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05/18/22
Accrual Basis

Forest Park at Wildernest
Profit & Loss Budget Performance
April 2022

	Apr 22	Budget	$ Over Bud...	Mar - Apr 22	YTD Budget	$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
Operating Income							
40000 · Operating Dues	16,800.00	16,800.00	0.00	33,600.00	33,600.00	0.00	201,600.00
40050 · Dues to Reserve	-2,750.00	-2,750.00	0.00	-5,250.00	-5,500.00	250.00	-33,000.00
40100 · Late Fees	0.00			140.00			
Total Operating Income	14,050.00	14,050.00	0.00	28,490.00	28,100.00	390.00	168,600.00
Reserve Income							
45000 · Replacement Reserve Dues	2,750.00	2,750.00	0.00	5,250.00	5,500.00	-250.00	33,000.00
45020 · Reserve Special Assessment	60,000.00	0.00	60,000.00	60,000.00	60,000.00	0.00	60,000.00
45050 · Reserve Interest Income	0.92	4.00	-3.08	1.79	8.00	-6.21	48.00
45060 · Resale Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	1,920.00
45110 · CD Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Reserve Income	62,750.92	2,754.00	59,996.92	65,251.79	65,508.00	-256.21	94,968.00
Total Income	76,800.92	16,804.00	59,996.92	93,741.79	93,608.00	133.79	263,568.00
Gross Profit	76,800.92	16,804.00	59,996.92	93,741.79	93,608.00	133.79	263,568.00
Expense							
Operating Expenses							
50000 · Legal/ Professional	0.00	3,750.00	-3,750.00	0.00	3,750.00	-3,750.00	7,500.00
50100 · Management Fees	2,252.00	2,252.00	0.00	4,504.00	4,504.00	0.00	27,024.00
50210 · Insurance	2,449.67	2,166.67	283.00	4,366.34	4,333.30	33.04	26,000.00
50230 · Cable	1,382.80	1,269.33	113.47	2,859.40	2,538.70	320.70	15,232.00
50231 · Internet	670.40	620.00	50.40	1,340.20	1,240.00	100.20	7,440.00
50250 · Trash Removal	535.95	500.00	35.95	1,072.78	1,000.00	72.78	6,000.00
50260 · Snow Shoveling	975.00	1,416.67	-441.67	3,900.00	4,833.32	-933.32	14,500.00
50270 · Snow Plow	2,938.50	2,696.67	241.83	5,809.50	5,393.34	416.16	16,180.00
50290 · Security & Fire Safety	0.00	666.67	-666.67	624.00	1,333.30	-709.30	8,000.00
50310 · Electric Utility	148.16	166.67	-18.51	305.93	333.30	-27.37	2,000.00
50320 · Building Maintenance	0.00	750.00	-750.00	325.00	1,500.00	-1,175.00	9,000.00
50340 · Supplies & Materials	0.00	0.00	0.00	260.80	200.00	60.80	800.00
50360 · Grounds & Parking Maintena...	195.00	500.00	-305.00	1,722.50	2,000.00	-277.50	6,000.00
50370 · Roof Maintenance	0.00	0.00	0.00	0.00	1,000.00	-1,000.00	6,000.00
50430 · Landscaping Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	800.00
51000 · Misc. Expense							
51005 · Bank Fees	53.77	63.00	-9.23	107.54	126.00	-18.46	756.00
51000 · Misc. Expense - Other	0.00	20.00	-20.00	0.00	40.00	-40.00	240.00
Total 51000 · Misc. Expense	53.77	83.00	-29.23	107.54	166.00	-58.46	996.00
Total Operating Expenses	11,601.25	16,837.68	-5,236.43	27,197.99	34,125.26	-6,927.27	153,472.00
Reserve Expenses							
60005 · Bldg.61 Spc. Roof Work	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00

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60007 · Roof Soffit Rep.	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00
60020 · Parking Lot Repairs	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00
60030 · Fire Suppression System	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60055 · Snow Fence Removal	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
60500 · Contigency	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00
Total Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00	62,000.00
Total Expense	11,601.25	16,837.68	-5,236.43	27,197.99	34,125.26	-6,927.27	215,472.00
Net Ordinary Income	65,199.67	-33.68	65,233.35	66,543.80	59,482.74	7,061.06	48,096.00
Net Income	**65,199.67**	**-33.68**	**65,233.35**	**66,543.80**	**59,482.74**	**7,061.06**	**48,096.00**