

Budget Spread Report - Operating

Carriage Homes at River Farm Home Owners Association, Inc.

End Date: 12/31/2020

Date: 6/29/2020

Time: 4:36 pm

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Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
OPERATING INCOME														
20-0301-00 Association Fees - Common														
Budget	5,760.00	5,760.00	5,760.00	5,760.00	5,760.00	5,760.00	5,760.00	5,760.00	5,760.00	5,760.00	5,760.00	5,760.00	69,120.00	69,120.00
Actual	5,745.00	5,579.50	5,580.00	6,300.50	5,760.00	5,580.00	-	-	-	-	-	-	34,545.00	
Variance	(15.00)	(180.50)	(180.00)	540.50	-	(180.00)	(5,760.00)	(5,760.00)	(5,760.00)	(5,760.00)	(5,760.00)	(5,760.00)	(34,575.00)	
20-0302-00 Association Fees - Townhomes														
Budget	11,520.00	11,520.00	11,520.00	11,520.00	11,520.00	11,520.00	11,520.00	11,520.00	11,520.00	11,520.00	11,520.00	11,520.00	138,240.00	138,240.00
Actual	11,375.00	11,480.00	12,275.00	11,520.00	10,815.50	11,549.50	-	-	-	-	-	-	69,015.00	
Variance	(145.00)	(40.00)	755.00	-	(704.50)	29.50	(11,520.00)	(11,520.00)	(11,520.00)	(11,520.00)	(11,520.00)	(11,520.00)	(69,225.00)	
20-0303-00 Initiation Fee														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	540.00	-	1,620.00	-	-	-	-	-	-	2,160.00	
Variance	-	-	-	540.00	-	1,620.00	-	-	-	-	-	-	2,160.00	
20-0315-00 Leasing Fee (Reimburse by Landlord)														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	2,296.83	(1,550.00)	-	-	-	-	-	-	-	-	-	-	746.83	
Variance	2,296.83	(1,550.00)	-	-	-	-	-	-	-	-	-	-	746.83	
20-0316-00 Covenant Violation Assessments														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	775.00	-	-	-	-	-	-	-	-	-	-	775.00	
Variance	-	775.00	-	-	-	-	-	-	-	-	-	-	775.00	
20-0317-00 Delinquent Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	30.00	67.50	37.50	22.50	15.00	15.00	-	-	-	-	-	-	187.50	
Variance	30.00	67.50	37.50	22.50	15.00	15.00	-	-	-	-	-	-	187.50	
20-0318-00 Interest On Delinquent Accounts														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	1.22	-	-	-	-	-	-	-	-	-	-	-	1.22	
Variance	1.22	-	-	-	-	-	-	-	-	-	-	-	1.22	
20-0350-00 Legal Expenses Recaptured														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	56.35	-	-	-	-	-	-	-	-	-	-	-	56.35	
Variance	56.35	-	-	-	-	-	-	-	-	-	-	-	56.35	
Capital Expenses														
0803-00 Interest Income - Reserve Accounts														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	6.95	6.66	6.95	7.21	0.98	-	-	-	-	-	-	-	28.75	
Variance	6.95	6.66	6.95	7.21	0.98	-	-	-	-	-	-	-	28.75	
Total 80 - Capital Expenses														
Budget	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Actual	6.95	6.66	6.95	7.21	0.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.75	
Variance	6.95	6.66	6.95	7.21	0.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.75	

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Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Total OPERATING INCOME														
Budget	17,280.00	17,280.00	17,280.00	17,280.00	17,280.00	17,280.00	17,280.00	17,280.00	17,280.00	17,280.00	17,280.00	17,280.00	207,360.00	207,360.00
Actual	19,511.35	16,358.66	17,899.45	18,390.21	16,591.48	18,764.50	0.00	0.00	0.00	0.00	0.00	0.00	107,515.65	
Variance	2,231.35	(921.34)	619.45	1,110.21	(688.52)	1,484.50	(17,280.00)	(17,280.00)	(17,280.00)	(17,280.00)	(17,280.00)	(17,280.00)	(99,844.35)	
OPERATING EXPENSE														
General Expenses														
0445-00 Funds to New Mgmt														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	90,602.34	-	-	-	-	-	-	-	90,602.34	
Variance	-	-	-	-	(90,602.34)	-	-	-	-	-	-	-	(90,602.34)	
0450-00 Management Fee														
Budget	705.58	705.58	705.58	705.58	705.58	705.58	705.58	705.58	705.58	705.58	705.58	705.62	8,467.00	8,467.00
Actual	705.00	705.00	705.00	705.00	705.00	705.00	-	-	-	-	-	-	4,230.00	
Variance	0.58	0.58	0.58	0.58	0.58	0.58	705.58	705.58	705.58	705.58	705.58	705.62	4,237.00	
0460-00 Property Insurance														
Budget	1,505.42	1,505.42	1,505.42	1,505.42	1,505.42	1,505.42	1,505.42	1,505.42	1,505.42	1,505.42	1,505.42	1,505.38	18,065.00	18,065.00
Actual	-	-	-	6,317.00	1,512.00	-	-	-	-	-	-	-	7,829.00	
Variance	1,505.42	1,505.42	1,505.42	(4,811.58)	(6.58)	1,505.42	1,505.42	1,505.42	1,505.42	1,505.42	1,505.42	1,505.38	10,236.00	
0490-00 Termite Bond														
Budget	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	120.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	
0492-00 Pest/Rodent Control														
Budget	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	500.00	500.00
Actual	-	-	-	-	-	275.00	-	-	-	-	-	-	275.00	
Variance	41.67	41.67	41.67	41.67	41.67	(233.33)	41.67	41.67	41.67	41.67	41.67	41.63	225.00	
0529-00 Miscellaneous Administrative Expenses														
Budget	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.63	2,000.00	2,000.00
Actual	153.66	180.19	99.56	68.70	80.36	375.00	-	-	-	-	-	-	957.47	
Variance	13.01	(13.52)	67.11	97.97	86.31	(208.33)	166.67	166.67	166.67	166.67	166.67	166.63	1,042.53	
Total 50 - General Expenses														
Budget	2,429.34	2,429.34	2,429.34	2,429.34	2,429.34	2,429.34	2,429.34	2,429.34	2,429.34	2,429.34	2,429.34	2,429.26	29,152.00	29,152.00
Actual	858.66	885.19	804.56	7,090.70	92,899.70	1,355.00	0.00	0.00	0.00	0.00	0.00	0.00	103,893.81	
Variance	1,570.68	1,544.15	1,624.78	(4,661.36)	(90,470.36)	1,074.34	2,429.34	2,429.34	2,429.34	2,429.34	2,429.34	2,429.26	(74,741.81)	
Utilities Expenses														
0400-00 Electricity														
Budget	341.67	341.67	341.67	341.67	341.67	341.67	341.67	341.67	341.67	341.67	341.67	341.63	4,100.00	4,100.00
Actual	277.78	223.57	119.84	375.74	383.96	407.23	-	-	-	-	-	-	1,788.12	
Variance	63.89	118.10	221.83	(34.07)	(42.29)	(65.56)	341.67	341.67	341.67	341.67	341.67	341.63	2,311.88	
0410-00 Water & Sewage														

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Budget	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.63	50,000.00	50,000.00
Actual	3,480.56	3,316.54	3,188.66	4,937.99	4,099.13	6,477.61	-	-	-	-	-	-	25,500.49	
Variance	686.11	850.13	978.01	(771.32)	67.54	(2,310.94)	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.63	24,499.51	
0430-00 Sanitation														
Budget	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.37	13,000.00	13,000.00
Actual	954.05	1,240.19	1,240.29	1,241.01	1,240.77	1,240.89	-	-	-	-	-	-	7,157.20	
Variance	129.28	(156.86)	(156.96)	(157.68)	(157.44)	(157.56)	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.37	5,842.80	
0514-00 Telephone														
Budget	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.37	700.00	700.00
Actual	87.69	87.21	87.44	87.44	173.35	173.44	-	-	-	-	-	-	696.57	
Variance	(29.36)	(28.88)	(29.11)	(29.11)	(115.02)	(115.11)	58.33	58.33	58.33	58.33	58.33	58.37	3.43	
Total 52 - Utilities Expenses														
Budget	5,650.00	5,650.00	5,650.00	5,650.00	5,650.00	5,650.00	5,650.00	5,650.00	5,650.00	5,650.00	5,650.00	5,650.00	67,800.00	67,800.00
Actual	4,800.08	4,867.51	4,636.23	6,642.18	5,897.21	8,299.17	0.00	0.00	0.00	0.00	0.00	0.00	35,142.38	
Variance	849.92	782.49	1,013.77	(992.18)	(247.21)	(2,649.17)	5,650.00	5,650.00	5,650.00	5,650.00	5,650.00	5,650.00	32,657.62	
Grounds Expenses														
0600-00 Landscape Maintenance Contract														
Budget	2,060.00	2,060.00	2,060.00	2,060.00	2,060.00	2,060.00	2,060.00	2,060.00	2,060.00	2,060.00	2,060.00	2,060.00	24,720.00	24,720.00
Actual	2,060.00	2,060.00	2,060.00	2,060.00	2,060.00	2,060.00	-	-	-	-	-	-	12,360.00	
Variance	-	-	-	-	-	-	2,060.00	2,060.00	2,060.00	2,060.00	2,060.00	2,060.00	12,360.00	
0629-00 Pinestraw/Mulch														
Budget	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.63	3,500.00	3,500.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.63	3,500.00	
0635-00 River Farm Entrance														
Budget	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00	9,000.00
Actual	-	8,654.00	-	-	-	-	-	-	-	-	-	-	8,654.00	
Variance	750.00	(7,904.00)	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	346.00	
0640-00 Landscape Improvements														
Budget	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.63	5,000.00	5,000.00
Actual	-	-	1,450.00	900.00	682.67	1,114.00	-	-	-	-	-	-	4,146.67	
Variance	416.67	416.67	(1,033.33)	(483.33)	(266.00)	(697.33)	416.67	416.67	416.67	416.67	416.67	416.63	853.33	
0641-00 Tree Maintenance														
Budget	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.37	4,000.00	4,000.00
Actual	-	2,318.00	-	-	-	-	-	-	-	-	-	-	2,318.00	
Variance	333.33	(1,984.67)	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.37	1,682.00	
0645-00 Irrigation Repairs														
Budget	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.37	4,000.00	4,000.00
Actual	-	-	1,985.00	-	1,397.50	498.00	-	-	-	-	-	-	3,880.50	
Variance	333.33	333.33	(1,651.67)	333.33	(1,064.17)	(164.67)	333.33	333.33	333.33	333.33	333.33	333.37	119.50	
Total 54 - Grounds Expenses														

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Budget	4,185.00	4,185.00	4,185.00	4,185.00	4,185.00	4,185.00	4,185.00	4,185.00	4,185.00	4,185.00	4,185.00	4,185.00	50,220.00	50,220.00
Actual	2,060.00	13,032.00	5,495.00	2,960.00	4,140.17	3,672.00	0.00	0.00	0.00	0.00	0.00	0.00	31,359.17	
Variance	2,125.00	(8,847.00)	(1,310.00)	1,225.00	44.83	513.00	4,185.00	4,185.00	4,185.00	4,185.00	4,185.00	4,185.00	18,860.83	
Pool Expenses														
0650-00 Pool Maintenance Contract														
Budget	502.08	502.08	502.08	502.08	502.08	502.08	502.08	502.08	502.08	502.08	502.08	502.12	6,025.00	6,025.00
Actual	200.00	200.00	789.00	789.00	789.00	804.00	-	-	-	-	-	-	3,571.00	
Variance	302.08	302.08	(286.92)	(286.92)	(286.92)	(301.92)	502.08	502.08	502.08	502.08	502.08	502.12	2,454.00	
0658-00 Pool Repairs														
Budget	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00	1,500.00
Actual	-	-	-	-	565.82	146.36	-	-	-	-	-	-	712.18	
Variance	125.00	125.00	125.00	125.00	(440.82)	(21.36)	125.00	125.00	125.00	125.00	125.00	125.00	787.82	
0660-00 Pool Permit														
Budget	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	500.00	500.00
Actual	-	-	-	-	512.00	-	-	-	-	-	-	-	512.00	
Variance	41.67	41.67	41.67	41.67	(470.33)	41.67	41.67	41.67	41.67	41.67	41.67	41.63	(12.00)	
0720-00 Pool Area Cleaning														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	550.00	-	-	-	-	-	-	550.00	
Variance	-	-	-	-	-	(550.00)	-	-	-	-	-	-	(550.00)	
Total 56 - Pool Expenses														
Budget	668.75	668.75	668.75	668.75	668.75	668.75	668.75	668.75	668.75	668.75	668.75	668.75	8,025.00	8,025.00
Actual	200.00	200.00	789.00	789.00	1,866.82	1,500.36	0.00	0.00	0.00	0.00	0.00	0.00	5,345.18	
Variance	468.75	468.75	(120.25)	(120.25)	(1,198.07)	(831.61)	668.75	668.75	668.75	668.75	668.75	668.75	2,679.82	
Legal Expenses														
0470-00 Legal Retainer														
Budget	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.37	2,500.00	2,500.00
Actual	131.50	112.50	45.00	-	-	450.00	-	-	-	-	-	-	739.00	
Variance	76.83	95.83	163.33	208.33	208.33	(241.67)	208.33	208.33	208.33	208.33	208.33	208.37	1,761.00	
Total 60 - Legal Expenses														
Budget	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.37	2,500.00	2,500.00
Actual	131.50	112.50	45.00	0.00	0.00	450.00	0.00	0.00	0.00	0.00	0.00	0.00	739.00	
Variance	76.83	95.83	163.33	208.33	208.33	(241.67)	208.33	208.33	208.33	208.33	208.33	208.37	1,761.00	
Maintenance Expenses - Common														
0750-00 Plumbing - Common														
Budget	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.63	5,000.00	5,000.00
Actual	-	-	-	1,392.50	-	-	-	-	-	-	-	-	1,392.50	
Variance	416.67	416.67	416.67	(975.83)	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.63	3,607.50	
0780-00 Bldg Repairs & Maint - Townhomes														
Budget	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00	15,000.00

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Actual	2,445.00	705.75	939.95	3,577.25	2,858.82	3,086.00	-	-	-	-	-	-	13,612.77	
Variance	(1,195.00)	544.25	310.05	(2,327.25)	(1,608.82)	(1,836.00)	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,387.23	
0783-00 Road Repairs - Common														
Budget	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	3,000.00
Actual	-	-	50.00	-	-	-	-	-	-	-	-	-	50.00	
Variance	250.00	250.00	200.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	2,950.00	
Total 62 - Maintenance Expenses - Common														
Budget	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	1,916.63	23,000.00	23,000.00
Actual	2,445.00	705.75	989.95	4,969.75	2,858.82	3,086.00	0.00	0.00	0.00	0.00	0.00	0.00	15,055.27	
Variance	(528.33)	1,210.92	926.72	(3,053.08)	(942.15)	(1,169.33)	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	1,916.63	7,944.73	
New Construction Project														
0690-00 Architectural Drawings														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	2,437.12	-	-	-	-	-	-	-	-	-	-	-	2,437.12	
Variance	(2,437.12)	-	-	-	-	-	-	-	-	-	-	-	(2,437.12)	
Total 63 - New Construction Project														
Budget	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Actual	2,437.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,437.12	
Variance	(2,437.12)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(2,437.12)	
Maintenance Expenses - Townhome														
0760-00 Gutter Cleaning - Townhomes														
Budget	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	3,000.00
Actual	-	-	3,260.00	-	-	-	-	-	-	-	-	-	3,260.00	
Variance	250.00	250.00	(3,010.00)	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	(260.00)	
Total 64 - Maintenance Expenses - Townhome														
Budget	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	3,000.00
Actual	0.00	0.00	3,260.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,260.00	
Variance	250.00	250.00	(3,010.00)	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	(260.00)	
Tax Expenses														
0481-00 Accounting/Tax Services														
Budget	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00	300.00
Actual	-	300.00	-	-	-	-	-	-	-	-	-	-	300.00	
Variance	25.00	(275.00)	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	-	
0538-00 Property Taxes														
Budget	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	3.00	3.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	3.00	
Total 70 - Tax Expenses														
Budget	25.25	25.25	25.25	25.25	25.25	25.25	25.25	25.25	25.25	25.25	25.25	25.25	303.00	303.00

Budget Spread Report - Operating

Carriage Homes at River Farm Home Owners Association, Inc.

End Date: 12/31/2020

Date: 6/29/2020

Time: 4:36 pm

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Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Actual	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	
Variance	25.25	(274.75)	25.25	25.25	25.25	25.25	25.25	25.25	25.25	25.25	25.25	25.25	3.00	
Reserve														
9000-00 Transfer to Common Money Market														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	648.75	648.75	648.75	648.75	-	-	-	-	-	-	-	-	2,595.00	
Variance	(648.75)	(648.75)	(648.75)	(648.75)	-	-	-	-	-	-	-	-	(2,595.00)	
9001-00 Transfer to Townhomes Money Market														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	1,297.92	1,297.92	1,297.92	1,297.92	-	-	-	-	-	-	-	-	5,191.68	
Variance	(1,297.92)	(1,297.92)	(1,297.92)	(1,297.92)	-	-	-	-	-	-	-	-	(5,191.68)	
Total 90 - Reserve														
Budget	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Actual	1,946.67	1,946.67	1,946.67	1,946.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,786.68	
Variance	(1,946.67)	(1,946.67)	(1,946.67)	(1,946.67)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(7,786.68)	
Reserve Income														
9199-00 Reserve Income Common Area														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	(648.75)	(648.75)	(648.75)	(648.75)	-	-	-	-	-	-	-	-	(2,595.00)	
Variance	648.75	648.75	648.75	648.75	-	-	-	-	-	-	-	-	2,595.00	
9200-00 Reserve Income Townhome														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	(1,297.92)	(1,297.92)	(1,297.92)	(1,297.92)	-	-	-	-	-	-	-	-	(5,191.68)	
Variance	1,297.92	1,297.92	1,297.92	1,297.92	-	-	-	-	-	-	-	-	5,191.68	
Total 91 - Reserve Income														
Budget	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Actual	(1,946.67)	(1,946.67)	(1,946.67)	(1,946.67)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(7,786.68)	
Variance	1,946.67	1,946.67	1,946.67	1,946.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,786.68	
Total OPERATING EXPENSE														
Budget	15,333.34	15,333.34	15,333.34	15,333.34	15,333.34	15,333.34	15,333.34	15,333.34	15,333.34	15,333.34	15,333.34	15,333.26	184,000.00	184,000.00
Actual	12,932.36	20,102.95	16,019.74	22,451.63	107,662.72	18,362.53	0.00	0.00	0.00	0.00	0.00	0.00	197,531.93	
Variance	2,400.98	(4,769.61)	(686.40)	(7,118.29)	(92,329.38)	(3,029.19)	15,333.34	15,333.34	15,333.34	15,333.34	15,333.34	15,333.26	(13,531.93)	
Net Income:														
Budget	1,946.66	1,946.66	1,946.66	1,946.66	1,946.66	1,946.66	1,946.66	1,946.66	1,946.66	1,946.66	1,946.66	1,946.74	23,360.00	
Actual	6,578.99	(3,744.29)	1,879.71	(4,061.42)	(91,071.24)	401.97	0.00	0.00	0.00	0.00	0.00	0.00	(90,016.28)	
Variance	4,632.33	(5,690.95)	(66.95)	(6,008.08)	(93,017.90)	(1,544.69)	(1,946.66)	(1,946.66)	(1,946.66)	(1,946.66)	(1,946.66)	(1,946.74)	(113,376.28)	