308	181	920
4,717	4,815	98	TOTAL PAYROLL EXPENSE			18,977	19,260	283	57,777
UTILITIES									
1,629	1,757	128	5810 Electric			7,769	8,053	284	25,744
2,619	2,300	(319)	5820 Gas			15,282	11,911	(3,371)	25,885
2,958	2,739	(218)	5830 Water /Sewer			12,221	11,655	(566)	38,468
2,054	1,874	(180)	5840 Satellite/Cable			7,856	7,496	(360)	22,488
9,260	8,670	(589)	TOTAL UTILITIES			43,128	39,115	(4,013)	112,585
INSURANCE EXPENSE									
3,195	3,815	620	5910 Insurance			13,178	15,260	2,082	45,782
3,195	3,815	620	TOTAL INSURANCE EXPENSE			13,178	15,260	2,082	45,782
OTHER EXPENSES									
3,306	3,306		7010 Operating Reserve Contribution			13,224	13,224		39,672
2,001	2,001		7015 Replacement Reserve Contribution			8,004	8,004		24,012
217	8	(209)	7020 Reserve Contribution			350	32	(318)	100
(217)	(8)	209	7021 Reserve Interest Contribution			(350)	(32)	318	(100)
5,307	5,307	0	TOTAL OTHER EXPENSES			21,228	21,228	0	63,684
33,855	36,277	2,424	Total Expenses			134,440	146,499	12,059	450,305
3,827	1,243	2,584	Net Income			16,254	3,581	12,673	(61)