

Gore Trail at Wilderrest HOA Profit & Loss Budget Performance May 2022

	May 22	Budget	\$ Over Bu...	Jul '21 - ...	YTD Bud...	\$ Over Bu...	Annual B...
Ordinary Income/Expense							
Income							
Operating Income							
40000 · Operating Dues	32,576.67	32,602.00	-25.33	341,243.37	341,522.00	-278.63	374,124.00
40100 · Late Fees	20.00	0.00	20.00	80.00	0.00	80.00	0.00
41000 · Miscellaneous Income							
41002 · Annual Assessment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
41000 · Miscellaneous Income - Other	0.00			-85.26			
Total 41000 · Miscellaneous Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-85.26</u>	<u>0.00</u>	<u>-85.26</u>	<u>0.00</u>
Total Operating Income	<u>32,596.67</u>	<u>32,602.00</u>	<u>-5.33</u>	<u>341,238.11</u>	<u>341,522.00</u>	<u>-283.89</u>	<u>374,124.00</u>
Reserve Income							
45000 · Replacement Reserve Dues	5,727.33	5,727.33	0.00	63,000.63	63,000.63	0.00	68,727.96
45050 · Replacement Reserve Interest	0.60	0.70	-0.10	3.59	7.70	-4.11	8.40
45060 · Reserve Contribution	0.00	0.00	0.00	5,764.01	8,478.00	-2,713.99	8,478.00
45100 · Special Assessment	0.00	0.00	0.00	132,924.00	133,000.00	-76.00	133,000.00
Total Reserve Income	<u>5,727.93</u>	<u>5,728.03</u>	<u>-0.10</u>	<u>201,692.23</u>	<u>204,486.33</u>	<u>-2,794.10</u>	<u>210,214.36</u>
Total Income	<u>38,324.60</u>	<u>38,330.03</u>	<u>-5.43</u>	<u>542,930.34</u>	<u>546,008.33</u>	<u>-3,077.99</u>	<u>584,338.36</u>
Gross Profit	<u>38,324.60</u>	<u>38,330.03</u>	<u>-5.43</u>	<u>542,930.34</u>	<u>546,008.33</u>	<u>-3,077.99</u>	<u>584,338.36</u>
Expense							
Operating Expenses							
50000 · Professional Services	91.50			381.81			
50010 · Accounting							
50015 · Tax preparation	0.00			300.00	350.00	-50.00	350.00
Total 50010 · Accounting	<u>0.00</u>			<u>300.00</u>	<u>350.00</u>	<u>-50.00</u>	<u>350.00</u>
50070 · Meeting Expense	0.00	0.00	0.00	106.74	90.00	16.74	240.00
50100 · Management Fees	4,597.23	4,597.23	0.00	50,569.53	50,569.53	0.00	55,166.76
50210 · Insurance	2,392.90	2,039.13	353.77	25,793.00	22,430.43	3,362.57	24,469.56
50230 · In-Unit Amenities							
50231 · In-Unit Cable	3,011.47	3,011.80	-0.33	36,732.08	33,129.80	3,602.28	36,141.60
50232 · In-Unit Internet	964.81	964.78	0.03	11,494.56	10,612.58	881.98	11,577.36
50230 · In-Unit Amenities - Other	682.22	682.22	0.00	7,504.42	7,504.42	0.00	8,186.64
Total 50230 · In-Unit Amenities	<u>4,658.50</u>	<u>4,658.80</u>	<u>-0.30</u>	<u>55,731.06</u>	<u>51,246.80</u>	<u>4,484.26</u>	<u>55,905.60</u>
50250 · Waste Removal							
50251 · Misc. Trash	0.00	100.00	-100.00	1,986.29	1,100.00	886.29	1,200.00
50252 · Dumpsters	492.23	500.00	-7.77	5,291.00	5,500.00	-209.00	6,000.00
50250 · Waste Removal - Other	21.28			21.28	0.00	21.28	0.00
Total 50250 · Waste Removal	<u>513.51</u>	<u>600.00</u>	<u>-86.49</u>	<u>7,298.57</u>	<u>6,600.00</u>	<u>698.57</u>	<u>7,200.00</u>

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50276 · Snow Removal							
50269 · Ice Chipping & Scraping	0.00	0.00	0.00	6,270.00	9,000.00	-2,730.00	9,000.00
50270 · Carport Plowing	0.00	0.00	0.00	862.00	1,400.00	-538.00	1,400.00
50271 · Plowing	0.00	0.00	0.00	29,779.50	24,300.00	5,479.50	24,300.00
50272 · Window wells	0.00	0.00	0.00	8,466.25	5,500.00	2,966.25	5,500.00
50273 · Roof Raking	0.00	0.00	0.00	3,890.00	5,000.00	-1,110.00	5,000.00
50274 · Boiler Walks	0.00	0.00	0.00	8,530.50	4,900.00	3,630.50	4,900.00
50275 · Roof Snow and Ice Removal	0.00	0.00	0.00	0.00	10,000.00	-10,000.00	10,000.00
50276 · Snow Removal - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 50276 · Snow Removal	0.00	0.00	0.00	57,798.25	60,100.00	-2,301.75	60,100.00
50290 · Security & Fire Safety							
50291 · Alarm phone	0.00	0.00	0.00	-186.84	0.00	-186.84	0.00
50292 · Alarm Monitoring	0.00	989.10	-989.10	3,531.30	4,856.40	-1,325.10	4,856.40
50294 · Sprinkler R&M	0.00	2,000.00	-2,000.00	-129.71	6,000.00	-6,129.71	6,000.00
50290 · Security & Fire Safety - Other	0.00	0.00	0.00	795.00	0.00	795.00	616.00
Total 50290 · Security & Fire Safety	0.00	2,989.10	-2,989.10	4,009.75	10,856.40	-6,846.65	11,472.40
50320 · General Building Maintenance							
50321 · Gen. Bldg. Maint. Supplies	0.00	162.50	-162.50	619.44	1,137.50	-518.06	1,300.00
50322 · Pest Control	0.00	0.00	0.00	900.00	900.00	0.00	1,200.00
50320 · General Building Maintenance - O...	508.00	0.00	508.00	5,361.75	2,000.00	3,361.75	4,000.00
Total 50320 · General Building Maintenance	508.00	162.50	345.50	6,881.19	4,037.50	2,843.69	6,500.00
50330 · Plumbing & Heating	877.31	1,167.00	-289.69	15,335.10	12,837.00	2,498.10	14,004.00
50360 · Grounds and Parking							
50361 · G&P Maintenance	0.00	0.00	0.00	5,297.34	3,000.00	2,297.34	3,500.00
50362 · G&P Supplies	0.00	83.33	-83.33	3,992.75	916.67	3,076.08	1,000.00
50360 · Grounds and Parking - Other	1,283.72	0.00	1,283.72	1,283.72	0.00	1,283.72	0.00
Total 50360 · Grounds and Parking	1,283.72	83.33	1,200.39	10,573.81	3,916.67	6,657.14	4,500.00
50370 · Roof Maintenance	0.00	0.00	0.00	2,801.40	4,000.00	-1,198.60	6,000.00
50400 · Utilities							
50401 · Clbhs Electric	0.00	169.98	-169.98	3,441.82	4,823.85	-1,382.03	5,156.24
50402 · Clbhs Natural Gas	0.00	84.47	-84.47	2,073.66	1,312.83	760.83	1,400.00
50403 · Natural Gas	5,149.59	1,824.00	3,325.59	47,793.17	29,180.17	18,613.00	30,847.00
50404 · Electric	0.00	527.89	-527.89	10,743.31	10,495.23	248.08	11,000.00
50405 · Clbhs Water & Sewer	0.00	120.36	-120.36	1,073.32	1,323.96	-250.64	1,444.32
50406 · Water & Sewer	0.00	3,615.56	-3,615.56	35,136.88	39,771.16	-4,634.28	43,386.72
50407 · Nat. Gas Phone Line	265.87	100.00	165.87	1,363.29	1,100.00	263.29	1,200.00
Total 50400 · Utilities	5,415.46	6,442.26	-1,026.80	101,625.45	88,007.20	13,618.25	94,434.28
51000 · Miscellaneous Expense							
51001 · Bank Service Charges	0.00	58.00	-58.00	741.05	638.00	103.05	696.00
51002 · Licenses and Permits	29.00	38.00	-9.00	29.00	48.00	-19.00	48.00

Gore Trail at Wildernest HOA Profit & Loss Budget Performance May 2022

	May 22	Budget	\$ Over Bu...	Jul '21 - ...	YTD Bud...	\$ Over Bu...	Annual B...
51003 · Postage and Delivery	192.64	60.00	132.64	192.64	60.00	132.64	60.00
51004 · Check Stock	0.00			0.00	0.00	0.00	0.00
51005 · Legal and Professional Fees	0.00	0.00	0.00	-250.33	0.00	-250.33	0.00
51000 · Miscellaneous Expense - Other	0.00			0.00	0.00	0.00	0.00
Total 51000 · Miscellaneous Expense	221.64	156.00	65.64	712.36	746.00	-33.64	804.00
54000 · Clubhouse							
54005 · Clbhs General Maintenance	0.00	50.00	-50.00	4,395.00	950.00	3,445.00	1,000.00
54010 · Clbhs Pool & Hot Tub Maint.	325.00	40.00	285.00	4,119.63	760.00	3,359.63	800.00
54020 · Clbhs Pool & Hot Tub Supp.	0.00	40.00	-40.00	266.06	440.00	-173.94	480.00
54040 · Clbhs Supplies & Materials	37.67	41.67	-4.00	338.61	458.33	-119.72	500.00
Total 54000 · Clubhouse	362.67	171.67	191.00	9,119.30	2,608.33	6,510.97	2,780.00
Total Operating Expenses	20,922.44	23,067.02	-2,144.58	349,037.32	318,395.86	30,641.46	343,926.60
60000 · Reserve Expenses							
60010 · Siding Resurfacing & Repair							
60011 · Bldgs. 1-6	0.00			5,233.98	0.00	5,233.98	0.00
60012 · Clbhs.	0.00			720.00	0.00	720.00	0.00
60013 · Carports	0.00			1,800.00	0.00	1,800.00	0.00
60014 · Touch-ups	0.00			0.00	4,000.00	-4,000.00	4,000.00
60015 · Building Walkways	0.00	0.00	0.00	11,558.94	12,000.00	-441.06	12,000.00
Total 60010 · Siding Resurfacing & Repair	0.00	0.00	0.00	19,312.92	16,000.00	3,312.92	16,000.00
60020 · Roof							
60024 · Carports	0.00			0.00	0.00	0.00	0.00
60025 · Clubhouse	0.00			0.00	0.00	0.00	0.00
60026 · RIM system- heat tape	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60027 · Misc. Repairs	0.00			300.00	0.00	300.00	0.00
60020 · Roof - Other	0.00	0.00	0.00	62,703.00	46,800.00	15,903.00	46,800.00
Total 60020 · Roof	0.00	0.00	0.00	63,003.00	46,800.00	16,203.00	46,800.00
60030 · Plumbing & Heating							
60032 · Misc. Repairs	0.00	0.00	0.00	3,710.73	1,200.00	2,510.73	1,200.00
Total 60030 · Plumbing & Heating	0.00	0.00	0.00	3,710.73	1,200.00	2,510.73	1,200.00
60040 · Windows							
60042 · Window Replacement	0.00	600.00	-600.00	260.00	1,800.00	-1,540.00	1,800.00
Total 60040 · Windows	0.00	600.00	-600.00	260.00	1,800.00	-1,540.00	1,800.00
60050 · Asphalt							
60051 · Sealant	0.00			0.00	0.00	0.00	0.00
60053 · Crack fill	0.00			2,280.00	3,500.00	-1,220.00	3,500.00
60054 · Striping	0.00			0.00	0.00	0.00	0.00

Gore Trail at Wilderrest HOA
Profit & Loss Budget Performance
May 2022

	May 22	Budget	\$ Over Bu...	Jul '21 - ...	YTD Bud...	\$ Over Bu...	Annual B...
Total 60050 · Asphalt	0.00			2,280.00	3,500.00	-1,220.00	3,500.00
60060 · Clbhs Bldg.							
60063 · Furnishings	0.00	0.00	0.00	0.00	600.00	-600.00	600.00
60060 · Clbhs Bldg. - Other	0.00	0.00	0.00	1,047.81	1,500.00	-452.19	1,500.00
Total 60060 · Clbhs Bldg.	0.00	0.00	0.00	1,047.81	2,100.00	-1,052.19	2,100.00
60070 · Fire Supression System							
60073 · Fire Control Panel	0.00			0.00	1,800.00	-1,800.00	1,800.00
60070 · Fire Supression System - Other	0.00			0.00	0.00	0.00	0.00
Total 60070 · Fire Supression System	0.00			0.00	1,800.00	-1,800.00	1,800.00
60100 · Hot Tubs	0.00	0.00	0.00	0.00	6,500.00	-6,500.00	6,500.00
60110 · Contingency							
60111 · Roof Leak Damages	0.00	0.00	0.00	2,322.00	1,500.00	822.00	1,500.00
60110 · Contingency - Other	0.00	833.33	-833.33	17,987.92	9,166.67	8,821.25	10,000.00
Total 60110 · Contingency	0.00	833.33	-833.33	20,309.92	10,666.67	9,643.25	11,500.00
60120 · Grounds							
60121 · Tree Removal	0.00			850.00			
60120 · Grounds - Other	0.00			2,080.00	0.00	2,080.00	0.00
Total 60120 · Grounds	0.00			2,930.00	0.00	2,930.00	0.00
Total 60000 · Reserve Expenses	0.00	1,433.33	-1,433.33	112,854.38	90,366.67	22,487.71	91,200.00
69810 · Bank Service Charges	57.55			57.55			
Total Expense	20,979.99	24,500.35	-3,520.36	461,949.25	408,762.53	53,186.72	435,126.60
Net Ordinary Income	17,344.61	13,829.68	3,514.93	80,981.09	137,245.80	-56,264.71	149,211.76
Net Income	17,344.61	13,829.68	3,514.93	80,981.09	137,245.80	-56,264.71	149,211.76