Farmington Meadows
Income Statement Budget vs Actual
Transaction 9/1/2019 To 9/30/2019 11:59:00 PM

Description		Current Month Operating			Year to Date Operating		
		Actual	Budget	Variance	Actual	Budget	Variance
Primary Income							
40003	Assessments - Annually	0.00	0.00	0.00	16,380.00	16,640.00	(260.00)
TOTAL Primary Income		0.00	0.00	0.00	16,380.00	16,640.00	(260.00)
Secondary Income							
40130	Investment Interest	1.56	0.00	1.56	13.20	0.00	13.20
40185	Reinvestment Fees	0.00	0.00	0.00	50.00	0.00	50.00
TOTAL Secondary Income		1.56	0.00	1.56	63.20	0.00	63.20
Third Party Income							
40200	Collection Fees	0.00	0.00	0.00	(75.00)	0.00	(75.00)
TOTAL Third Party Income		0.00	0.00	0.00	(75.00)	0.00	(75.00)
TOTAL Operating Income		1.56	0.00	1.56	16,368.20	16,640.00	(271.80)
Administrative							
50100	Fees (Bank,Licensing,Etc.)	0.00	10.00	(10.00)	0.00	100.00	(100.00)
50110	Copies & Postage	5.00	33.00	(28.00)	111.50	297.00	(185.50)
50125	Management Fees	431.24	414.00	17.24	3,765.17	3,726.00	39.17
50155	Professional Services (Legal, Acct, Tax Prep)	0.00	0.00	0.00	500.00	500.00	0.00
50300	Insurance	0.00	136.00	(136.00)	1,576.00	1,224.00	352.00
TOTAL Administrative		436.24	593.00	(156.76)	5,952.67	5,847.00	105.67
Bad Debt							
50600	Bad Debt	(63.85)	0.00	(63.85)	(63.85)	0.00	(63.85)
TOTAL Bad Debt		(63.85)	0.00	(63.85)	(63.85)	0.00	(63.85)
Common Area Maintenance & Repa							
65000	Maintenance & Repairs	0.00	61.00	(61.00)	0.00	551.00	(551.00)
66830	Landscaping - Basic Contract	337.67	500.00	(162.33)	2,026.02	3,600.00	(1,573.98)
69000	Transfer To Reserve	184.17	184.00	0.17	1,657.53	1,656.00	1.53
TOTAL Common Area Maintenance & Repa		521.84	745.00	(223.16)	3,683.55	5,807.00	(2,123.45)
Utilities							
70300	Electricity	0.00	13.00	(13.00)	107.21	117.00	(9.79)
70900	Water & Sewer	0.00	100.00	(100.00)	153.88	900.00	(746.12)
TOTAL Utilities		0.00	113.00	(113.00)	261.09	1,017.00	(755.91)
TOTAL Operating Expense		894.23	1,451.00	(556.77)	9,833.46	12,671.00	(2,837.54)
Current Operating Net Income/Loss		(892.67)	(1,451.00)	558.33	6,534.74	3,969.00	2,565.74

Farmington Meadows
Income Statement Budget vs Actual
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Description	Current Month Reserve			Year to Date Reserve		
	Actual	Budget	Variance	Actual	Budget	Variance
Repairs and Maintenance						
80400 Transfer From Operating	184.17	184.00	0.17	1,657.53	1,656.00	1.53
TOTAL Repairs and Maintenance	184.17	184.00	0.17	1,657.53	1,656.00	1.53
TOTAL Reserve Income	184.17	184.00	0.17	1,657.53	1,656.00	1.53
Current Reserve Net Income/Loss	184.17	184.00	0.17	1,657.53	1,656.00	1.53