

Dallas Meadows Community Association
Monthly Finance Report 8/1/2020

Operating Budget	Annual Budget	July '20 Actual YTD	Difference	Comments
Income				
HOA Dues	\$20,400.00	\$19,530.00	(\$870.00)	3 overdue - Freed, Taylor, Valentine
Tap Fees	\$0.00	\$6,500.00	\$6,500.00	
Fines for Violations	\$0.00	\$30.00	\$30.00	Balance is: \$172 for Lot 8
Collection Charges from Lawsuit	\$0.00	\$0.00	\$0.00	Lot 21: Approx \$98413
Water Overage Payment	\$0.00	\$1,124.50	\$1,124.50	Total Due = \$2153
Other	\$0.00	\$276.93	\$276.93	San Miguel Refund
Total Income	\$20,400.00	\$27,461.44	\$5,660.01	
Expenses				
Utilities				
Water Testing	\$6,500.00	\$2,310.17	\$4,189.83	
Water O&M + Well +Tank Recoat	\$5,000.00	\$4,646.00	\$354.00	
Electricity (Pump & Tank)	\$1,700.00	\$918.54	\$781.46	
Water Meter Reading	\$1,600.00	\$886.70	\$713.30	
Administration				
U. S. Post Office/Postage	\$300.00	\$55.00	\$245.00	
Office/Copy	\$150.00	\$34.23	\$115.77	
WEB Site	\$500.00	\$379.00	\$121.00	
Annual Meeting/Special Meeting	\$150.00	\$0.00	\$150.00	
Social (e.g., Yearly Picnic)	\$250.00	\$0.00	\$250.00	
Misc. (e.g., HOA Leader, Associations, etc.)	\$500.00	\$198.99	\$301.01	
Legal and Professional				
Tax Preperation/Accounting/Review	\$1,500.00	\$490.00	\$1,010.00	
Attorney/Legal	\$5,000.00	\$5,810.92	(\$810.92)	
Audit	\$0.00	\$0.00	\$0.00	
Insurance				
Insurance	\$2,100.00	\$1,006.00	\$1,094.00	
Contengency				
	\$2,000.00	\$0.00	\$2,000.00	
Total Expense	\$27,250.00	\$16,735.56	\$10,514.45	
Net Income	(\$6,850.00)	\$10,725.88		

Capital or Reserve Planned Expenses	Expected	Actual	Difference	Comments
Abandoned well plug	\$2,500.00	\$1,788.48	\$711.52	Cost is included in Water O&M
Tank recoating	\$18,000.00	\$0.00	\$18,000.00	Cost will be \$22,765
Tank access	TBD	\$0.00	\$0.00	
Total Capital	\$22,500.00			

Savings Account	Expected	Actual	Difference
Input	\$0.00	\$1.20	
Expenses	\$0.00	\$0.00	
Savings Balance		\$9,042.37	

Reserve Account	Expected	Actual	Difference
Input	\$0.00	\$4.58	
Expenses	\$0.00	\$0.00	
Reserve Balance		\$34,114.47	\$23k planned xfer in Aug for Tank Recoat