

Masters Club Homeowners Association, Inc.
Budget Comparison - Operating Fund
11/30/2019

J/O LCM Property Management
1776 South Jackson Suite 300
Denver CO 80210

Current Mnth Actual	Current Mnth Budget	Current Mnth Variance		Current YTD Actual	Current YTD Budget	Current YTD Variance	Current Year Total Budget
ASSESSMENT REVENUE							
5,550	5,550	0	1.400100 Assessments	61,050	61,050	0	66,600
<u>0</u>	<u>0</u>	<u>0</u>	1.400125 Assessments Prepayment Discount	<u>(3,690)</u>	<u>(3,870)</u>	<u>180</u>	<u>(3,870)</u>
5,550	5,550	0	TOTAL OPERATING ASSESSMENTS	57,360	57,180	180	62,730
OTHER OPERATING REVENUE							
(30)	0	(30)	1.420100 Late Charges	(235)	0	(235)	0
<u>0</u>	<u>0</u>	<u>0</u>	1.449100 A/R Credit Balance Write Off	<u>1,000</u>	<u>0</u>	<u>1,000</u>	<u>0</u>
(30)	0	(30)	TOTAL OTHER OPERATING INCOME	765	0	765	0
5,520	5,550	(30)	TOTAL OPERATING REVENUE	58,125	57,180	945	62,730
OPERATING EXPENSES							
BUILDING							
0	40	40	1.501305 Lighting Exterior Holiday	0	44	44	50
<u>0</u>	<u>40</u>	<u>40</u>	TOTAL BUILDING EXPENSES	0	44	44	50
GROUND							
2,961	2,000	(961)	1.700100 Landscape Contract	23,513	22,000	(1,513)	24,000
0	250	250	1.700400 Trees	3,032	2,750	(282)	3,000
265	63	(202)	1.700700 Flowers, Beds & Shrubs	1,232	693	(539)	750
0	267	267	1.700900 Sprinklers	722	2,937	2,215	3,200
0	416	416	1.701500 Snow Removal	3,631	2,083	(1,548)	2,500
0	25	25	1.704999 Other Landscape Maintenance Expenses	200	275	75	300
0	681	681	1.720300 Fences	<u>7,988</u>	<u>7,491</u>	<u>(497)</u>	<u>8,170</u>
3,226	3,702	476	TOTAL GROUNDS EXPENSE	40,319	38,229	(2,090)	41,920
UTILITIES							
35	37	2	1.800200 Electricity	228	407	179	440
<u>2,778</u>	<u>750</u>	<u>(2,028)</u>	1.800350 Water	<u>12,968</u>	<u>12,100</u>	<u>(868)</u>	<u>12,600</u>
2,814	787	(2,027)	TOTAL UTILITIES EXPENSE	13,197	12,507	(690)	13,040
ADMINISTRATIVE							
ADMINISTRATIVE GENERAL							
412	412	0	1.900100 Management	4,467	4,532	65	4,940
733	17	(716)	1.900400 Legal	3,109	187	(2,922)	200
0	0	0	1.900500 Reimbursed Legal	(897)	0	897	0
0	57	57	1.900700 Insurance	572	627	55	680
0	27	27	1.900900 Audit/Review/Tax Prep	0	297	297	325
25	29	4	1.901510 Community Activities	212	319	107	350
0	6	6	1.901700 Secretary of State/Filing Fees	75	66	(9)	75
74	50	(24)	1.902200 Office Supplies & Expense	549	550	1	600
0	4	4	1.902800 Website	0	44	44	50
0	42	42	1.904999 Other General Admin Expenses	<u>377</u>	<u>462</u>	<u>85</u>	<u>500</u>
1,243	644	(599)	TOTAL GENERAL ADMIN EXP	8,464	7,084	(1,380)	7,720
7,283	5,173	(2,110)	TOTAL OPERATING EXPENSES	61,979	57,864	(4,115)	62,730
(1,763)	377	(2,140)	NET OPERATING INCOME/(LOSS)	(3,855)	(684)	(3,171)	0