

**Wyngate 2018
Detail Budget**

	Jan.	Feb.	March	April	May	June	July	Aug	Sept.	Oct.	Nov.	Dec.	Total	
Projected Monthly Income	\$215*155	\$32,900.00	\$33,000.00	\$33,000.00	\$33,000.00	\$32,900.00	\$32,500.00	\$32,500.00	\$32,500.00	\$33,000.00	\$33,000.00	\$33,000.00	\$32,500.00	\$393,800.00
5 w/ Board member credit	\$107.50*5	\$537.50	\$537.50	\$537.50	\$537.50	\$537.50	\$537.50	\$537.50	\$537.50	\$537.50	\$537.50	\$537.50	\$537.50	\$6,450.00
Actual		\$38,053.36	\$30,446.43	\$33,050.50	\$32,877.22	\$33,243.49	\$33,059.27	\$33,114.69	\$35,028.83	\$33,651.75	\$32,016.92	\$33,877.12	\$32,427.91	\$400,847.49
Variance		(\$4,615.86)	\$3,091.07	\$487.00	\$660.28	\$194.01	(\$21.77)	(\$77.19)	(\$1,991.33)	(\$114.25)	\$1,520.58	(\$339.62)	\$609.59	(\$597.49)
Committee Credits	Budget	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$1,200.00)
Accounts	Actual	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	\$0.00	\$0.00	\$0.00	(\$900.00)
	Variance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$100.00)	(\$100.00)	(\$100.00)	(\$300.00)
Fines/violations/assessments	Budget	\$15.00	\$15.00	\$15.00	\$15.00	\$25.00	\$15.00	\$25.00	\$15.00	\$25.00	\$15.00	\$15.00	\$15.00	\$210.00
	Actual	\$0.00	\$50.00	\$10.00	\$0.00	\$0.00	\$100.00	\$130.00	\$10.00	\$110.00	\$200.00	\$50.00	\$0.00	\$660.00
	Variance	\$15.00	(\$35.00)	\$5.00	\$15.00	\$25.00	(\$85.00)	(\$105.00)	\$5.00	(\$85.00)	(\$185.00)	(\$35.00)	\$15.00	(\$450.00)
Interest/late fees on HOA dues	Budget	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$900.00
	Actual	\$186.33	\$109.04	\$59.85	\$28.09	\$202.76	\$99.78	\$141.27	\$152.40	\$101.40	\$197.20	\$202.84	\$210.92	\$1,691.88
	Variance	(\$111.33)	(\$34.04)	\$15.15	\$46.91	(\$127.76)	(\$24.78)	(\$66.27)	(\$77.40)	(\$26.40)	(\$122.20)	(\$127.84)	(\$135.92)	(\$791.88)
Pool Keys	Budget	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
	Actual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$40.00)	\$190.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00
	Variance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$140.00	(\$90.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
Parking	Budget	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$400.00	\$3,150.00
Permit income	Actual	\$375.00	\$300.00	\$375.00	\$300.00	\$325.00	\$350.00	\$285.00	\$332.50	\$275.00	\$325.00	\$523.00	\$540.00	\$4,305.50
	Variance	(\$125.00)	(\$50.00)	(\$125.00)	(\$50.00)	(\$75.00)	(\$100.00)	(\$35.00)	(\$82.50)	(\$25.00)	(\$75.00)	(\$273.00)	(\$140.00)	(\$1,155.50)
WYN Initial fee Assessment	Budget	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00	\$0.00	\$400.00	\$1,000.00
	Actual	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00	\$400.00	\$1,000.00	\$0.00	\$600.00	\$0.00	\$0.00	\$400.00	\$2,800.00
	Variance	\$0.00	\$0.00	\$0.00	(\$200.00)	\$0.00	(\$400.00)	(\$800.00)	\$0.00	(\$400.00)	\$0.00	\$0.00	\$0.00	(\$1,800.00)
Reserve Funds	Budget	(\$8,000.00)	(\$8,000.00)	(\$8,000.00)	(\$8,000.00)	(\$8,000.00)	(\$8,000.00)	(\$8,000.00)	(\$8,000.00)	(\$8,000.00)	(\$8,000.00)	(\$8,000.00)	(\$8,000.00)	(\$96,000.00)
	Actual	(\$8,000.00)	(\$8,000.00)	(\$8,000.00)	(\$8,000.00)	(\$8,000.00)	(\$8,000.00)	(\$8,000.00)	(\$8,000.00)	(\$8,000.00)	(\$8,000.00)	(\$8,000.00)	(\$8,000.00)	(\$96,000.00)
Moved to Reserve account	Variance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Budget	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Actual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Variance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
NON-INCOME---2017 operating account balance	Budget	\$25,255.36												\$25,255.36
bank statement	Actual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Variance	\$25,255.36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,255.36
Total Budget		\$33,727.50	\$25,777.50	\$25,777.50	\$25,777.50	\$25,887.50	\$25,377.50	\$25,587.50	\$25,277.50	\$25,987.50	\$25,777.50	\$25,777.50	\$25,827.50	\$316,560.00
Total Actual		\$30,514.69	\$22,805.47	\$25,395.35	\$25,305.31	\$25,871.25	\$25,869.05	\$26,760.96	\$27,423.73	\$26,638.15	\$24,739.12	\$26,652.96	\$25,578.83	\$313,554.87
Total Variance		\$3,212.81	\$2,972.03	\$382.15	\$472.19	\$16.25	(\$491.55)	(\$1,173.46)	(\$2,146.23)	(\$650.65)	\$1,038.38	(\$875.46)	\$248.67	\$3,005.13

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Expenses

Jan. Feb. March April May June July Aug Sept. Oct. Nov. Dec. Total

Welch Randall Mgmt Fee	Budget	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	19,200.00
	Actual	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	19,200.00
202	Variance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Welch/HOA Admin./office/meeting expense/bad debt dec.	Budget	50.00	50.00	100.00	100.00	50.00	50.00	50.00	50.00	100.00	100.00	100.00	50.00	850.00
	Actual	45.00	0.00	0.00	0.00	0.00	320.00	0.00	89.00	309.00	389.88	0.00	10.00	1,162.88
203	Variance	5.00	50.00	100.00	100.00	50.00	(270.00)	50.00	(39.00)	(209.00)	(289.88)	100.00	40.00	(312.88)
Casualty/Liability/D&O/EQ ins.	Budget	4,749.04	4,550.00	2,673.00	2,673.00	2,673.00	2,673.00	2,673.00	2,673.00	2,673.00	2,673.00	2,673.00	2,673.00	36,029.04
	Actual	2,136.08	2,136.08	2,136.08	2,136.09	2,136.09	2,136.09	2,136.09	2,136.09	4,272.18	2,136.09	2,974.98	2,309.98	28,781.92
204	Variance	2,612.96	2,413.92	536.92	536.91	536.91	536.91	536.91	536.91	(1,599.18)	536.91	(301.98)	363.02	7,247.12
First Digital/Internet	Budget	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	55,386.60
	Actual	4,313.60	2,084.12	4,301.36	4,342.45	3,550.23	4,342.45	0.00	5,000.42	5,018.90	0.00	19,423.86	4,313.60	56,690.99
205	Variance	301.95	2,531.43	314.19	273.10	1,065.32	273.10	4,615.55	(384.87)	(403.35)	4,615.55	(14,808.31)	301.95	(1,304.39)
First Digital/TV	Budget	5,018.90	5,018.90	4,552.00	5,018.90	5,018.90	4,552.00	5,018.90	5,018.90	4,552.00	5,018.90	5,018.90	4,552.00	58,359.20
	Actual	5,018.90	5,018.90	5,018.90	5,018.90	5,018.90	5,018.90	5,018.90	5,018.90	5,000.42	0.00	19,995.45	4,153.10	69,300.17
206	Variance	0.00	0.00	(466.90)	0.00	0.00	(466.90)	0.00	0.00	(448.42)	5,018.90	(14,976.55)	398.90	(10,940.97)
Landscape/snow contract/Affordable	Budget	6,065.00	6,065.00	4,595.00	4,595.00	6,500.00	5,500.00	8,500.00	5,595.00	5,595.00	4,595.00	4,595.00	4,595.00	66,795.00
	Actual	5,635.00	5,085.00	5,780.00	5,780.00	4,595.00	4,595.00	4,595.00	6,855.00	4,595.00	4,700.00	4,595.00	5,065.00	61,875.00
207	Variance	430.00	980.00	(1,185.00)	(1,185.00)	1,905.00	905.00	3,905.00	(1,260.00)	1,000.00	(105.00)	0.00	(470.00)	4,920.00
Landscape extras/Affordable/	Budget	0.00	0.00	0.00	900.00	2,500.00	500.00	500.00	500.00	3,000.00	500.00	300.00	500.00	9,200.00
	Actual	0.00	0.00	0.00	705.00	630.00	4,271.94	187.50	0.00	2,320.00	0.00	226.90	3,650.85	11,992.19
208	Variance	0.00	0.00	0.00	195.00	1,870.00	(3,771.94)	312.50	500.00	680.00	500.00	73.10	(3,150.85)	(2,792.19)
Landscape additions/improvements/reimbursements/sprinkler tech	Budget	0.00	0.00	0.00	1,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	500.00	0.00	0.00	11,500.00
	Actual	0.00	0.00	0.00	0.00	3,120.00	1,987.50	2,931.79	1,100.00	2,467.55	1,320.00	0.00	2,734.40	15,661.24
209	Variance	0.00	0.00	0.00	1,000.00	(1,120.00)	12.50	(931.79)	900.00	(467.55)	(820.00)	0.00	(2,734.40)	(4,161.24)
Maintenance Buildings-roof painting, stucco,	Budget	200.00	200.00	200.00	600.00	600.00	600.00	600.00	600.00	600.00	500.00	500.00	500.00	5,700.00
	Actual	0.00	0.00	0.00	0.00	0.00	760.00	12,400.00	1,030.00	0.00	0.00	0.00	0.00	14,190.00
210	Variance	200.00	200.00	200.00	600.00	600.00	(160.00)	(11,800.00)	(430.00)	600.00	500.00	500.00	500.00	(8,490.00)
Maintenance Common area-courtyard lighting,fence,roads,ice control labor/suppliesetc.	Budget	300.00	300.00	300.00	500.00	1,000.00	1,000.00	1,000.00	1,000.00	500.00	500.00	300.00	300.00	7,000.00
	Actual	25.67	0.00	0.00	17.03	110.59	14.03	0.00	2,310.00	595.00	282.80	0.00	0.00	3,355.12

Utilities-Rocky Mtn. Power	Budget	1,000.00	1,000.00	900.00	850.00	850.00	850.00	850.00	800.00	800.00	1,000.00	1,000.00	1,000.00	10,900.00
	Actual	0.00	0.00	0.00	0.00	0.00	0.00	843.08	0.00	0.00	930.92	0.00	932.37	2,706.37
402	Variance	1,000.00	1,000.00	900.00	850.00	850.00	850.00	6.92	800.00	800.00	69.08	1,000.00	67.63	8,193.63
Utilities-SJ water #1625	Budget	47.64	47.64	47.64	47.64	50.00	500.00	700.00	700.00	800.00	200.00	100.00	65.00	3,305.56
	Actual	47.64	47.64	47.64	47.64	47.64	47.64	632.48	629.85	0.00	0.00	582.51	65.74	2,196.42
501	Variance	0.00	0.00	0.00	0.00	2.36	452.36	67.52	70.15	800.00	200.00	(482.51)	(0.74)	1,109.14
Utilities-SJ water #1539 w	Budget	47.64	47.64	47.64	47.64	50.00	80.00	825.00	950.00	1,160.00	1,400.00	630.00	103.00	5,388.56
	Actual	47.64	47.64	47.64	47.64	47.64	47.64	590.40	837.62	0.00	1,374.14	1,116.40	0.00	4,204.40
502	Variance	0.00	0.00	0.00	0.00	2.36	32.36	234.60	112.38	1,160.00	25.86	(486.40)	103.00	1,184.16
Utilities-SJ water #1561 w	Budget	47.64	47.64	50.00	50.00	60.00	1,600.00	1,200.00	1,000.00	1,500.00	600.00	200.00	100.00	6,455.28
	Actual	47.64	47.64	47.64	47.64	47.64	0.00	2,015.31	1,119.03	1,332.06	0.00	913.89	0.00	5,618.49
503	Variance	0.00	0.00	2.36	2.36	12.36	1,600.00	(815.31)	(119.03)	167.94	600.00	(713.89)	100.00	836.79
Utilities SJ water #1595	Budget	47.64	47.64	47.64	47.64	1,095.00	200.00	200.00	500.00	500.00	500.00	500.00	47.64	3,733.20
	Actual	47.64	47.64	47.64	47.64	47.64	152.62	0.00	166.18	208.54	285.32	104.26	0.00	1,155.12
504	Variance	0.00	0.00	0.00	0.00	1,047.36	47.38	200.00	333.82	291.46	214.68	395.74	47.64	2,578.08
Utilities-SJ water #1624	Budget	47.64	47.64	47.64	47.64	200.00	800.00	1,800.00	1,300.00	1,300.00	1,800.00	500.00	47.64	7,938.20
	Actual	47.64	47.64	47.64	47.64	47.64	47.64	1,547.72	1,915.92	2,223.63	3,292.69	1,279.46	1,203.51	11,748.77
505	Variance	0.00	0.00	0.00	47.64	152.36	752.36	252.28	(615.92)	(923.63)	(1,492.69)	(779.46)	(1,155.87)	(3,810.57)
Utilities-SJ water #256213, 10791 WPD-#2 pool	Budget	860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	10,320.00
	Actual	847.75	847.75	847.75	847.75	847.75	847.75	0.00	869.45	740.57	735.34	722.30	0.00	8,154.16
506	Variance	12.25	12.25	12.25	12.25	12.25	12.25	860.00	(9.45)	119.43	124.66	137.70	860.00	2,165.84
Utilities-SJ water #256215, 10791 WPD-landscape	Budget	57.34	57.34	57.34	57.34	200.00	200.00	400.00	600.00	700.00	700.00	600.00	200.00	3,829.36
	Actual	57.34	57.34	57.34	57.34	57.34	0.00	763.16	773.68	3,658.72	1,982.13	1,207.63	0.00	8,672.02
507	Variance	0.00	0.00	0.00	0.00	142.66	200.00	(363.16)	(173.68)	(2,958.72)	(1,282.13)	(607.63)	200.00	(4,842.66)
Total Budget		25,261.03	24,961.99	21,208.45	26,065.35	32,784.45	30,467.55	35,479.45	32,449.45	34,642.55	29,737.45	25,267.45	23,083.83	341,409.00
Total Actual		21,056.03	19,043.76	21,523.63	22,328.76	23,640.40	32,035.96	35,958.07	34,994.47	38,701.52	19,169.92	55,585.22	26,918.61	350,956.35
Total Variance		4,205.00	5,918.23	(315.18)	3,736.59	9,144.05	(1,568.41)	(478.62)	(2,545.02)	(4,058.97)	10,567.53	(30,317.77)	(3,834.78)	(9,547.35)

Budget Variance

Income		\$33,727.50	\$25,777.50	\$25,777.50	\$25,777.50	\$25,887.50	\$25,377.50	\$25,587.50	\$25,277.50	\$25,987.50	\$25,777.50	\$25,777.50	\$25,827.50	\$316,560.00
Expenses		21,056.03	19,043.76	21,523.63	22,328.76	23,640.40	32,035.96	35,958.07	34,994.47	38,701.52	19,169.92	55,585.22	26,918.61	350,956.35
Variance		\$12,671.47	\$6,733.74	\$4,253.87	\$3,448.74	\$2,247.10	(\$6,658.46)	(\$10,370.57)	(\$9,716.97)	(\$12,714.02)	\$6,607.58	(\$29,807.72)	(\$1,091.11)	(\$34,396.35)

Total actual income \$313,554.87

Total actual expenses \$350,956.35

(\$37,401.48)

x-fer from reserves \$61,655.00

Balance of operating carry over \$24,254.00