

Dallas Meadows Community Association
Monthly Finance Report 10/16/2020

Operating Budget	Annual Budget	Oct '20 Actual YTD	Plan Difference	Comments
Income				
HOA Dues	\$20,400.00	\$20,030.00	(\$370.00)	Actual is \$400 deficit - Freed paid 8/31.
Tap Fees	\$0.00	\$6,500.00	\$6,500.00	
Fines for Violations	\$0.00	\$30.00	\$30.00	Balance is: \$174 for Lot 8
Collection Charges from Lawsuit	\$0.00	\$99,700.45	\$99,700.45	Lot 21 funds were disbursed; Appeal bills pending.
Water Overage Payment	\$0.00	\$4,517.20	\$4,517.20	Total Due = \$211
Transfer from Savings or Reserves	\$0.00	\$22,000.00	\$22,000.00	For Tank Recoating
Other	\$0.00	\$276.93	\$276.93	San Miguel Refund
Total Income	\$20,400.00	\$153,054.59	\$132,654.59	
Expenses				
Utilities				
Water Testing	\$6,500.00	\$2,911.30	\$3,588.70	
Water O&M + Well +Tank Recoat	\$5,000.00	\$28,567.29	(\$23,567.29)	
Electricity (Pump & Tank)	\$1,700.00	\$1,504.77	\$195.23	
Water Meter Reading	\$1,600.00	\$1,276.65	\$323.35	
Administration				
U. S. Post Office/Postage	\$300.00	\$101.00	\$199.00	
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	
Dues Overpayment	\$0.00	\$250.00	(\$250.00)	
Misc. (e.g., HOA Leader, Associations, etc.)	\$500.00	\$274.99	\$225.01	
Legal and Professional				
Tax Preparation/Accounting/Review	\$1,500.00	\$490.00	\$1,010.00	
Attorney/Legal	\$5,000.00	\$9,636.42	(\$4,636.42)	
Audit	\$0.00	\$0.00	\$0.00	
Insurance				
Insurance	\$2,100.00	\$1,006.00	\$1,094.00	
Contingency				
Contingency	\$2,000.00	\$0.00	\$2,000.00	
Transfer to Savings/Reserves	\$0.00	\$99,700.45	(\$99,700.45)	
Total Expense	\$27,250.00	\$146,132.11	(\$118,882.11)	
Net Income	(\$6,850.00)	\$6,922.48		

<u>Capital or Reserve Planned Expenses</u>	Expected	Actual	Difference	
Abandoned well plug	\$2,500.00	\$1,788.48	\$711.52	Cost is included in Water O&M
Tank recoating	\$18,000.00	\$22,765.00	(\$4,765.00)	Cost will be \$22,765
Tank access	TBD			
Total Capital	\$22,500.00	\$24,553.48	(\$2,053.48)	

<u>Savings Account</u>	Expected	Actual	Difference
Input	\$0.00	\$1.43	
Expenses		\$0.00	
Savings Balance		\$9,042.60	

<u>Reserve Account</u>	Expected	Actual	Difference
Input	\$0.00	\$99,705.53	
Expenses		\$23,000.00	
Reserve Balance		\$111,815.42	

Lot 21 Disbursement
\$23k planned xfer in Aug for Tank Recoat