Gore Trail at Wildernest HOA
Profit & Loss Budget Performance
December 2021

	Dec 21	Budget	$ Over Bu...	Jul - Dec 21	YTD Bud...	$ Over Bu...
Ordinary Income/Expense						
Income						
Operating Income						
40000 · Operating Dues	30,676.67	30,702.00	-25.33	184,512.02	184,212.00	300.02
40100 · Late Fees	0.00	0.00	0.00	0.00	0.00	0.00
41000 · Miscellaneous Income						
41002 · Annual Assesment	0.00	0.00	0.00	0.00	0.00	0.00
41000 · Miscellaneous Income - Other	0.00			-85.26		
Total 41000 · Miscellaneous Income	0.00	0.00	0.00	-85.26	0.00	-85.26
Total Operating Income	30,676.67	30,702.00	-25.33	184,426.76	184,212.00	214.76
Reserve Income						
45000 · Replacement Reserve Dues	5,727.33	5,727.33	0.00	34,363.98	34,363.98	0.00
45050 · Replacement Reserve Interest	0.00	0.70	-0.70	1.63	4.20	-2.57
45060 · Reserve Contribution	0.00	1,497.00	-1,497.00	5,764.01	4,323.00	1,441.01
45100 · Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00
Total Reserve Income	5,727.33	7,225.03	-1,497.70	40,129.62	38,691.18	1,438.44
Total Income	36,404.00	37,927.03	-1,523.03	224,556.38	222,903.18	1,653.20
Gross Profit	36,404.00	37,927.03	-1,523.03	224,556.38	222,903.18	1,653.20
Expense						
Operating Expenses						
50000 · Professional Services	0.00			701.00		
50010 · Accounting						
50015 · Tax preparation	0.00	0.00	0.00	300.00	350.00	-50.00
Total 50010 · Accounting	0.00	0.00	0.00	300.00	350.00	-50.00
50070 · Meeting Expense	0.00	30.00	-30.00	106.74	60.00	46.74
50100 · Management Fees	4,597.23	4,597.23	0.00	27,583.38	27,583.38	0.00
50210 · Insurance	1,905.90	2,039.13	-133.23	11,435.40	12,234.78	-799.38
50230 · In-Unit Amenities						
50231 · In-Unit Cable	3,011.47	3,011.80	-0.33	17,981.04	18,070.80	-89.76
50232 · In-Unit Internet	964.81	964.78	0.03	5,705.70	5,788.68	-82.98
50230 · In-Unit Amenities - Other	682.22	682.22	0.00	4,093.32	4,093.32	0.00
Total 50230 · In-Unit Amenities	4,658.50	4,658.80	-0.30	27,780.06	27,952.80	-172.74
50250 · Waste Removal						
50251 · Misc. Trash	0.00	100.00	-100.00	1,851.29	600.00	1,251.29
50252 · Dumpsters	0.00	500.00	-500.00	2,054.14	3,000.00	-945.86
50250 · Waste Removal - Other	0.00	0.00	0.00	0.00	0.00	0.00
Total 50250 · Waste Removal	0.00	600.00	-600.00	3,905.43	3,600.00	305.43
50276 · Snow Removal						
50269 · Ice Chipping & Scraping	0.00	1,500.00	-1,500.00	162.50	2,000.00	-1,837.50
50270 · Carport Plowing	0.00	700.00	-700.00	0.00	700.00	-700.00
50271 · Plowing	0.00	4,050.00	-4,050.00	4,246.00	8,100.00	-3,854.00
50272 · Window wells	0.00	1,000.00	-1,000.00	0.00	1,000.00	-1,000.00
50273 · Roof Raking	0.00	1,000.00	-1,000.00	900.00	1,000.00	-100.00
50274 · Boiler Walks	0.00	900.00	-900.00	0.00	900.00	-900.00
50275 · Roof Snow and Ice Removal	0.00	0.00	0.00	0.00	0.00	0.00
50276 · Snow Removal - Other	0.00	0.00	0.00	0.00	0.00	0.00
Total 50276 · Snow Removal	0.00	9,150.00	-9,150.00	5,308.50	13,700.00	-8,391.50
50290 · Security & Fire Safety						
50291 · Alarm phone	0.00	0.00	0.00	-186.84	0.00	-186.84
50292 · Alarm Monitoring	0.00	0.00	0.00	1,978.20	1,978.20	0.00
50294 · Sprinkler R&M	0.00	2,000.00	-2,000.00	1,100.73	4,000.00	-2,899.27
50290 · Security & Fire Safety - Other	0.00			0.00		
Total 50290 · Security & Fire Safety	0.00	2,000.00	-2,000.00	2,892.09	5,978.20	-3,086.11

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50320 · General Building Maintenance						
50321 · Gen. Bldg. Maint. Supplies	0.00	0.00	0.00	514.83	650.00	-135.17
50322 · Pest Control	0.00	300.00	-300.00	300.00	600.00	-300.00
50320 · General Building Maintenance - O...	0.00	0.00	0.00	4,316.25	2,000.00	2,316.25
Total 50320 · General Building Maintenance	0.00	300.00	-300.00	5,131.08	3,250.00	1,881.08
50330 · Plumbing & Heating	2,444.91	1,167.00	1,277.91	4,715.58	7,002.00	-2,286.42
50360 · Grounds and Parking						
50361 · G&P Maintenance	0.00	0.00	0.00	4,522.50	2,000.00	2,522.50
50362 · G&P Supplies	0.00	83.33	-83.33	3,641.23	500.02	3,141.21
50360 · Grounds and Parking - Other	0.00			0.00		
Total 50360 · Grounds and Parking	0.00	83.33	-83.33	8,163.73	2,500.02	5,663.71
50370 · Roof Maintenance	0.00	0.00	0.00	2,500.00	4,000.00	-1,500.00
50400 · Utilities						
50401 · Clbhs Electric	0.00	393.77	-393.77	1,493.63	2,794.30	-1,300.67
50402 · Clbhs Natural Gas	0.00	180.00	-180.00	554.39	643.55	-89.16
50403 · Natural Gas	0.00	4,116.00	-4,116.00	17,909.79	14,732.17	3,177.62
50404 · Electric	0.00	1,306.00	-1,306.00	2,873.82	4,339.04	-1,465.22
50405 · Clbhs Water & Sewer	113.72	120.36	-6.64	682.32	722.16	-39.84
50406 · Water & Sewer	3,844.48	3,615.56	228.92	23,066.88	21,693.36	1,373.52
50407 · Nat. Gas Phone Line	0.00	100.00	-100.00	841.74	600.00	241.74
Total 50400 · Utilities	3,958.20	9,831.69	-5,873.49	47,422.57	45,524.58	1,897.99
51000 · Miscellaneous Expense						
51001 · Bank Service Charges	0.00	58.00	-58.00	395.75	348.00	47.75
51002 · Licenses and Permits	0.00	0.00	0.00	0.00	0.00	0.00
51003 · Postage and Delivery	0.00	0.00	0.00	0.00	0.00	0.00
51004 · Check Stock	0.00	0.00	0.00	0.00	0.00	0.00
51005 · Legal and Professional Fees	0.00			0.00		
51000 · Miscellaneous Expense - Other	0.00	0.00	0.00	0.00	0.00	0.00
Total 51000 · Miscellaneous Expense	0.00	58.00	-58.00	395.75	348.00	47.75
54000 · Clubhouse						
54005 · Clbhs General Maintenance	0.00	50.00	-50.00	2,602.50	500.00	2,102.50
54010 · Clbhs Pool & Hot Tub Maint.	0.00	40.00	-40.00	1,706.25	400.00	1,306.25
54020 · Clbhs Pool & Hot Tub Supp.	0.00	40.00	-40.00	118.68	240.00	-121.32
54040 · Clbhs Supplies & Materials	0.00	41.67	-41.67	160.95	249.98	-89.03
Total 54000 · Clubhouse	0.00	171.67	-171.67	4,588.38	1,389.98	3,198.40
Total Operating Expenses	17,564.74	34,686.85	-17,122.11	152,929.69	155,473.74	-2,544.05
60000 · Reserve Expenses						
60010 · Siding Resurfacing & Repair						
60011 · Bldgs. 1-6	0.00	0.00	0.00	5,233.98	0.00	5,233.98
60012 · Clbhs.	0.00	0.00	0.00	720.00	0.00	720.00
60013 · Carports	0.00	0.00	0.00	1,800.00	0.00	1,800.00
60014 · Touch-ups	0.00	0.00	0.00	0.00	4,000.00	-4,000.00
60015 · Building Walkways	0.00	0.00	0.00	11,558.94	12,000.00	-441.06
Total 60010 · Siding Resurfacing & Repair	0.00	0.00	0.00	19,312.92	16,000.00	3,312.92
60020 · Roof						
60024 · Carports	0.00	0.00	0.00	0.00	0.00	0.00
60025 · Clubhouse	0.00	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
60027 · Misc. Repairs	0.00	0.00	0.00	0.00	0.00	0.00
60020 · Roof - Other	15,678.00	0.00	15,678.00	62,703.00	46,800.00	15,903.00
Total 60020 · Roof	15,678.00	0.00	15,678.00	62,703.00	46,800.00	15,903.00
60030 · Plumbing & Heating						
60032 · Misc. Repairs	0.00	0.00	0.00	3,044.73	1,200.00	1,844.73

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Total 60030 · Plumbing & Heating	0.00	0.00	0.00	3,044.73	1,200.00	1,844.73
60040 · Windows						
60042 · Window Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Total 60040 · Windows	0.00	0.00	0.00	0.00	0.00	0.00
60050 · Asphalt						
60051 · Sealant	0.00	0.00	0.00	0.00	0.00	0.00
60053 · Crack fill	0.00	0.00	0.00	2,280.00	3,500.00	-1,220.00
60054 · Striping	0.00	0.00	0.00	0.00	0.00	0.00
Total 60050 · Asphalt	0.00	0.00	0.00	2,280.00	3,500.00	-1,220.00
60060 · Clbhs Bldg.						
60063 · Furnishings	0.00	0.00	0.00	0.00	600.00	-600.00
60060 · Clbhs Bldg. - Other	0.00	0.00	0.00	1,047.81	1,500.00	-452.19
Total 60060 · Clbhs Bldg.	0.00	0.00	0.00	1,047.81	2,100.00	-1,052.19
60070 · Fire Supression System						
60073 · Fire Control Panel	0.00	1,800.00	-1,800.00	0.00	1,800.00	-1,800.00
60070 · Fire Supression System - Other	0.00	0.00	0.00	0.00	0.00	0.00
Total 60070 · Fire Supression System	0.00	1,800.00	-1,800.00	0.00	1,800.00	-1,800.00
60100 · Hot Tubs	0.00	0.00	0.00	0.00	6,500.00	-6,500.00
60110 · Contingency						
60111 · Roof Leak Damages	0.00			2,322.00		
60110 · Contingency - Other	0.00	833.33	-833.33	15,187.92	5,000.02	10,187.90
Total 60110 · Contingency	0.00	833.33	-833.33	17,509.92	5,000.02	12,509.90
60120 · Grounds						
60121 · Tree Removal	0.00			850.00		
60120 · Grounds - Other	0.00	0.00	0.00	0.00	0.00	0.00
Total 60120 · Grounds	0.00	0.00	0.00	850.00	0.00	850.00
Total 60000 · Reserve Expenses	15,678.00	2,633.33	13,044.67	106,748.38	82,900.02	23,848.36
Total Expense	33,242.74	37,320.18	-4,077.44	259,678.07	238,373.76	21,304.31
Net Ordinary Income	3,161.26	606.85	2,554.41	-35,121.69	-15,470.58	-19,651.11
Net Income	**3,161.26**	**606.85**	**2,554.41**	**-35,121.69**	**-15,470.58**	**-19,651.11**

Gore Trail at Wildernest HOA
Profit & Loss Budget Performance
December 2021

	Annual B...
Ordinary Income/Expense	
Income	
Operating Income	
40000 · Operating Dues	368,424.00
40100 · Late Fees	0.00
41000 · Miscellaneous Income	
41002 · Annual Assesment	0.00
41000 · Miscellaneous Income - Other	
Total 41000 · Miscellaneous Income	0.00
Total Operating Income	368,424.00
Reserve Income	
45000 · Replacement Reserve Dues	68,727.96
45050 · Replacement Reserve Interest	8.40
45060 · Reserve Contribution	8,478.00
45100 · Special Assessment	0.00
Total Reserve Income	77,214.36
Total Income	445,638.36
Gross Profit	445,638.36
Expense	
Operating Expenses	
50000 · Professional Services	
50010 · Accounting	
50015 · Tax preparation	350.00
Total 50010 · Accounting	350.00
50070 · Meeting Expense	240.00
50100 · Management Fees	55,166.76
50210 · Insurance	24,469.56
50230 · In-Unit Amenities	
50231 · In-Unit Cable	36,141.60
50232 · In-Unit Internet	11,577.36
50230 · In-Unit Amenities - Other	8,186.64
Total 50230 · In-Unit Amenities	55,905.60
50250 · Waste Removal	
50251 · Misc. Trash	1,200.00
50252 · Dumpsters	6,000.00
50250 · Waste Removal - Other	0.00
Total 50250 · Waste Removal	7,200.00
50276 · Snow Removal	
50269 · Ice Chipping & Scraping	9,000.00
50270 · Carport Plowing	1,400.00
50271 · Plowing	24,300.00
50272 · Window wells	5,500.00
50273 · Roof Raking	5,000.00
50274 · Boiler Walks	4,900.00
50275 · Roof Snow and Ice Removal	10,000.00
50276 · Snow Removal - Other	0.00
Total 50276 · Snow Removal	60,100.00
50290 · Security & Fire Safety	
50291 · Alarm phone	0.00
50292 · Alarm Monitoring	4,856.40
50294 · Sprinkler R&M	6,000.00
50290 · Security & Fire Safety - Other	616.00
Total 50290 · Security & Fire Safety	11,472.40

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	Annual B...
50320 · General Building Maintenance	
50321 · Gen. Bldg. Maint. Supplies	1,300.00
50322 · Pest Control	1,200.00
50320 · General Building Maintenance - O...	4,000.00
Total 50320 · General Building Maintenance	6,500.00
50330 · Plumbing & Heating	14,004.00
50360 · Grounds and Parking	
50361 · G&P Maintenance	3,500.00
50362 · G&P Supplies	1,000.00
50360 · Grounds and Parking - Other	0.00
Total 50360 · Grounds and Parking	4,500.00
50370 · Roof Maintenance	6,000.00
50400 · Utilities	
50401 · Clbhs Electric	5,156.24
50402 · Clbhs Natural Gas	1,400.00
50403 · Natural Gas	30,847.00
50404 · Electric	11,000.00
50405 · Clbhs Water & Sewer	1,444.32
50406 · Water & Sewer	43,386.72
50407 · Nat. Gas Phone Line	1,200.00
Total 50400 · Utilities	94,434.28
51000 · Miscellaneous Expense	
51001 · Bank Service Charges	696.00
51002 · Licenses and Permits	48.00
51003 · Postage and Delivery	60.00
51004 · Check Stock	0.00
51005 · Legal and Professional Fees	0.00
51000 · Miscellaneous Expense - Other	0.00
Total 51000 · Miscellaneous Expense	804.00
54000 · Clubhouse	
54005 · Clbhs General Maintenance	1,000.00
54010 · Clbhs Pool & Hot Tub Maint.	800.00
54020 · Clbhs Pool & Hot Tub Supp.	480.00
54040 · Clbhs Supplies & Materials	500.00
Total 54000 · Clubhouse	2,780.00
Total Operating Expenses	343,926.60
60000 · Reserve Expenses	
60010 · Siding Resurfacing & Repair	
60011 · Bldgs. 1-6	0.00
60012 · Clbhs.	0.00
60013 · Carports	0.00
60014 · Touch-ups	4,000.00
60015 · Building Walkways	12,000.00
Total 60010 · Siding Resurfacing & Repair	16,000.00
60020 · Roof	
60024 · Carports	0.00
60025 · Clubhouse	0.00
60026 · RIM system- heat tape	0.00
60027 · Misc. Repairs	0.00
60020 · Roof - Other	46,800.00
Total 60020 · Roof	46,800.00
60030 · Plumbing & Heating	
60032 · Misc. Repairs	1,200.00

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	Annual B...
Total 60030 · Plumbing & Heating	1,200.00
60040 · Windows	
60042 · Window Replacement	1,800.00
Total 60040 · Windows	1,800.00
60050 · Asphalt	
60051 · Sealant	0.00
60053 · Crack fill	3,500.00
60054 · Striping	0.00
Total 60050 · Asphalt	3,500.00
60060 · Clbhs Bldg.	
60063 · Furnishings	600.00
60060 · Clbhs Bldg. - Other	1,500.00
Total 60060 · Clbhs Bldg.	2,100.00
60070 · Fire Supression System	
60073 · Fire Control Panel	1,800.00
60070 · Fire Supression System - Other	0.00
Total 60070 · Fire Supression System	1,800.00
60100 · Hot Tubs	6,500.00
60110 · Contingency	
60111 · Roof Leak Damages	1,500.00
60110 · Contingency - Other	10,000.00
Total 60110 · Contingency	11,500.00
60120 · Grounds	
60121 · Tree Removal	
60120 · Grounds - Other	0.00
Total 60120 · Grounds	0.00
Total 60000 · Reserve Expenses	91,200.00
Total Expense	435,126.60
Net Ordinary Income	10,511.76
Net Income	**10,511.76**