

Valley Greens Profit & Loss Budget Performance January through September 2022

2022 VALLEY GREENS BUDGET

	Draft 2022	Jan - Sep 21	YTD Budget	\$ Over Budget
Ordinary Income/Expense				
Income				
Operating Income				
40000 · Dues	38,400.00	19,600.00	18,000.00	1,600.00
40050 · Interest	1.32	0.76	0.99	-0.23
Total Operating Income	<u>38,401.32</u>	<u>19,600.76</u>	<u>18,000.99</u>	<u>1,599.77</u>
Total Income	<u>38,401.32</u>	<u>19,600.76</u>	<u>18,000.99</u>	<u>1,599.77</u>
Gross Profit	38,401.32	19,600.76	18,000.99	1,599.77
Expense				
Operating Expense				
50205 · Mgmt. Fees	5,088.00	3,610.00	3,600.00	10.00
50210 · Insurance	5,224.74	3,696.75	3,696.75	0.00
50220 · Legal and Accounting		0.00	1,012.50	-1,012.50
50250 · Security & Fire Safety	800.00	820.35	600.00	220.35
50311 · Utilities	1,272.00	836.13	900.00	-63.87
50315 · Water & Sewer	4,346.04	3,570.31	3,075.03	495.28
50320 · Repairs & Maintenance	2,100.00	2,034.31	1,575.00	459.31
50350 · Trash Removal	3,600.00	3,421.55	2,250.00	1,171.55
50360 · Grounds & Landscaping	3,500.04	1,615.00	2,625.03	-1,010.03
51000 · Office Supplies/Postage		0.00	187.47	-187.47
51005 · Bank Charges	46.00	39.59	7.77	31.82
51010 · Misc. Expense	100.00	10.00	75.00	-65.00
Total Operating Expense	<u>26,076.82</u>	<u>19,653.99</u>	<u>19,604.55</u>	<u>49.44</u>
Total Expense	<u>26,076.82</u>	<u>19,653.99</u>	<u>19,604.55</u>	<u>49.44</u>
Net Ordinary Income	12,324.50	-53.23	-1,603.56	1,550.33
Other Income/Expense				
Other Income				
Reserve Income				
45000 · Reserve Dues	6,000.00	3,600.00	3,600.00	0.00
45005 · Spc. Assessment	0.00	0.00	8,000.00	-8,000.00
Total Reserve Income	<u>6,000.00</u>	<u>3,600.00</u>	<u>11,600.00</u>	<u>-8,000.00</u>
Total Other Income	<u>6,000.00</u>	<u>3,600.00</u>	<u>11,600.00</u>	<u>-8,000.00</u>
Net Other Income	6,000.00	3,600.00	11,600.00	-8,000.00
Net Income	<u>18,324.50</u>	<u>3,546.77</u>	<u>9,996.44</u>	<u>-6,449.67</u>

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	Annual Budget	COMMENTS
Ordinary Income/Expense		
Income		
Operating Income		
40000 · Dues	24,000.00	Dues was increased to \$400/unit/month in 2021
40050 · Interest	1.32	
Total Operating Income	24,001.32	No change
Total Income	24,001.32	No change
Gross Profit	24,001.32	No change
Expense		
Operating Expense		
50205 · Mgmt. Fees	4,800.00	Increase based on CPI index for Summit County
50210 · Insurance	4,929.00	Insurance rated expected to increase by 15% due to wildfires, etc in the state of Colorado
50220 · Legal and Accounting		
50250 · Security & Fire Safety	800.00	No change
50311 · Utilities	1,200.00	Standard assumption of 6%
50315 · Water & Sewer	4,100.04	Standard assumption of 6%
50320 · Repairs & Maintenance	2,100.00	No change
50350 · Trash Removal	3,000.00	Fuel increases plus another 6%
50360 · Grounds & Landscaping	3,500.04	No change
51000 · Office Supplies/Postage		
51005 · Bank Charges	45.77	Round up
51010 · Misc. Expense	100.00	No change
Total Operating Expense	24,574.85	
Total Expense	24,574.85	
Net Ordinary Income	-573.53	Positive outcome
Other Income/Expense		
Other Income		
Reserve Income		
45000 · Reserve Dues	4,800.00	Increase contribution to reserves by \$100 per unit per month
45005 · Spc. Assessment	8,000.00	
Total Reserve Income	12,800.00	
Total Other Income	12,800.00	
Net Other Income	12,800.00	
Net Income	12,226.47	Contribute to Reserves at year end