

Gore Trail at Wilderrest HOA
Profit & Loss Budget Performance
 July 2016 through June 2017

	<u>Jul '16 - Jun...</u>	<u>Budget</u>	<u>Jul '16 - Jun...</u>	<u>YTD Budget</u>	<u>Annual Bud...</u>
Ordinary Income/Expense					
Income					
Operating Income					
40000 · Operating Dues	311,812.00	306,912.00	311,812.00	306,912.00	306,912.00
40100 · Late Fees	0.00	60.00	0.00	60.00	60.00
41000 · Miscellaneous Income					
41001 · Clbhs Key Card Replacement	0.00	40.00	0.00	40.00	40.00
41002 · Annual Assesment	960.00	7,600.00	960.00	7,600.00	7,600.00
41000 · Miscellaneous Income - Other	140.00	0.00	140.00	0.00	0.00
Total 41000 · Miscellaneous Income	<u>1,100.00</u>	<u>7,640.00</u>	<u>1,100.00</u>	<u>7,640.00</u>	<u>7,640.00</u>
Total Operating Income	<u>312,912.00</u>	<u>314,612.00</u>	<u>312,912.00</u>	<u>314,612.00</u>	<u>314,612.00</u>
Reserve Income					
45000 · Replacement Reserve Dues	53,900.00	58,800.00	53,900.00	58,800.00	58,800.00
45050 · Replacement Reserve Interest	74.63	569.95	74.63	569.95	569.95
45060 · Reserve Contribution	6,954.00	7,272.00	6,954.00	7,272.00	7,272.00
45100 · Special Assessment	113,996.58	0.00	113,996.58	0.00	0.00
Total Reserve Income	<u>174,925.21</u>	<u>66,641.95</u>	<u>174,925.21</u>	<u>66,641.95</u>	<u>66,641.95</u>
Total Income	<u>487,837.21</u>	<u>381,253.95</u>	<u>487,837.21</u>	<u>381,253.95</u>	<u>381,253.95</u>
Gross Profit	<u>487,837.21</u>	<u>381,253.95</u>	<u>487,837.21</u>	<u>381,253.95</u>	<u>381,253.95</u>
Expense					
Operating Expenses					
50010 · Accounting					
50015 · Tax preparation	265.00	278.87	265.00	278.87	278.87
50016 · Monthly Rec. Charges	330.00	480.00	330.00	480.00	480.00
50010 · Accounting - Other	0.00	0.00	0.00	0.00	0.00
Total 50010 · Accounting	<u>595.00</u>	<u>758.87</u>	<u>595.00</u>	<u>758.87</u>	<u>758.87</u>
50070 · Meeting Expense	67.11	201.39	67.11	201.39	201.39
50100 · Management Fees	52,085.34	52,779.96	52,085.34	52,779.96	52,779.96
50210 · Insurance	15,732.50	15,613.80	15,732.50	15,613.80	15,613.80
50230 · In-Unit Amenities					
50231 · In-Unit Cable	32,386.20	31,443.72	32,386.20	31,443.72	31,443.72
50232 · In-Unit Internet	16,881.48	16,632.00	16,881.48	16,632.00	16,632.00
50230 · In-Unit Amenities - Other	0.00	0.00	0.00	0.00	0.00
Total 50230 · In-Unit Amenities	<u>49,267.68</u>	<u>48,075.72</u>	<u>49,267.68</u>	<u>48,075.72</u>	<u>48,075.72</u>
50250 · Waste Removal					
50252 · Dumpsters	6,268.00	4,998.00	6,268.00	4,998.00	4,998.00
50250 · Waste Removal - Other	877.50	900.00	877.50	900.00	900.00

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Total 50250 · Waste Removal	7,145.50	5,898.00	7,145.50	5,898.00	5,898.00
50276 · Snow Removal					
50270 · Carport Plowing	1,837.50	700.00	1,837.50	700.00	700.00
50271 · Plowing	19,702.50	19,500.00	19,702.50	19,500.00	19,500.00
50272 · Window wells	7,677.50	2,012.75	7,677.50	2,012.75	2,012.75
50273 · Roof Raking	1,465.00	1,263.75	1,465.00	1,263.75	1,263.75
50274 · Boiler Walks	4,647.50	1,183.00	4,647.50	1,183.00	1,183.00
50275 · Roof Snow and Ice Removal	872.50	4,500.00	872.50	4,500.00	4,500.00
50276 · Snow Removal - Other	4,417.50	712.50	4,417.50	712.50	712.50
Total 50276 · Snow Removal	40,620.00	29,872.00	40,620.00	29,872.00	29,872.00
50290 · Security & Fire Safety					
50291 · Alarm phone	2,144.11	2,235.96	2,144.11	2,235.96	2,235.96
50292 · Alarm Monitoring	4,090.70	1,800.00	4,090.70	1,800.00	1,800.00
50293 · Fire Place Inspections	0.00	5,500.00	0.00	5,500.00	5,500.00
50294 · Sprinkler R&M	6,043.44	5,040.00	6,043.44	5,040.00	5,040.00
50295 · Alarm System Repairs	1,294.00	504.00	1,294.00	504.00	504.00
50296 · Fire Alarms	0.00	0.00	0.00	0.00	0.00
50290 · Security & Fire Safety - Other	0.00	0.00	0.00	0.00	0.00
Total 50290 · Security & Fire Safety	13,572.25	15,079.96	13,572.25	15,079.96	15,079.96
50320 · General Building Maintenance					
50321 · Gen. Bldg. Maint. Supplies	2,628.94	1,475.00	2,628.94	1,475.00	1,475.00
50322 · Pest Control	1,775.50	1,200.00	1,775.50	1,200.00	1,200.00
50320 · General Building Maintenance - Other	19,065.00	4,600.00	19,065.00	4,600.00	4,600.00
Total 50320 · General Building Maintenance	23,469.44	7,275.00	23,469.44	7,275.00	7,275.00
50330 · Plumbing & Heating	12,619.80	6,000.00	12,619.80	6,000.00	6,000.00
50360 · Grounds and Parking					
50361 · G&P Maintenance	8,060.76	400.00	8,060.76	400.00	400.00
50362 · G&P Supplies	4,196.23	1,400.00	4,196.23	1,400.00	1,400.00
Total 50360 · Grounds and Parking	12,256.99	1,800.00	12,256.99	1,800.00	1,800.00
50370 · Roof Maintenance	227.50	900.00	227.50	900.00	900.00
50400 · Utilities					
50401 · Cibhs Electric	5,002.48	5,183.45	5,002.48	5,183.45	5,183.45
50402 · Cibhs Natural Gas	1,679.38	1,818.53	1,679.38	1,818.53	1,818.53
50403 · Natural Gas	33,128.12	35,475.92	33,128.12	35,475.92	35,475.92
50404 · Electric	9,354.45	13,949.39	9,354.45	13,949.39	13,949.39
50405 · Cibhs Water & Sewer	2,112.00	1,149.00	2,112.00	1,149.00	1,149.00
50406 · Water & Sewer	40,896.00	34,080.00	40,896.00	34,080.00	34,080.00
Total 50400 · Utilities	92,172.43	91,656.29	92,172.43	91,656.29	91,656.29
51000 · Miscellaneous Expense					

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51001 · Bank Service Charges	1,558.35	900.00	1,558.35	900.00	900.00
51002 · Licenses and Permits	50.00	33.00	50.00	33.00	33.00
51003 · Postage and Delivery	79.64	12.00	79.64	12.00	12.00
51004 · Check Stock	177.34	0.00	177.34	0.00	0.00
51005 · Legal and Professional Fees	325.00	500.00	325.00	500.00	500.00
51007 · Phone number for BOD contact	0.00	0.00	0.00	0.00	0.00
51000 · Miscellaneous Expense - Other	19.50	240.00	19.50	240.00	240.00
Total 51000 · Miscellaneous Expense	2,209.83	1,685.00	2,209.83	1,685.00	1,685.00
54000 · Clubhouse					
54005 · Clbhs General Maintenance	3,836.55	150.00	3,836.55	150.00	150.00
54010 · Clbhs Pool & Hot Tub Maint.	1,788.00	500.00	1,788.00	500.00	500.00
54020 · Clbhs Pool & Hot Tub Supp.	82.27	1,080.00	82.27	1,080.00	1,080.00
54040 · Clbhs Supplies & Materials	799.69	120.00	799.69	120.00	120.00
Total 54000 · Clubhouse	6,506.51	1,850.00	6,506.51	1,850.00	1,850.00
Total Operating Expenses	328,547.88	279,445.99	328,547.88	279,445.99	279,445.99
60000 · Reserve Expenses					
60010 · Siding Resurfacing & Repair					
60011 · Bldgs. 1-6	13,540.50	0.00	13,540.50	0.00	0.00
60013 · Carports	0.00	1,000.00	0.00	1,000.00	1,000.00
60014 · Touch-ups	0.00	1,000.00	0.00	1,000.00	1,000.00
60015 · Building Walkways	0.00	0.00	0.00	0.00	0.00
60010 · Siding Resurfacing & Repair - Other	2,925.50	0.00	2,925.50	0.00	0.00
Total 60010 · Siding Resurfacing & Repair	16,466.00	2,000.00	16,466.00	2,000.00	2,000.00
60020 · Roof					
60023 · Bldgs. all North Side	225,317.00	111,075.00	225,317.00	111,075.00	111,075.00
60025 · Clubhouse	0.00	0.00	0.00	0.00	0.00
Total 60020 · Roof	225,317.00	111,075.00	225,317.00	111,075.00	111,075.00
60030 · Plumbing & Heating					
60032 · Misc. Repairs	16,577.00	0.00	16,577.00	0.00	0.00
60030 · Plumbing & Heating - Other	45,735.50	35,000.00	45,735.50	35,000.00	35,000.00
Total 60030 · Plumbing & Heating	62,312.50	35,000.00	62,312.50	35,000.00	35,000.00
60040 · Windows					
60042 · Window Replacement	1,738.44	0.00	1,738.44	0.00	0.00
Total 60040 · Windows	1,738.44	0.00	1,738.44	0.00	0.00
60050 · Asphalt					
60051 · Sealant	0.00	0.00	0.00	0.00	0.00
60053 · Crack fill	0.00	710.00	0.00	710.00	710.00

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60054 · Striping	0.00	0.00	0.00	0.00	0.00
Total 60050 · Asphalt	0.00	710.00	0.00	710.00	710.00
60060 · Clbhs Bldg.					
60061 · Interior Paint	0.00	0.00	0.00	0.00	0.00
60060 · Clbhs Bldg. - Other	5,370.76	0.00	5,370.76	0.00	0.00
Total 60060 · Clbhs Bldg.	5,370.76	0.00	5,370.76	0.00	0.00
60070 · Fire Supression System					
60072 · Smoke Alarms	0.00	0.00	0.00	0.00	0.00
60073 · Fire Control Panel	0.00	1,279.13	0.00	1,279.13	1,279.13
60070 · Fire Supression System - Other	1,620.00	0.00	1,620.00	0.00	0.00
Total 60070 · Fire Supression System	1,620.00	1,279.13	1,620.00	1,279.13	1,279.13
60100 · Hot Tubs	0.00	2,093.00	0.00	2,093.00	2,093.00
60110 · Contingency					
60111 · Roof Leak Damages	0.00	850.00	0.00	850.00	850.00
Total 60110 · Contingency	0.00	850.00	0.00	850.00	850.00
60120 · Grounds					
60121 · Tree Removal	0.00	500.00	0.00	500.00	500.00
60120 · Grounds - Other	5,400.00	0.00	5,400.00	0.00	0.00
Total 60120 · Grounds	5,400.00	500.00	5,400.00	500.00	500.00
60140 · Carport Enclosure	0.00	0.00	0.00	0.00	0.00
60000 · Reserve Expenses - Other	4,525.00		4,525.00		
Total 60000 · Reserve Expenses	322,749.70	153,507.13	322,749.70	153,507.13	153,507.13
Total Expense	651,297.58	432,953.12	651,297.58	432,953.12	432,953.12
Net Ordinary Income	-163,460.37	-51,699.17	-163,460.37	-51,699.17	-51,699.17
Net Income	-163,460.37	-51,699.17	-163,460.37	-51,699.17	-51,699.17