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05/18/22

Accrual Basis

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

	Mar 22	Budget	\$ Over Bu...	Jul '21 - ...	YTD Bud...	\$ Over Bu...	Annual B...
Ordinary Income/Expense							
Income							
Operating Income							
40000 · Operating Dues	30,676.67	30,702.00	-25.33	276,090.03	276,318.00	-227.97	374,124.00
40100 · Late Fees	0.00	0.00	0.00	60.00	0.00	60.00	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	0.00	0.00	0.00	-85.26	0.00	-85.26	0.00
Total Operating Income	30,676.67	30,702.00	-25.33	276,064.77	276,318.00	-253.23	374,124.00
Reserve Income							
45000 · Replacement Reserve Dues	5,727.33	5,727.33	0.00	51,545.97	51,545.97	0.00	68,727.96
45050 · Replacement Reserve Interest	0.25	0.70	-0.45	2.71	6.30	-3.59	8.40
45060 · Reserve Contribution	0.00	1,497.00	-1,497.00	5,764.01	7,149.00	-1,384.99	8,478.00
45100 · Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00	133,000.00
Total Reserve Income	5,727.58	7,225.03	-1,497.45	57,312.69	58,701.27	-1,388.58	210,214.36
Total Income	36,404.25	37,927.03	-1,522.78	333,377.46	335,019.27	-1,641.81	584,338.36
Gross Profit	36,404.25	37,927.03	-1,522.78	333,377.46	335,019.27	-1,641.81	584,338.36
Expense							
Operating Expenses							
50000 · Professional Services	0.00			290.31			
50010 · Accounting							
50015 · Tax preparation	0.00			300.00	350.00	-50.00	350.00
Total 50010 · Accounting	0.00			300.00	350.00	-50.00	350.00
50070 · Meeting Expense	0.00	30.00	-30.00	106.74	90.00	16.74	240.00
50100 · Management Fees	4,597.23	4,597.23	0.00	41,375.07	41,375.07	0.00	55,166.76
50210 · Insurance	2,392.90	2,039.13	353.77	21,007.20	18,352.17	2,655.03	24,469.56
50230 · In-Unit Amenities							
50231 · In-Unit Cable	3,091.47	3,011.80	79.67	30,106.92	27,106.20	3,000.72	36,141.60
50232 · In-Unit Internet	964.81	964.78	0.03	9,564.94	8,683.02	881.92	11,577.36
50230 · In-Unit Amenities - Other	682.22	682.22	0.00	6,822.20	6,139.98	682.22	8,186.64
Total 50230 · In-Unit Amenities	4,738.50	4,658.80	79.70	46,494.06	41,929.20	4,564.86	55,905.60
50250 · Waste Removal							
50251 · Misc. Trash	0.00	100.00	-100.00	1,986.29	900.00	1,086.29	1,200.00
50252 · Dumpsters	482.62	500.00	-17.38	4,316.91	4,500.00	-183.09	6,000.00
50250 · Waste Removal - Other	0.00			0.00	0.00	0.00	0.00
Total 50250 · Waste Removal	482.62	600.00	-117.38	6,303.20	5,400.00	903.20	7,200.00

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50276 · Snow Removal							
50269 · Ice Chipping & Scraping	1,365.00	1,500.00	-135.00	6,075.00	8,500.00	-2,425.00	9,000.00
50270 · Carport Plowing	0.00	700.00	-700.00	862.00	1,400.00	-538.00	1,400.00
50271 · Plowing	4,246.00	4,050.00	196.00	25,476.00	20,250.00	5,226.00	24,300.00
50272 · Window wells	1,803.75	1,500.00	303.75	7,946.25	5,000.00	2,946.25	5,500.00
50273 · Roof Raking	2,990.00	1,000.00	1,990.00	3,890.00	5,000.00	-1,110.00	5,000.00
50274 · Boiler Walks	1,040.00	900.00	140.00	6,795.00	4,200.00	2,595.00	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	11,444.75	9,650.00	1,794.75	51,044.25	54,350.00	-3,305.75	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	470.00	900.00	-430.00	3,531.30	3,867.30	-336.00	4,856.40
50294 · Sprinkler R&M	0.00	0.00	0.00	-129.71	4,000.00	-4,129.71	6,000.00
50290 · Security & Fire Safety - Other	795.00	0.00	795.00	795.00	0.00	795.00	616.00
Total 50290 · Security & Fire Safety	1,265.00	900.00	365.00	4,009.75	7,867.30	-3,857.55	11,472.40
50320 · General Building Maintenance							
50321 · Gen. Bldg. Maint. Supplies	37.00	0.00	37.00	619.44	812.50	-193.06	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...	0.00	0.00	0.00	4,853.75	2,000.00	2,853.75	4,000.00
Total 50320 · General Building Maintenance	37.00	0.00	37.00	6,373.19	3,712.50	2,660.69	6,500.00
50330 · Plumbing & Heating	3,976.55	1,167.00	2,809.55	12,895.93	10,503.00	2,392.93	14,004.00
50360 · Grounds and Parking							
50361 · G&P Maintenance	0.00	0.00	0.00	5,199.84	2,500.00	2,699.84	3,500.00
50362 · G&P Supplies	108.83	83.33	25.50	3,992.75	750.01	3,242.74	1,000.00
50360 · Grounds and Parking - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 50360 · Grounds and Parking	108.83	83.33	25.50	9,192.59	3,250.01	5,942.58	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	405.82	450.26	-44.44	3,003.30	4,346.75	-1,343.45	5,156.24
50402 · Clbhs Natural Gas	216.20	134.00	82.20	1,449.63	1,128.36	321.27	1,400.00
50403 · Natural Gas	6,109.10	2,863.00	3,246.10	36,893.31	25,119.17	11,774.14	30,847.00
50404 · Electric	1,680.09	1,500.00	180.09	9,737.39	8,667.34	1,070.05	11,000.00
50405 · Clbhs Water & Sewer	391.00	120.36	270.64	1,073.32	1,083.24	-9.92	1,444.32
50406 · Water & Sewer	12,070.00	3,615.56	8,454.44	35,136.88	32,540.04	2,596.84	43,386.72
50407 · Nat. Gas Phone Line	51.76	100.00	-48.24	1,045.79	900.00	145.79	1,200.00
Total 50400 · Utilities	20,923.97	8,783.18	12,140.79	88,339.62	73,784.90	14,554.72	94,434.28
51000 · Miscellaneous Expense							
51001 · Bank Service Charges	95.55	58.00	37.55	721.50	522.00	199.50	696.00
51002 · Licenses and Permits	0.00	10.00	-10.00	0.00	10.00	-10.00	48.00

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51003 · Postage and Delivery	0.00	0.00	0.00	0.00	0.00	0.00	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	95.55	68.00	27.55	471.17	532.00	-60.83	804.00
54000 · Clubhouse							
54005 · Clbhs General Maintenance	0.00	150.00	-150.00	4,200.00	850.00	3,350.00	1,000.00
54010 · Clbhs Pool & Hot Tub Maint.	1,008.38	120.00	888.38	3,794.63	680.00	3,114.63	800.00
54020 · Clbhs Pool & Hot Tub Supp.	65.02	40.00	25.02	266.06	360.00	-93.94	480.00
54040 · Clbhs Supplies & Materials	22.54	41.67	-19.13	300.94	374.99	-74.05	500.00
Total 54000 · Clubhouse	1,095.94	351.67	744.27	8,561.63	2,264.99	6,296.64	2,780.00
Total Operating Expenses	51,158.84	32,928.34	18,230.50	299,566.11	267,761.14	31,804.97	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	0.00	1,200.00	-1,200.00	1,800.00
Total 60040 · Windows	0.00	600.00	-600.00	0.00	1,200.00	-1,200.00	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

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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	1,500.00	-1,500.00	2,322.00	1,500.00	822.00	1,500.00
60110 · Contingency - Other	0.00	833.33	-833.33	17,987.92	7,500.01	10,487.91	10,000.00
Total 60110 · Contingency	0.00	2,333.33	-2,333.33	20,309.92	9,000.01	11,309.91	11,500.00
60120 · Grounds							
60121 · Tree Removal	0.00			850.00			
60120 · Grounds - Other	0.00			0.00	0.00	0.00	0.00
Total 60120 · Grounds	0.00			850.00	0.00	850.00	0.00
Total 60000 · Reserve Expenses	0.00	2,933.33	-2,933.33	110,514.38	88,100.01	22,414.37	91,200.00
Total Expense	51,158.84	35,861.67	15,297.17	410,080.49	355,861.15	54,219.34	435,126.60
Net Ordinary Income	-14,754.59	2,065.36	-16,819.95	-76,703.03	-20,841.88	-55,861.15	149,211.76
Net Income	-14,754.59	2,065.36	-16,819.95	-76,703.03	-20,841.88	-55,861.15	149,211.76