

Windemere Homeowners Association 2023 Budget vs Actual Income and Expenses

Date	Budgeted Income Item	Budgeted Income	Budgeted Expense Item	Budgeted Expense	Cumulative Totals	Actual Item	Actual Income	Actual Expense	Actual Variance	Cumulative Totals	Cumulative Variance
31-Dec-22	2022 Balance	\$3,757.01			\$3,757.01		0.00	\$0.00	\$3,757.01	\$0.00	
6-Jan-23			AES (est)	\$47.97	\$3,709.04	AES (act)		\$37.26	\$10.71	\$3,719.75	\$10.71
6-Jan-23			Greene Co. San. Engr. (est)	\$16.66	\$3,692.38	Greene Co. San. Engr. (act)		\$16.66	\$0.00	\$3,703.09	\$10.71
9-Jan-23			Secretary Items/Stamps (est)	\$60.00	\$3,632.38	Secretary Items/Stamps (act)		\$120.00	(\$60.00)	\$3,583.09	(\$49.29)
19-Jan-23			Buckeye Ecocare (est)	\$563.60	\$3,068.78	Buckeye Ecocare (act)		\$538.32	\$25.28	\$3,044.77	(\$24.01)
31-Jan-23	Fees (69) (est)	\$11,040.00			\$14,108.78	Fees (71) (act)	11,360.00		\$320.00	\$14,404.77	\$295.99
31-Jan-23	Interest (est)	\$0.40			\$14,109.18	Interest (act)	0.32		(\$0.08)	\$14,405.09	\$295.91
6-Feb-23			CPA Audit (est)	\$487.04	\$13,622.14	CPA Audit (act)		\$469.92	\$17.12	\$13,935.17	\$313.03
7-Feb-23			AES (est)	\$47.47	\$13,574.67	AES (act)		\$56.29	(\$8.82)	\$13,878.88	\$304.21
7-Feb-23			Greene Co. San. Engr. (est)	\$16.66	\$13,558.01	Greene Co. San. Engr. (act)		\$17.16	(\$0.50)	\$13,861.72	\$303.71
28-Feb-23	Fees (6) (est)	\$960.00			\$14,518.01	Fees (4) (act)	640.00		(\$320.00)	\$14,501.72	(\$16.29)
28-Feb-23	Interest (est)	\$0.46			\$14,518.47	Interest (est)	0.44		(\$0.02)	\$14,502.16	(\$16.31)
1-Mar-23			Essential Landscaping & Irrigation (est)	\$473.00	\$14,045.47	Essential Landscaping & Irrigation (act)		\$450.00	\$23.00	\$14,052.16	\$6.69
1-Mar-23			Backflow Value Cert (2) (est)	\$170.00	\$13,875.47	Backflow Value Cert (2) (act)		\$180.00	(\$10.00)	\$13,872.16	(\$3.31)
6-Mar-23			AES (est)	\$47.56	\$13,827.91	AES (act)		\$46.29	\$1.27	\$13,825.87	(\$2.04)
6-Mar-23			Greene Co. San. Engr. (est)	\$16.66	\$13,811.25	Greene Co. San. Engr. (act)		\$17.16	(\$0.50)	\$13,808.71	(\$2.54)
12-Mar-23			Smith Landscaping Mulch and Trim (est)	\$3,337.65	\$10,473.60	Smith's Lawn & Landscaping (act)		\$1,180.81	\$2,156.84	\$12,627.90	\$2,154.30
16-Mar-23			Erie Insurance Group (est)	\$611.00	\$9,862.60	Erie Insurance Group (act)		\$611.00	\$0.00	\$12,016.90	\$2,154.30
31-Mar-23	Interest (est)	\$0.49			\$9,863.09	Interest (act)	0.47		(\$0.02)	\$12,017.37	\$2,154.28
6-Apr-23			UNPLANNED		\$9,863.09	Secretary Items/Envelopes (act)		\$10.07	(\$10.07)	\$12,007.30	\$2,144.21
7-Apr-23			AES (est)	\$47.38	\$9,815.71	AES (act)		\$47.03	\$0.35	\$11,960.27	\$2,144.56
7-Apr-23			Greene Co. San. Engr. (est)	\$16.66	\$9,799.05	Greene Co. San. Engr. (act)		\$17.16	(\$0.50)	\$11,943.11	\$2,144.06
11-Apr-23			UNPLANNED		\$9,799.05	Secretary Items/Envelopes Refund (act)		(\$10.07)	\$10.07	\$11,953.18	\$2,154.13
19-Apr-22	Fees (1) (est)	\$160.00			\$9,959.05	Fees (1) + Late Fee (3) (act)	0.00		(\$160.00)	\$11,953.18	\$1,994.13
30-Apr-23	Interest (est)	\$0.37			\$9,959.42	Interest (act)	0.43		\$0.06	\$11,953.61	\$1,994.19
3-May-23			Green View Lawn Care Mowing (est)	\$169.09	\$9,790.33	Ray DeVite Mowing (act)		\$360.00	(\$190.91)	\$11,593.61	\$1,803.28
9-May-23			AES (est)	\$46.85	\$9,743.48	AES (act)		\$45.50	\$1.35	\$11,548.11	\$1,804.63
9-May-23			Greene Co. San. Engr. (est)	\$16.66	\$9,726.82	Greene Co. San. Engr. (act)		\$17.16	(\$0.50)	\$11,530.95	\$1,804.13
21-May-23			UNPLANNED		\$9,726.82	Flowers		\$150.00	(\$150.00)	\$11,380.95	\$1,654.13
31-May-23	Interest (est)	\$0.35			\$9,727.17	Interest (act)	0.40		\$0.05	\$11,381.35	\$1,654.18
3-Jun-23			Green View Lawn Care Mowing (est)	\$355.09	\$9,372.08	Ray DeVite Mowing (act)		\$360.00	(\$4.91)	\$11,021.35	\$1,649.27
4-Jun-23			AES (est)	\$47.16	\$9,324.92	AES (act)		\$43.90	\$3.26	\$10,977.45	\$1,652.53
4-Jun-23			Greene Co. San. Engr. (est)	\$16.66	\$9,308.26	Greene Co. San. Engr. (act)		\$17.16	(\$0.50)	\$10,960.29	\$1,652.03
8-Jun-23			UNPLANNED		\$9,308.26	Fees (1) (act)	160.00		\$160.00	\$11,120.29	\$1,812.03
9-Jun-23			PO Box 341182 Rental (est)	\$182.00	\$9,126.26	PO Box 341182 Rental (act)		\$176.00	\$6.00	\$10,944.29	\$1,818.03
21-Jun-23			UNPLANNED		\$9,126.26	Deluxe Checks (act)		\$69.00	(\$69.00)	\$10,875.29	\$1,749.03
30-Jun-23	Interest (est)	\$0.33			\$9,126.59	Interest (act)	0.36		\$0.03	\$10,875.65	\$1,749.06
3-Jul-23			Green View Lawn Care Mowing (est)	\$446.40	\$8,680.19	Ray DeVite Mowing (act)		\$430.00	\$16.40	\$10,445.65	\$1,765.46
7-Jul-23			AES (est)	\$47.07	\$8,633.12	AES (act)		\$45.82	\$1.25	\$10,399.83	\$1,766.71
7-Jul-23			Greene Co. San. Engr. (est)	\$67.24	\$8,565.88	Greene Co. San. Engr. (act)		\$134.96	(\$67.72)	\$10,264.87	\$1,698.99
7-Jul-23			Misk.com - for web page (est)	\$37.00	\$8,528.88	Misk.com - for web page (act)		\$40.00	(\$3.00)	\$10,224.87	\$1,695.99
19-Jul-23			Bounce House Rental (est)	\$237.20	\$8,291.68	Bounce House Rental (act)		\$250.00	(\$12.80)	\$9,974.87	\$1,683.19
31-Jul-23	Interest (est)	\$0.32			\$8,292.00	Interest (act)	0.36		\$0.04	\$9,975.23	\$1,683.23
4-Aug-23			UNPLANNED		\$8,292.00	Lowes (act)		\$12.47	(\$12.47)	\$9,962.76	\$1,670.76
5-Aug-23			Green View Lawn Care Mowing (est)	\$361.86	\$7,930.14	Ray DeVite Mowing (act)		\$360.00	\$1.86	\$9,602.76	\$1,672.62
8-Aug-23			AES (est)	\$47.07	\$7,883.07	AES (act)		\$45.41	\$1.66	\$9,557.35	\$1,674.28
8-Aug-23			Greene Co. San. Engr. (est)	\$106.58	\$7,776.49	Greene Co. San. Engr. (act)		\$287.29	(\$180.71)	\$9,270.06	\$1,493.57
9-Aug-23			UNPLANNED		\$7,776.49	SignsNow (act)		\$54.80	(\$54.80)	\$9,215.26	\$1,438.77
10-Aug-23			UNPLANNED		\$7,776.49	Karen DeVite (act)		\$2,000.00	(\$2,000.00)	\$7,215.26	(\$561.23)
31-Aug-23	Interest (est)	\$0.30			\$7,776.79	Interest (act)	0.29		(\$0.01)	\$7,215.55	(\$561.24)
3-Sep-23			Green View Lawn Care Mowing (est)	\$361.86	\$7,414.93	Ray DeVite Mowing (act)		\$430.00	(\$68.14)	\$6,785.55	(\$629.38)
7-Sep-23			AES (est)	\$47.16	\$7,367.77	AES (act)		\$46.87	\$0.29	\$6,738.68	(\$629.09)
7-Sep-23			Greene Co. San. Engr. (est)	\$162.78	\$7,204.99	Greene Co. San. Engr. (act)		\$57.69	\$105.09	\$6,680.99	(\$524.00)

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12-Sep-23		Annual Picnic Food (est)	\$150.00	\$7,054.99	Annual Picnic Food (act)		\$228.25	(\$78.25)	\$6,452.74	(\$602.25)
30-Sep-23	Interest (est)	\$0.26		\$7,055.25	Interest (act)	0.23		(\$0.03)	\$6,452.97	(\$602.28)
3-Oct-23		Green View Lawn Care Mowing (est)	\$361.86	\$6,693.39	Ray DeVite Mowing (act)		\$360.00	\$1.86	\$6,092.97	(\$600.42)
8-Oct-23		AES (est)	\$47.16	\$6,646.23	AES (act)		\$57.28	(\$10.12)	\$6,035.69	(\$610.54)
8-Oct-23		Greene Co. San. Engr. (est)	\$263.94	\$6,382.29	Greene Co. San. Engr. (act)		\$202.44	\$61.50	\$5,833.25	(\$549.04)
31-Oct-23		UNPLANNED		\$6,382.29	Fall Entrance Trimming (act)		\$600.00	(\$600.00)	\$5,233.25	(\$1,149.04)
31-Oct-23	Interest (est)	\$0.19		\$6,382.48	Interest (est)	0.21		\$0.02	\$5,233.46	(\$1,149.02)
5-Nov-23		Green View Lawn Care Mowing (est)	\$361.86	\$6,020.62	Ray DeVite Mowing (act)		\$360.00	\$1.86	\$4,873.46	(\$1,147.16)
7-Nov-23		AES (est)	\$47.65	\$5,972.97	AES (act)		\$58.79	(\$11.14)	\$4,814.67	(\$1,158.30)
7-Nov-23		Greene Co. San. Engr. (est)	\$122.08	\$5,850.89	Greene Co. San. Engr. (act)		\$219.81	(\$97.73)	\$4,594.86	(\$1,256.03)
27-Nov-23		Secretary Items/Stamps (est)	\$72.00	\$5,778.89	Secretary Items/Stamps (act)		\$0.00	\$72.00	\$4,594.86	(\$1,184.03)
30-Nov-23	Interest (est)	\$0.16		\$5,779.05	Interest (act)	0.16		\$0.00	\$4,595.02	(\$1,184.03)
5-Dec-23		UNPLANNED		\$5,779.05	Ray DeVite Mowing (act)		\$360.00	(\$360.00)	\$4,235.02	(\$1,544.03)
7-Dec-23		AES (est)	\$47.61	\$5,731.44	AES (act)		\$59.75	(\$12.14)	\$4,175.27	(\$1,556.17)
7-Dec-23		Greene Co. San. Engr. (est)	\$16.66	\$5,714.78	Greene Co. San. Engr. (act)		\$121.38	(\$104.72)	\$4,053.89	(\$1,660.89)
14-Dec-23		UNPLANNED		\$5,714.78	Christmas Decorations (act)		\$362.74	(\$362.74)	\$3,691.15	(\$2,023.63)
17-Dec-23		Green View Lawn Care Leaf Removal (est)	\$604.33	\$5,110.45	Ray DeVite Leaf Removal (act)		\$200.00	\$404.33	\$3,491.15	(\$1,619.30)
31-Dec-23	Interest (est)	\$0.14		\$5,110.59	Interest (est)	0.14		\$0.00	\$3,491.29	(\$1,619.30)

Totals	\$12,163.77		\$10,810.19			\$12,163.81	\$12,429.53	(\$265.72)		
Actuals vs Budget Variance						\$0.04	(1,619.34)	(\$1,619.30)		-14.98%
Annual Fee	\$160.00	Cost per Homeowner (est)	\$142.24		Cost per Homeowner (act)		\$163.55			
		Reserve Fund per Homeowner (est)	\$17.76	47.28%	Reserve Fund per Homeowner (act)		(\$3.55)			
									Reserve Fund Total (est)	(\$269.53)
									Interest Total (est)	\$3.81
									Late Fee (est)	\$0.00
Year to Date Cumulative Variances									Reserve Fund 2023 (est)	(\$265.72)
Budgeted Income YTD	\$12,163.77	Actual Income YTD	\$12,163.81		Variance Income YTD	\$0.04				
Budgeted Expenses YTD	\$10,810.19	Actual Expenses YTD	\$12,429.53		Variance Expenses YTD	(\$1,619.34)				
					Cumulative Variance YTD	(\$1,619.30)				

Budgeted Expense	Item	Actual Expense	Actual Variance
\$568.11	AES/DPL (est-act)	\$590.19	(\$22.08)
\$839.24	GCSE (est-act)	\$1,126.03	(\$286.79)
\$2,418.02	Ray DeVite Mowing (est-act)	\$3,020.00	(\$601.98)
\$604.33	Leaf Removal (est-act)	\$200.00	\$404.33
\$3,337.65	Smith Landscaping (est-act)	\$1,180.81	\$2,156.84
\$643.00	Essential Landscaping Irrigation (est-act)	\$630.00	\$13.00
\$563.60	Buckeye Echocare (est-act)	\$538.32	\$25.28
\$487.04	Shannon & Co. (est-act)	\$469.92	\$17.12
\$387.20	Annual Picnic (est-act)	\$533.05	(\$145.85)
\$0.00	Entrance Sign Repainting (est-act)	\$2,000.00	(\$2,000.00)
\$0.00	Entrance Flowers (est-act)	\$150.00	(\$150.00)
\$0.00	Entrance Fall Trimming (est-act)	\$600.00	(\$600.00)
	Unplanned Totals		\$3,609.01