

Turnbridge Manor Homeowners

Income/Expense Statement
Period: 12/01/19 to 12/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Assessment Income	18,710.00	18,708.37	1.63	221,925.00	224,500.00	(2,575.00)	224,500.00
06391	Capital Contributions	.00	.00	.00	4,400.00	.00	4,400.00	.00
06390	Owner Interest Income	128.77	.00	128.77	518.36	.00	518.36	.00
06340	Late Fee Income	425.00	.00	425.00	4,075.00	.00	4,075.00	.00
06350	Legal Fees Reimbursements	.00	125.00	(125.00)	4,227.37	1,500.00	2,727.37	1,500.00
06360	NSF & Misc Income	.00	.00	.00	10.00	.00	10.00	.00
06362	Violation Fines	88.40	.00	88.40	(855.00)	.00	(855.00)	.00
06370	Collections Reimbursements	.00	.00	.00	545.00	.00	545.00	.00
06480	Pool Guest Passes	.00	.00	.00	90.00	.00	90.00	.00
06910	Bank Interest Income	3.73	10.00	(6.27)	90.32	120.00	(29.68)	120.00
06912	Interest on Reserves	70.17	.00	70.17	1,195.93	.00	1,195.93	.00
	Total OPERATING INCOME:	19,426.07	18,843.37	582.70	236,221.98	226,120.00	10,101.98	226,120.00
OPERATING EXPENSES								
Professional & Administrative								
07010	Management Contract	1,700.00	1,500.00	(200.00)	19,400.00	18,000.00	(1,400.00)	18,000.00
07020	Annual Tax Return Preparation	.00	250.00	250.00	.00	3,000.00	3,000.00	3,000.00
07261	Website & Internet	.00	125.00	125.00	612.26	1,500.00	887.74	1,500.00
07270	Storage	20.00	.00	(20.00)	190.00	.00	(190.00)	.00
07402	Collection Fees	260.00	.00	(260.00)	840.00	.00	(840.00)	.00
07160	Legal Fees - Reimbursable	310.00	208.37	(101.63)	5,168.37	2,500.00	(2,668.37)	2,500.00
07161	Legal - General Matters	.00	.00	.00	2,724.33	.00	(2,724.33)	.00
07320	Office Supplies	15.89	16.63	.74	94.64	200.00	105.36	200.00
07339	Copies	144.48	100.00	(44.48)	2,504.84	1,200.00	(1,304.84)	1,200.00
07400	Printing & Reproduction	.00	.00	.00	150.00	.00	(150.00)	.00
07260	Postage & Mail	93.77	100.00	6.23	404.00	1,200.00	796.00	1,200.00
07401	Community Mailings	.00	.00	.00	1,316.44	.00	(1,316.44)	.00
07250	Bank Charges	.00	.00	.00	100.00	.00	(100.00)	.00
07409	Licenses/Permits/Fees	.00	12.50	12.50	.00	150.00	150.00	150.00
07410	Newsletter/Community Mailings	.00	25.00	25.00	.00	300.00	300.00	300.00
07411	Misc G & A (other prof fees)	.00	.00	.00	550.00	.00	(550.00)	.00
07412	Bad Debt Expense	183.33	83.37	(99.96)	1,099.99	1,000.00	(99.99)	1,000.00
07460	Reserve Study	.00	.00	.00	1,100.00	.00	(1,100.00)	.00
	Total Professional & Admin:	2,727.47	2,420.87	(306.60)	36,254.87	29,050.00	(7,204.87)	29,050.00
Community Activities								
08010	Social Events	165.00	416.63	251.63	583.15	5,000.00	4,416.85	5,000.00
08011	Community Garage Sale	.00	12.50	12.50	.00	150.00	150.00	150.00
08030	Meeting	95.99	29.13	(66.86)	302.99	350.00	47.01	350.00
08050	Holiday Decorations	.00	250.00	250.00	4,603.83	3,000.00	(1,603.83)	3,000.00
	Total Community Activities:	260.99	708.26	447.27	5,489.97	8,500.00	3,010.03	8,500.00

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Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Contract Services								
09008	Landscape Maintenance Contrac	8,038.98	3,833.37	(4,205.61)	49,844.92	46,000.00	(3,844.92)	46,000.00
08210	Pool Contract	866.00	1,333.37	467.37	13,188.99	16,000.00	2,811.01	16,000.00
08252	Porter Services Contract	433.00	.00	(433.00)	3,726.71	.00	(3,726.71)	.00
08380	Pond/Lake Maint Contract	422.50	.00	(422.50)	2,022.50	.00	(2,022.50)	.00
09021	Pest Control	.00	166.63	166.63	2,597.99	2,000.00	(597.99)	2,000.00
	Total Contract Services:	9,760.48	5,333.37	(4,427.11)	71,381.11	64,000.00	(7,381.11)	64,000.00
Grounds & Maintenance								
09001	Forced Maintenance	.00	25.00	25.00	.00	300.00	300.00	300.00
09011	Landscape Improvement & Repai	.00	416.63	416.63	1,799.00	5,000.00	3,201.00	5,000.00
09009	Irrigation Maintenance	.00	250.00	250.00	3,229.86	3,000.00	(229.86)	3,000.00
09003	Electrical Repairs	.00	.00	.00	1,509.99	.00	(1,509.99)	.00
09004	Signage	.00	.00	.00	70.87	.00	(70.87)	.00
09005	Doggie Bag/Cleaning Station	.00	.00	.00	252.03	.00	(252.03)	.00
09010	Tree Maintenance	.00	.00	.00	3,405.00	.00	(3,405.00)	.00
09012	Misc. Maintenance	.00	.00	.00	4,401.44	.00	(4,401.44)	.00
09020	Common Area Maintenance	.00	83.37	83.37	1,556.13	1,000.00	(556.13)	1,000.00
09022	Trash Removal	.00	.00	.00	1,930.05	.00	(1,930.05)	.00
09091	Sport Courts/Fields/Playground	.00	41.63	41.63	.00	500.00	500.00	500.00
09110	Pond/Lake Maintenance	.00	583.37	583.37	4,888.91	7,000.00	2,111.09	7,000.00
09111	Fountain Maintenance & Repair	.00	.00	.00	4,662.22	.00	(4,662.22)	.00
09150	Walls/Fences/Gates	.00	416.63	416.63	28,440.00	5,000.00	(23,440.00)	5,000.00
09180	Plumbing Repairs - Common	.00	.00	.00	372.09	.00	(372.09)	.00
09191	Lighting Maintenance	.00	41.63	41.63	.00	500.00	500.00	500.00
	Total Grounds & Maintenance:	.00	1,858.26	1,858.26	56,517.59	22,300.00	(34,217.59)	22,300.00
Pool								
08220	Pool Repairs	.00	166.63	166.63	4,120.49	2,000.00	(2,120.49)	2,000.00
08222	Pool Cabana Repair/Maintenanc	.00	1,250.00	1,250.00	223.20	15,000.00	14,776.80	15,000.00
08240	Pool Supplies	.00	16.63	16.63	.00	200.00	200.00	200.00
08243	Pool Access Card	.00	29.13	29.13	.00	350.00	350.00	350.00
08255	Pool Permit	.00	58.37	58.37	680.00	700.00	20.00	700.00
	Total Pool:	.00	1,520.76	1,520.76	5,023.69	18,250.00	13,226.31	18,250.00
Utilities								
08910	Electricity	1,530.26	1,416.63	(113.63)	16,452.68	17,000.00	547.32	17,000.00
08930	Water & Sewer	2,177.69	1,916.63	(261.06)	26,368.93	23,000.00	(3,368.93)	23,000.00
08980	Internet	46.16	.00	(46.16)	189.70	.00	(189.70)	.00
08990	Phone	53.37	125.00	71.63	727.84	1,500.00	772.16	1,500.00

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Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Total Utilities:	3,807.48	3,458.26	(349.22)	43,739.15	41,500.00	(2,239.15)	41,500.00
Taxes & Insurance								
08610	Property & Liability	708.92	675.00	(33.92)	7,624.35	8,100.00	475.65	8,100.00
08620	Directors & Officers	172.92	208.37	35.45	2,075.04	2,500.00	424.96	2,500.00
08640	Umbrella	62.50	66.63	4.13	747.90	800.00	52.10	800.00
07420	Property Taxes	.00	4.13	4.13	540.46	50.00	(490.46)	50.00
07430	Federal Income Tax	.00	41.63	41.63	.00	500.00	500.00	500.00
	Total Taxes & Insurance:	944.34	995.76	51.42	10,987.75	11,950.00	962.25	11,950.00
Capital Improvements								
08512	Capital Improvement	.00	2,547.50	2,547.50	26,300.00	30,570.00	4,270.00	30,570.00
	Total Capital Improvements:	.00	2,547.50	2,547.50	26,300.00	30,570.00	4,270.00	30,570.00
Repair/Replacement Reserves								
09900	Reserve Allocation:	.00	.00	.00	100.26	.00	(100.26)	.00
09910	Interest on Reserves	70.17	.00	(70.17)	1,195.93	.00	(1,195.93)	.00
	Total R&R Reserves:	70.17	.00	(70.17)	1,296.19	.00	(1,296.19)	.00
	TOTAL OPERATING EXPENSES:	17,570.93	18,843.04	1,272.11	256,990.32	226,120.00	(30,870.32)	226,120.00
	Current Year Net Income/(loss)	1,855.14	.33	1,854.81	(20,768.34)	.00	(20,768.34)	.00
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