

Copy of Annual Budget - Comparative/Income Statement

Properties: Bellows Farm - Briar Hill, Bittersweet Ln, Bellows Farm Rd.... Acton, MA 01720

As of: Jan 2023

Additional Account Types: None

GL Account Map: Income Statement GL Mapping

Level of Detail: Detail View

| Account Number | Account Name | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|----------------|---------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| Income | | | | | | | | |
| 00000000-14 | Appfolio Late Fees | -30.00 | 0.00 | -30.00 | -30.00 | 0.00 | -30.00 | 0.00 |
| 40100 | Assessment | 31,965.00 | 32,175.00 | -210.00 | 31,965.00 | 32,175.00 | -210.00 | 386,100.00 |
| 40900 | Clubhouse Rental Fee | 75.00 | 54.17 | 20.83 | 75.00 | 54.17 | 20.83 | 650.00 |
| 42100 | Interest Income-Checking | 1.61 | 1.25 | 0.36 | 1.61 | 1.25 | 0.36 | 15.00 |
| 42300 | Late Fees | -15.00 | 0.00 | -15.00 | -15.00 | 0.00 | -15.00 | 0.00 |
| 45500 | Prepaid Assessment | -1,495.00 | 0.00 | -1,495.00 | -1,495.00 | 0.00 | -1,495.00 | 0.00 |
| | Total Operating Income | 30,501.61 | 32,230.42 | -1,728.81 | 30,501.61 | 32,230.42 | -1,728.81 | 386,765.00 |
| Expense | | | | | | | | |
| 50000 | Administrative Expenses | | | | | | | |
| 50100 | Accounting/Audit | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,500.00 |
| 50300 | Bank Charges | 0.00 | 2.09 | 2.09 | 0.00 | 2.09 | 2.09 | 25.00 |
| 53500 | Legal- Common | 1,015.00 | 125.00 | -890.00 | 1,015.00 | 125.00 | -890.00 | 1,500.00 |
| 53700 | Management Fee | 2,416.00 | 2,416.00 | 0.00 | 2,416.00 | 2,416.00 | 0.00 | 28,992.00 |
| 53900 | Miscellaneous Administrative Expenses | 61.10 | 25.00 | -36.10 | 61.10 | 25.00 | -36.10 | 300.00 |
| 54300 | Postage | 35.28 | 150.00 | 114.72 | 35.28 | 150.00 | 114.72 | 1,800.00 |
| 54310 | Printing | 321.05 | 0.00 | -321.05 | 321.05 | 0.00 | -321.05 | 0.00 |
| | Total Administrative Expenses | 3,848.43 | 2,718.09 | -1,130.34 | 3,848.43 | 2,718.09 | -1,130.34 | 36,117.00 |
| 60000 | Repair Expenses | | | | | | | |
| 61200 | Fire Alarm Repair | 1,532.91 | 0.00 | -1,532.91 | 1,532.91 | 0.00 | -1,532.91 | 0.00 |
| 63100 | Miscellaneous Repair | 0.00 | 208.34 | 208.34 | 0.00 | 208.34 | 208.34 | 2,500.00 |
| | Total Repair Expenses | 1,532.91 | 208.34 | -1,324.57 | 1,532.91 | 208.34 | -1,324.57 | 2,500.00 |
| 70000 | Maintenance Expenses | | | | | | | |
| 70300 | Building Supplies | 0.00 | 50.00 | 50.00 | 0.00 | 50.00 | 50.00 | 600.00 |
| 71100-1 | Clubhouse-Amenities | 0.00 | 41.67 | 41.67 | 0.00 | 41.67 | 41.67 | 500.00 |
| 71100-11 | Clubhouse- Water | 0.00 | 125.00 | 125.00 | 0.00 | 125.00 | 125.00 | 1,500.00 |
| 71100-2 | Clubhouse-Cleaning Service | 506.89 | 750.00 | 243.11 | 506.89 | 750.00 | 243.11 | 9,000.00 |
| 71100-4 | Clubhouse-Electric | 0.00 | 416.67 | 416.67 | 0.00 | 416.67 | 416.67 | 5,000.00 |
| 71100-6 | Clubhouse- Gas | 0.00 | 500.00 | 500.00 | 0.00 | 500.00 | 500.00 | 3,500.00 |
| 71100-7 | Clubhouse-Maintenance | 0.00 | 166.67 | 166.67 | 0.00 | 166.67 | 166.67 | 2,000.00 |

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|----------------|--------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| 71100-9 | Clubhouse - Telephone | 256.62 | 183.34 | -73.28 | 256.62 | 183.34 | -73.28 | 2,200.00 |
| 71850 | Fitness Equipment Maintenance | 0.00 | 208.34 | 208.34 | 0.00 | 208.34 | 208.34 | 2,500.00 |
| 72100 | Fire Alarm Maintenance | 0.00 | 54.17 | 54.17 | 0.00 | 54.17 | 54.17 | 650.00 |
| 73500 | Landscaping-Undesignated Maintenance | 0.00 | 3,333.34 | 3,333.34 | 0.00 | 3,333.34 | 3,333.34 | 40,000.00 |
| 73500-6 | Landscaping-Improvements | 0.00 | 625.00 | 625.00 | 0.00 | 625.00 | 625.00 | 7,500.00 |
| 74100 | Other Landscaping | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6,500.00 |
| 74500 | Maintenance Service-Undesignated | 3,402.50 | 541.67 | -2,860.83 | 3,402.50 | 541.67 | -2,860.83 | 6,500.00 |
| 74500-2 | Maintenance Dumpster | 50.00 | 0.00 | -50.00 | 50.00 | 0.00 | -50.00 | 0.00 |
| 74500-6 | Maintenance Supplies | 739.30 | 166.67 | -572.63 | 739.30 | 166.67 | -572.63 | 2,000.00 |
| 75100 | Pest Control Service | 0.00 | 89.17 | 89.17 | 0.00 | 89.17 | 89.17 | 1,070.00 |
| 75400 | Pool-Undesignated Maintenance Exp | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 11,000.00 |
| 75400-4 | Pool- Lifeguard Payroll | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 15,000.00 |
| 75400-8 | Pool- Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10,000.00 |
| 76100 | Rubbish Removal | 0.00 | 2,333.34 | 2,333.34 | 0.00 | 2,333.34 | 2,333.34 | 28,000.00 |
| 77100 | Snow Removal Service | 5,100.00 | 5,100.00 | 0.00 | 5,100.00 | 5,100.00 | 0.00 | 25,500.00 |
| 77200 | Other Snow Removal Service | 975.00 | 0.00 | -975.00 | 975.00 | 0.00 | -975.00 | 0.00 |
| | Total Maintenance Expenses | 11,030.31 | 14,685.05 | 3,654.74 | 11,030.31 | 14,685.05 | 3,654.74 | 180,520.00 |
| 80000 | Insurance Expenses | | | | | | | |
| 80100 | Insurance-Undesignated Expenses | 0.00 | 708.34 | 708.34 | 0.00 | 708.34 | 708.34 | 8,500.00 |
| | Total Insurance Expenses | 0.00 | 708.34 | 708.34 | 0.00 | 708.34 | 708.34 | 8,500.00 |
| 90000 | Utility Expenses | | | | | | | |
| 93200-3 | Sewer Treatment-Maint Fee | 8,628.20 | 4,314.17 | -4,314.03 | 8,628.20 | 4,314.17 | -4,314.03 | 51,770.00 |
| 93300 | Other Sewer Treatment Expenses | 3,053.70 | 1,526.84 | -1,526.86 | 3,053.70 | 1,526.84 | -1,526.86 | 18,322.00 |
| | Total Utility Expenses | 11,681.90 | 5,841.01 | -5,840.89 | 11,681.90 | 5,841.01 | -5,840.89 | 70,092.00 |
| 94000 | Contributions to Reserves | | | | | | | |
| 94100-1 | RSV Transfer-Reserve | 7,419.67 | 7,419.67 | 0.00 | 7,419.67 | 7,419.67 | 0.00 | 89,036.00 |
| | Total Contributions to | 7,419.67 | 7,419.67 | 0.00 | 7,419.67 | 7,419.67 | 0.00 | 89,036.00 |

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|----------------------|---|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| Reserves | | | | | | | | |
| | Total Operating Expense | 35,513.22 | 31,580.50 | -3,932.72 | 35,513.22 | 31,580.50 | -3,932.72 | 386,765.00 |
| | Total Operating Income | 30,501.61 | 32,230.42 | -1,728.81 | 30,501.61 | 32,230.42 | -1,728.81 | 386,765.00 |
| | Total Operating Expense | 35,513.22 | 31,580.50 | -3,932.72 | 35,513.22 | 31,580.50 | -3,932.72 | 386,765.00 |
| | NOI - Net Operating Income | -5,011.61 | 649.92 | -5,661.53 | -5,011.61 | 649.92 | -5,661.53 | 0.00 |
| Other Expense | | | | | | | | |
| 95400 | Reserve Tracking/ Reserve Revenue | | | | | | | |
| 95000 | Transfer from Reserve/Revenue Income | -31,695.00 | 0.00 | 31,695.00 | -31,695.00 | 0.00 | 31,695.00 | 0.00 |
| 96000 | RSV- Undesignated Reserve | 31,695.00 | 0.00 | -31,695.00 | 31,695.00 | 0.00 | -31,695.00 | 0.00 |
| | Total Reserve Tracking/Reserve Revenue | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Total Other Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Net Other Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Total Income | 30,501.61 | 32,230.42 | -1,728.81 | 30,501.61 | 32,230.42 | -1,728.81 | 386,765.00 |
| | Total Expense | 35,513.22 | 31,580.50 | -3,932.72 | 35,513.22 | 31,580.50 | -3,932.72 | 386,765.00 |
| | Net Income | -5,011.61 | 649.92 | -5,661.53 | -5,011.61 | 649.92 | -5,661.53 | 0.00 |