

Profit & Loss Budget vs. Actual

September 2018

	Sep 18	Budget
Ordinary Income/Expense		
Income		
Operating Income		
400 · Regular Assessments (59)	0.00	0.00
401 · Utility Assessment	0.00	0.00
460 · Regular Assessment Fin Chg	(40.75)	120.00
461 · Interest Earned	0.00	2.50
463 · Misc Income	70.00	0.00
Key Cards		
465 · Key Card Replacement Income	0.00	0.00
466 · Key Card Expenses	0.00	0.00
Total Key Cards	0.00	0.00
Unit A7		
470 · Assoc Unit Rent	0.00	1,800.00
Total Unit A7	0.00	1,800.00
Total Operating Income	29.25	1,922.50
Total Income	29.25	1,922.50
Gross Profit	29.25	1,922.50
Expense		
Administrative Expense		
507 · Managing Agent Fees	5,610.00	5,610.00
501 · Bank Charges	0.00	5.00
502 · Insurance / Property Taxes	3,276.61	2,880.00
505 · Office Supplies & Expense	112.29	125.00
510 · Miscellaneous	0.00	400.00
540 · Website Maint.	0.00	50.00
Total Administrative Expense	8,998.90	9,070.00
Labor		
520 · Maint. Labor Common Area	5,220.15	2,200.00
521 · Pool/Spa Labor	1,598.75	2,125.00
523 · Snow Removal	0.00	0.00
522 · Landscaping Labor	1,916.00	2,000.00
524 · Property Insp & Repairs Maint	1,324.50	1,250.00
530 · Hskp/Amenity Labor	840.00	1,250.00
531 · Patrol/Security	378.00	500.00
Total Labor	11,277.40	9,325.00
Supplies & Contract Services		
545 · Pest Control	0.00	135.00
546 · Snowmelt Maintenance	0.00	0.00
547 · Fire Safety/Monitoring	0.00	450.00
548 · Sewer Line Maintenance	0.00	0.00
549 · Contract Services	0.00	200.00
550 · Boiler Service & Inspection	0.00	925.00
553 · Chimney Sweep & Window Clean	1,250.00	500.00
565 · Maintenance Supply	677.72	150.00
566 · Pool Supply	897.52	500.00
567 · Contract Pool Labor/Services	0.00	500.00
568 · Landscaping Supply & Irrigation	0.00	0.00
569 · Gutter Repair&Roof Maintenance	0.00	0.00
570 · Housekeeping Supply	35.64	100.00
571 · Snow Removal Services	0.00	0.00
Total Supplies & Contract Services	2,860.88	3,460.00

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Other Budgeted Expenses		
575 · Electric - Owner	2,778.08	2,500.00
576 · Natural Gas - Owner	803.43	500.00
Total Other Budgeted Expenses	3,581.51	3,000.00
Utilities Expense		
581 · Firewood	0.00	0.00
582 · Natural Gas - Snowmelt	24.98	0.00
584 · Water and Sanitation	0.00	0.00
585 · Electric - Association	654.13	600.00
586 · Natural Gas - Association	375.48	400.00
587 · Trash Service	0.00	0.00
588 · Internet / Cable Services	3,722.37	4,500.00
589 · Telephone	180.25	250.00
Total Utilities Expense	4,957.21	5,750.00
Professional Fees		
595 · Tax / Review / Audit	0.00	0.00
596 · Director's Meeting	1,386.92	0.00
597 · Legal - General	0.00	0.00
598 · Reserve Study	0.00	0.00
Total Professional Fees	1,386.92	0.00
Total Expense	33,062.82	30,605.00
Net Ordinary Income	(33,033.57)	(28,682.50)
Other Income/Expense		
Other Income		
Major Maintenance Income		
800 · Major Maint Assessment	0.00	0.00
820 · Maintenance Account Interest	0.00	8.37
Total Major Maintenance Income	0.00	8.37
Total Other Income	0.00	8.37
Other Expense		
Major Maintenance		
900 · Major Maint Projects	20,409.94	0.00
915 · Chimney Flue Inspection/Repair	0.00	0.00
916 · Chimney Flue Legal & Insurance	0.00	0.00
923 · Stain/Paint Breezeways/Railings	0.00	0.00
928 · Sewer Line Repairs	0.00	0.00
931 · Reserve Study	0.00	0.00
Total Major Maintenance	20,409.94	0.00
Total Other Expense	20,409.94	0.00
Net Other Income	(20,409.94)	8.37
Net Income	<u>(53,443.51)</u>	<u>(28,674.13)</u>

Profit & Loss Budget vs. Actual

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	\$ Over Budget	% of Budget
Ordinary Income/Expense		
Income		
Operating Income		
400 · Regular Assessments (59)	0.00	0.0%
401 · Utility Assessment	0.00	0.0%
460 · Regular Assessment Fin Chg	(160.75)	(34.0)%
461 · Interest Earned	(2.50)	0.0%
463 · Misc Income	70.00	100.0%
Key Cards		
465 · Key Card Replacement Income	0.00	0.0%
466 · Key Card Expenses	0.00	0.0%
Total Key Cards	0.00	0.0%
Unit A7		
470 · Assoc Unit Rent	(1,800.00)	0.0%
Total Unit A7	(1,800.00)	0.0%
Total Operating Income	(1,893.25)	1.5%
Total Income	(1,893.25)	1.5%
Gross Profit	(1,893.25)	1.5%
Expense		
Administrative Expense		
507 · Managing Agent Fees	0.00	100.0%
501 · Bank Charges	(5.00)	0.0%
502 · Insurance / Property Taxes	396.61	113.8%
505 · Office Supplies & Expense	(12.71)	89.8%
510 · Miscellaneous	(400.00)	0.0%
540 · Website Maint.	(50.00)	0.0%
Total Administrative Expense	(71.10)	99.2%
Labor		
520 · Maint. Labor Common Area	3,020.15	237.3%
521 · Pool/Spa Labor	(526.25)	75.2%
523 · Snow Removal	0.00	0.0%
522 · Landscaping Labor	(84.00)	95.8%
524 · Property Insp & Repairs Maint	74.50	106.0%
530 · Hskp/Amenity Labor	(410.00)	67.2%
531 · Patrol/Security	(122.00)	75.6%
Total Labor	1,952.40	120.9%
Supplies & Contract Services		
545 · Pest Control	(135.00)	0.0%
546 · Snowmelt Maintenance	0.00	0.0%
547 · Fire Safety/Monitoring	(450.00)	0.0%
548 · Sewer Line Maintenance	0.00	0.0%
549 · Contract Services	(200.00)	0.0%
550 · Boiler Service & Inspection	(925.00)	0.0%
553 · Chimney Sweep & Window Clean	750.00	250.0%
565 · Maintenance Supply	527.72	451.8%
566 · Pool Supply	397.52	179.5%
567 · Contract Pool Labor/Services	(500.00)	0.0%
568 · Landscaping Supply & Irrigation	0.00	0.0%
569 · Gutter Repair&Roof Maintenance	0.00	0.0%
570 · Housekeeping Supply	(64.36)	35.6%
571 · Snow Removal Services	0.00	0.0%
Total Supplies & Contract Services	(599.12)	82.7%

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	\$ Over Budget	% of Budget
Other Budgeted Expenses		
575 · Electric - Owner	278.08	111.1%
576 · Natural Gas - Owner	303.43	160.7%
Total Other Budgeted Expenses	581.51	119.4%
Utilities Expense		
581 · Firewood	0.00	0.0%
582 · Natural Gas - Snowmelt	24.98	100.0%
584 · Water and Sanitation	0.00	0.0%
585 · Electric - Association	54.13	109.0%
586 · Natural Gas - Association	(24.52)	93.9%
587 · Trash Service	0.00	0.0%
588 · Internet / Cable Services	(777.63)	82.7%
589 · Telephone	(69.75)	72.1%
Total Utilities Expense	(792.79)	86.2%
Professional Fees		
595 · Tax / Review / Audit	0.00	0.0%
596 · Director's Meeting	1,386.92	100.0%
597 · Legal - General	0.00	0.0%
598 · Reserve Study	0.00	0.0%
Total Professional Fees	1,386.92	100.0%
Total Expense	2,457.82	108.0%
Net Ordinary Income	(4,351.07)	115.2%
Other Income/Expense		
Other Income		
Major Maintenance Income		
800 · Major Maint Assessment	0.00	0.0%
820 · Maintenance Account Interest	(8.37)	0.0%
Total Major Maintenance Income	(8.37)	0.0%
Total Other Income	(8.37)	0.0%
Other Expense		
Major Maintenance		
900 · Major Maint Projects	20,409.94	100.0%
915 · Chimney Flue Inspection/Repair	0.00	0.0%
916 · Chimney Flue Legal & Insurance	0.00	0.0%
923 · Stain/Paint Breezeways/Railings	0.00	0.0%
928 · Sewer Line Repairs	0.00	0.0%
931 · Reserve Study	0.00	0.0%
Total Major Maintenance	20,409.94	100.0%
Total Other Expense	20,409.94	100.0%
Net Other Income	(20,418.31)	(243,846.4)%
Net Income	(24,769.38)	186.4%