

BALTERRA CONDOMINIUM ASSOCIATION, INC

Income/Expense Statement

Period: 07/01/20 to 07/31/20

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
04010 Homeowner Dues	38,414.88	38,414.91	(.03)	268,904.16	268,904.37	(.21)	460,979.00
04020 Garage dues	1,175.00	1,175.00	.00	8,225.00	8,225.00	.00	14,100.00
04040 Late Fee Income	.00	250.00	(250.00)	1,288.87	1,750.00	(461.13)	3,000.00
04050 Legal Fee Income	761.75	.00	761.75	5,736.23	.00	5,736.23	.00
04060 Miscellaneous Homeowner Incom	50.00	25.00	25.00	595.00	175.00	420.00	300.00
04080 Misc Administration Fees	.00	.00	.00	100.00	.00	100.00	.00
04090 Homeowner interest	.00	75.00	(75.00)	687.60	525.00	162.60	900.00
04210 Interest Income-Operating	5.53	.00	5.53	40.30	.00	40.30	.00
04300 (Reserve Transfer)	(4,599.92)	(4,599.91)	(.01)	(32,199.44)	(32,199.37)	(.07)	(55,199.00)
04330 (Bad Debt)	.00	(416.66)	416.66	(608.32)	(2,916.62)	2,308.30	(5,000.00)
04520 Party room rental	.00	.00	.00	200.00	.00	200.00	.00
04590 Misc Income Other	.00	.00	.00	59.00	.00	59.00	.00
Subtotal Income	35,807.24	34,923.34	883.90	253,028.40	244,463.38	8,565.02	419,080.00
EXPENSES							
GENERAL & ADMINISTRATIVE							
05010 Management fees	2,730.00	2,730.00	.00	19,110.00	19,110.00	.00	32,760.00
05020 Bank service fees	.00	.00	.00	120.00	.00	(120.00)	.00
05040 Postage and delivery	160.35	166.66	6.31	456.50	1,166.62	710.12	2,000.00
05050 Printing and copying	66.70	300.00	233.30	488.90	2,100.00	1,611.10	3,600.00
05060 General Office expense	.00	50.00	50.00	.00	350.00	350.00	600.00
05070 Legal-General	494.00	166.66	(327.34)	767.00	1,166.62	399.62	2,000.00
05080 Legal-Collections	761.75	.00	(761.75)	5,311.03	.00	(5,311.03)	.00
05090 Audit and tax prep	2,700.00	.00	(2,700.00)	2,700.00	3,000.00	300.00	3,000.00
05120 Miscellaneous Admin	50.00	30.00	(20.00)	143.00	210.00	67.00	360.00
TOTAL GENERAL & ADMIN	6,962.80	3,443.32	(3,519.48)	29,096.43	27,103.24	(1,993.19)	44,320.00
BUILDING MAINTENANCE							
05210 General Building maintenance	(2,005.00)	1,166.66	3,171.66	2,999.20	8,166.62	5,167.42	14,000.00
05220 Janitorial	(503.83)	502.50	1,006.33	401.00	3,517.50	3,116.50	6,030.00
05240 Clubhouse maint exp	1,662.45	250.00	(1,412.45)	1,662.45	1,750.00	87.55	3,000.00
05260 Clubhouse Supplies exp	.00	.00	.00	66.65	.00	(66.65)	.00
05265 Plumbing repairs	.00	75.00	75.00	200.00	525.00	325.00	900.00
05270 Area lighting repairs	1,011.45	175.00	(836.45)	2,302.04	1,225.00	(1,077.04)	2,100.00
05280 Fire alarm monitoring/Phone e	280.00	300.00	20.00	1,960.00	2,100.00	140.00	3,600.00
05290 Fire inspections	2,400.00	250.00	(2,150.00)	2,400.00	1,750.00	(650.00)	3,000.00
05295 Fire Alarm/Sprinkler repairs	(2,400.00)	125.00	2,525.00	1,840.48	875.00	(965.48)	1,500.00
05300 Security service contract	.00	300.00	300.00	.00	2,100.00	2,100.00	3,600.00
TOTAL BUILDING MAINTENANCE	445.07	3,144.16	2,699.09	13,831.82	22,009.12	8,177.30	37,730.00
GROUNDS MAINTENANCE							
05410 Landscape contract	1,844.91	2,083.33	238.42	12,914.41	14,583.31	1,668.90	25,000.00
05430 Tree maintenance/Spraying	.00	300.00	300.00	.00	2,100.00	2,100.00	3,600.00
05432 Plant/Shrub replacement	(4,765.96)	.00	4,765.96	.00	.00	.00	.00
05440 Sprinkler repairs	716.72	400.00	(316.72)	3,896.79	2,800.00	(1,096.79)	4,800.00
05445 Backflow testing	300.00	.00	(300.00)	300.00	650.00	350.00	650.00
05460 Snow removal	.00	.00	.00	38,841.57	25,000.00	(13,841.57)	40,000.00
05465 Parking lot maintenance	.00	100.00	100.00	.00	700.00	700.00	1,200.00

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Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
05480	Pest control	1,065.00	125.00	(940.00)	1,710.00	875.00	(835.00)	1,500.00
05490	Pet cleanup contract	1,352.88	606.66	(746.22)	4,978.48	4,246.62	(731.86)	7,280.00
05500	Other Grounds maintenance	1,090.00	125.00	(965.00)	1,090.00	875.00	(215.00)	1,500.00
	TOTAL GROUNDS MAINTENANCE	1,603.55	3,739.99	2,136.44	63,731.25	51,829.93	(11,901.32)	85,530.00
INSURANCE & TAXES								
05610	Property insurance	9,469.26	6,941.66	(2,527.60)	77,612.77	48,591.62	(29,021.15)	83,300.00
	TOTAL INSURANCE & TAXES	9,469.26	6,941.66	(2,527.60)	77,612.77	48,591.62	(29,021.15)	83,300.00
POOL EXPENSES								
05710	Pool Contract	837.50	1,100.00	262.50	3,350.00	3,300.00	(50.00)	6,500.00
05720	Pool supplies/Chemicals	(100.00)	700.00	800.00	763.60	2,100.00	1,336.40	3,500.00
05730	Pool repairs	100.00	700.00	600.00	100.00	2,100.00	2,000.00	3,500.00
	TOTAL POOL EXPENSES	837.50	2,500.00	1,662.50	4,213.60	7,500.00	3,286.40	13,500.00
UTILITIES								
05810	Electric	(638.69)	1,416.66	2,055.35	7,333.70	9,916.62	2,582.92	17,000.00
05820	Gas	459.87	400.00	(59.87)	1,209.50	2,800.00	1,590.50	4,800.00
05830	Water	2,047.44	5,000.00	2,952.56	25,610.35	35,000.00	9,389.65	60,000.00
05840	Sewer	517.83	3,750.00	3,232.17	20,499.63	26,250.00	5,750.37	45,000.00
05850	Trash collection	1,718.00	1,675.00	(43.00)	10,376.00	11,725.00	1,349.00	20,100.00
05860	Cable/Phone/Internet	633.44	650.00	16.56	4,724.93	4,550.00	(174.93)	7,800.00
	TOTAL UTILITIES	4,737.89	12,891.66	8,153.77	69,754.11	90,241.62	20,487.51	154,700.00
	TOTAL OPERATING EXPENSE	24,056.07	32,660.79	8,604.72	258,239.98	247,275.53	(10,964.45)	419,080.00
	NET OPERATING INCOME (LOSS)	11,751.17	2,262.55	9,488.62	(5,211.58)	(2,812.15)	(2,399.43)	.00
RESERVE INCOME								
08010	Reserve income transfer	4,599.92	4,599.91	.01	32,199.44	32,199.37	.07	55,199.00
08210	Interest Income-Reserve	66.74	200.00	(133.26)	512.09	1,400.00	(887.91)	2,400.00
	RESERVE INCOME	4,666.66	4,799.91	(133.25)	32,711.53	33,599.37	(887.84)	57,599.00
RESERVE EXPENSE								
09010	Reserve-General	4,765.96	.00	(4,765.96)	4,765.96	.00	(4,765.96)	.00
	RESERVE EXPENSE	4,765.96	.00	(4,765.96)	4,765.96	.00	(4,765.96)	.00
	NET RESERVE INCOME (LOSS)	(99.30)	4,799.91	(4,899.21)	27,945.57	33,599.37	(5,653.80)	57,599.00
	CURRENT YEAR NET INCOME/(LOSS)	11,651.87	7,062.46	4,589.41	22,733.99	30,787.22	(8,053.23)	57,599.00
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