

Villages at Twin Rivers Community Association, Inc.
Profit & Loss Budget Performance

VTR HOA Income/Expense report

April 2017

	2016-2017 ACTUAL (ann.)	2016-2017 Annual Budget	OVER / (UNDER)	2017-2018 Budget \$80/mo
Ordinary Income/Expense				
Income				
Commons Assessments	368,228	355,200	13,028	368,640
Interest Income	1,203		1,203	
Windstone Additional Assessment	57,062	58,320	(1,258)	63,180
zOther Income			-	
Other Income	9,602		9,602	
Total zOther Income	9,602		9,602	
Total Income	436,095	413,520	22,575	431,820
Expense				
Community Events/Decorations	5,853	5,000	853	5,000
Depreciation Expense	120,000	120,000	-	
Electricity	23,875	30,000	(6,125)	27,500
Fence/Wall/Sidewalk Maintenance	14,303	4,000	10,303	10,000
Groundskeeper Contract	106,996	115,000	(8,004)	120,000
Irrigation Repairs	10,649	20,000	(9,351)	20,000
Lake Management	12,446	12,000	446	13,000
Liability & Other Insurance	-	10,506	(10,506)	11,000
Maintenance & Repair	3,389	22,000	(18,611)	20,000
Maintenance Supervision	17,400	18,000	(600)	18,000
Management Fees / Paramount	50,400	50,400	-	57,600
Other additional expenses	6,872	5,000	1,872	5,000
Property and Income Taxes	385	20	365	350
Recreation Center - Misc.	5,072	8,000	(2,928)	8,000
Recreation Center - Water/Sewer	3,990	4,000	(10)	4,000
Recreation Center -Pool Service	13,464	15,000	(1,536)	15,000
Security	7,913	8,100	(187)	8,100
Telephone & Cable	1,196	1,400	(204)	1,400
Total Expense	404,204	448,426	(44,222)	343,950
Net Ordinary Income	31,891	(34,906)	66,797	87,870
Other Income/Expense				
Other Expense				
Windstone Additional Expenses	-	5,760	(5,760)	6,240
Windstone Mowing	38,078	37,440	638	40,560
Windstone Raw Water	15,120	15,120	-	16,380
Total Other Expense	53,198	58,320	(5,122)	63,180
Net Other Income	(53,198)	(58,320)	5,122	(63,180)
Net Income	(21,307)	(93,226)	71,919	24,690