

Profit & Loss Budget vs. Actual

February 2018

	Feb 18	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Operating Income				
400 · Regular Assessments (59)	0.00	0.00	0.00	0.0%
401 · Utility Assessment	0.00	0.00	0.00	0.0%
460 · Regular Assessment Fin Chg	0.00	80.00	(80.00)	0.0%
461 · Interest Earned	0.00	2.50	(2.50)	0.0%
463 · Misc Income	0.00	0.00	0.00	0.0%
Key Cards				
465 · Key Card Replacement Income	25.00	0.00	25.00	100.0%
466 · Key Card Expenses	0.00	0.00	0.00	0.0%
Total Key Cards	25.00	0.00	25.00	100.0%
Unit A7				
470 · Assoc Unit Rent	3,600.00	1,800.00	1,800.00	200.0%
Total Unit A7	3,600.00	1,800.00	1,800.00	200.0%
Total Operating Income	3,625.00	1,882.50	1,742.50	192.56%
Total Income	3,625.00	1,882.50	1,742.50	192.56%
Gross Profit	3,625.00	1,882.50	1,742.50	192.56%
Expense				
Administrative Expense				
507 · Managing Agent Fees	0.00	5,610.00	(5,610.00)	0.0%
501 · Bank Charges	0.00	10.00	(10.00)	0.0%
502 · Insurance / Property Taxes	3,491.85	2,920.00	571.85	119.58%
505 · Office Supplies & Expense	0.00	125.00	(125.00)	0.0%
510 · Miscellaneous	263.46	400.00	(136.54)	65.87%
540 · Website Maint.	0.00	50.00	(50.00)	0.0%
Total Administrative Expense	3,755.31	9,115.00	(5,359.69)	41.2%
Labor				
520 · Maint. Labor Common Area	0.00	2,300.00	(2,300.00)	0.0%
521 · Pool/Spa Labor	(210.00)	2,125.00	(2,335.00)	(9.88%)
523 · Snow Removal	0.00	1,000.00	(1,000.00)	0.0%
522 · Landscaping Labor	0.00	0.00	0.00	0.0%
524 · Property Insp & Repairs Maint	0.00	1,250.00	(1,250.00)	0.0%
530 · Hskpl/Amenity Labor	0.00	1,250.00	(1,250.00)	0.0%
531 · Patrol/Security	0.00	400.00	(400.00)	0.0%
Total Labor	(210.00)	8,325.00	(8,535.00)	(2.52%)
Supplies & Contract Services				
545 · Pest Control	135.00	135.00	0.00	100.0%
546 · Snowmelt Maintenance	0.00	200.00	(200.00)	0.0%
547 · Fire Safety/Monitoring	3,185.00	550.00	2,635.00	579.09%
548 · Sewer Line Maintenance	0.00	0.00	0.00	0.0%
549 · Contract Services	0.00	200.00	(200.00)	0.0%
550 · Boiler Service & Inspection	0.00	825.00	(825.00)	0.0%
553 · Chimney Sweep & Window Clean	0.00	500.00	(500.00)	0.0%
565 · Maintenance Supply	0.00	350.00	(350.00)	0.0%
566 · Pool Supply	0.00	0.00	0.00	0.0%
567 · Contract Pool Labor/Services	0.00	500.00	(500.00)	0.0%
568 · Landscaping Supply & Irrigation	0.00	0.00	0.00	0.0%
569 · Gutter Repair&Roof Maintenance	0.00	0.00	0.00	0.0%
570 · Housekeeping Supply	0.00	80.00	(80.00)	0.0%
571 · Snow Removal Services	0.00	300.00	(300.00)	0.0%
Total Supplies & Contract Services	3,320.00	3,640.00	(320.00)	91.21%
Other Budgeted Expenses				
575 · Electric - Owner	3,095.57	3,500.00	(404.43)	88.45%
576 · Natural Gas - Owner	3,472.87	2,500.00	972.87	138.92%
Total Other Budgeted Expenses	6,568.44	6,000.00	568.44	109.47%
Utilities Expense				
581 · Firewood	650.00	0.00	650.00	100.0%
582 · Natural Gas - Snowmelt	3,647.84	5,000.00	(1,352.16)	72.96%
584 · Water and Sanitation	0.00	0.00	0.00	0.0%
585 · Electric - Association	1,862.64	800.00	1,062.64	232.83%
586 · Natural Gas - Association	0.00	700.00	(700.00)	0.0%
587 · Trash Service	4,013.38	0.00	4,013.38	100.0%
588 · Internet / Cable Services	3,249.57	3,500.00	(250.43)	92.85%
589 · Telephone	40.12	250.00	(209.88)	16.05%
Total Utilities Expense	13,463.55	10,250.00	3,213.55	131.35%
Professional Fees				
595 · Tax / Review / Audit	0.00	0.00	0.00	0.0%
596 · Director's Meeting	0.00	0.00	0.00	0.0%
597 · Legal - General	0.00	500.00	(500.00)	0.0%
598 · Reserve Study	0.00	0.00	0.00	0.0%
Total Professional Fees	0.00	500.00	(500.00)	0.0%
Total Expense	26,897.30	37,830.00	(10,932.70)	71.1%
Net Ordinary Income	(23,272.30)	(35,947.50)	12,675.20	64.74%
Other Income/Expense				

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Other Income				
Major Maintenance Income				
800 · Major Maint Assessment	0.00	0.00	0.00	0.0%
820 · Maintenance Account Interest	0.00	8.33	(8.33)	0.0%
Total Major Maintenance Income	0.00	8.33	(8.33)	0.0%
Total Other Income	0.00	8.33	(8.33)	0.0%
Other Expense				
Major Maintenance				
900 · Major Maint Projects	962.50	0.00	962.50	100.0%
915 · Chimney Flue Inspection/Repair	0.00	0.00	0.00	0.0%
916 · Chimney Flue Legal & Insurance	0.00	0.00	0.00	0.0%
923 · Stain/Paint Breezeways/Railings	0.00	0.00	0.00	0.0%
928 · Sewer Line Repairs	0.00	0.00	0.00	0.0%
931 · Reserve Study	0.00	0.00	0.00	0.0%
Total Major Maintenance	962.50	0.00	962.50	100.0%
Total Other Expense	962.50	0.00	962.50	100.0%
Net Other Income	(962.50)	8.33	(970.83)	(11.554.62%)
Net Income	(24,234.80)	(35,939.17)	11,704.37	67.43%