

Metzler Ranch Homeowners Assoc

Income and Expense Statement Period: 10/01/11 to 10/31/11

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Income								
04205	Assessment Revenue	41,854.98	41,808.00	46.98	166,260.98	167,232.00	(971.02)	167,232.00
04210	Late Charge Income	120.00	175.00	(55.00)	2,679.59	1,750.00	929.59	2,100.00
04215	Collection Cost Recovery	231.00	833.33	(602.33)	4,133.03	8,333.30	(4,200.27)	10,000.00
04220	Other Income	80.99	.00	80.99	449.42	.00	449.42	.00
04245	Transfer to Reserves	(1,491.00)	(1,490.66)	(.34)	(14,910.00)	(14,906.60)	(3.40)	(17,888.00)
04246	Transfer from Reserves	.00	.00	.00	15,145.00	.00	15,145.00	.00
	Total Income	40,795.97	41,325.67	(529.70)	173,758.02	162,408.70	11,349.32	161,444.00
Expenses								
Adminstrative								
05215	Management fees	1,514.24	1,514.00	(.24)	16,520.90	15,140.00	(1,380.90)	18,168.00
05220	Legal Fees	.00	600.00	600.00	800.00	6,000.00	5,200.00	7,200.00
05225	Collection Cost	937.50	1,000.00	62.50	7,561.90	10,000.00	2,438.10	12,000.00
05230	Audit/Accounting	.00	.00	.00	760.00	1,200.00	440.00	1,200.00
05240	Office Supplies	.00	8.33	8.33	218.25	83.30	(134.95)	100.00
05245	Printing / Copy	32.95	100.00	67.05	813.76	1,000.00	186.24	1,200.00
05250	Postage	53.12	133.33	80.21	1,593.39	1,333.30	(260.09)	1,600.00
05255	Bank Charges	.00	.00	.00	2.04	.00	(2.04)	.00
05265	Bad Debt Expense	.00	200.00	200.00	2,417.48	2,000.00	(417.48)	2,400.00
05275	Donations	.00	.00	.00	600.00	.00	(600.00)	.00
05290	Education and Dues	.00	.00	.00	15.00	.00	(15.00)	.00
05300	Web Site Cost	.00	41.66	41.66	360.00	416.60	56.60	500.00
	Total Adminstrative Expenses	2,537.81	3,597.32	1,059.51	31,662.72	37,173.20	5,510.48	44,368.00
Insurance and Taxes								
05610	Local Licenses and Permits	.00	.00	.00	12.30	.00	(12.30)	.00
05630	Insurance	.00	.00	.00	.00	1,750.00	1,750.00	1,750.00
	Total Insurance and Tax Exp.	.00	.00	.00	12.30	1,750.00	1,737.70	1,750.00
Utility Expense								
07010	Electricity	376.38	333.33	(43.05)	3,762.29	3,333.30	(428.99)	4,000.00
07040	Water	2,101.91	2,000.00	(101.91)	16,132.57	17,725.00	1,592.43	17,875.00
	Total Utility Expense	2,478.29	2,333.33	(144.96)	19,894.86	21,058.30	1,163.44	21,875.00

Common Area Maintenance

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Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
07460	Common Area Maintenance	.00	.00	.00	396.50	1,000.00	603.50	1,000.00
07465	Common Area Improve Project	.00	.00	.00	8,665.50	.00	(8,665.50)	.00
	Total Common Area Main.	.00	.00	.00	9,062.00	1,000.00	(8,062.00)	1,000.00
	Total Mechan & Electrical	.00	.00	.00	.00	.00	.00	.00
Landscape Maintenance								
08005	Landscape Maintenance	1,378.50	1,378.50	.00	12,406.50	13,785.00	1,378.50	16,542.00
08007	Landscape Improvements	.00	.00	.00	7,780.00	.00	(7,780.00)	.00
08010	Plants, Trees, Flowers	.00	.00	.00	.00	2,100.00	2,100.00	2,100.00
08015	Chemicals & Fertilizer	.00	.00	.00	.00	2,000.00	2,000.00	2,000.00
08040	Irrigation Sys. Repair	.00	.00	.00	5,966.25	1,000.00	(4,966.25)	1,000.00
08060	Fence Repair	.00	.00	.00	6,881.75	2,000.00	(4,881.75)	2,000.00
08061	Fence Painting	.00	.00	.00	6,480.00	3,500.00	(2,980.00)	3,500.00
08070	Misc Grounds Main.	.00	.00	.00	.00	4,100.00	4,100.00	4,100.00
	Total Landscape Expense	1,378.50	1,378.50	.00	39,514.50	28,485.00	(11,029.50)	31,242.00
Snow Removal								
08520	Snow Removal	.00	.00	.00	1,851.75	2,000.00	148.25	3,000.00
	Total snow Removal Expense	.00	.00	.00	1,851.75	2,000.00	148.25	3,000.00
Other Operating Expenses								
08610	Trash Service	4,502.25	4,720.00	217.75	45,087.12	47,200.00	2,112.88	56,640.00
08860	Christmas Tree Lights	.00	.00	.00	800.00	.00	(800.00)	1,500.00
	Total Other Oper. Expenses	4,502.25	4,720.00	217.75	45,887.12	47,200.00	1,312.88	58,140.00
	Total Operating Expenses	10,896.85	12,029.15	1,132.30	147,885.25	138,666.50	(9,218.75)	161,375.00
	Total Income excess of Expens	29,899.12	29,296.52	602.60	25,872.77	23,742.20	2,130.57	69.00