Villamont at Dillon Condominiums
Profit & Loss Budget Performance
May 2020

	May 20	Budget	$ Over B...	Feb - Ma...	YTD Bu...	$ Over B...	Annual B...
Income							
Operating Income							
40000 · Operating Dues	22,192.67	22,192.67	0.00	88,770.68	88,770.68	0.00	266,312.04
40050 · Dues to Reserve	-4,815.00	-4,815.04	0.04	-19,260.00	-19,260.16	0.16	-57,780.48
40100 · Late Fees	50.00	50.00	0.00	200.00	200.00	0.00	600.00
40150 · Violations	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40600 · Workday Income	0.00	0.00	0.00	-300.00	-450.00	150.00	4,500.00
41000 · Miscellaneous Income	0.00	0.00	0.00	40.00	0.00	40.00	0.00
44200 · Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Operating Income	17,427.67	17,427.63	0.04	69,450.68	69,260.52	190.16	213,631.56
Reserve Income							
45000 · Replacement Reserve Dues	4,815.00	4,815.04	-0.04	19,260.00	19,260.16	-0.16	57,780.48
45020 · 2013-2018 Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
45050 · Replacement Reserve Interest	0.35	9.65	-9.30	2.71	38.63	-35.92	114.46
45060 · Insurance Clearing	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Reserve Income	4,815.35	4,824.69	-9.34	19,262.71	19,298.79	-36.08	57,894.94
Total Income	22,243.02	22,252.32	-9.30	88,713.39	88,559.31	154.08	271,526.50
Gross Profit	22,243.02	22,252.32	-9.30	88,713.39	88,559.31	154.08	271,526.50
Expense							
Operating Expenses							
50010 · Accounting							
510015 · Tax Preparation	0.00	0.00	0.00	0.00	425.00	-425.00	425.00
Total 50010 · Accounting	0.00	0.00	0.00	0.00	425.00	-425.00	425.00
50070 · Meeting Expense	0.00	0.00	0.00	0.00	6.00	-6.00	166.00
50100 · Management Fees	3,642.00	3,642.00	0.00	14,568.00	14,568.00	0.00	43,704.00
50210 · Insurance	0.00	2,567.06	-2,567.06	13,121.70	10,268.28	2,853.42	30,804.76
50230 · In-Unit Amenities							
50231 · In-Unit Cable	731.22	1,243.20	-511.98	4,460.82	4,972.80	-511.98	14,918.40
50232 · In-Unit Internet	1,953.92	1,953.92	0.00	7,815.68	7,815.68	0.00	23,447.04
Total 50230 · In-Unit Amenities	2,685.14	3,197.12	-511.98	12,276.50	12,788.48	-511.98	38,365.44
50250 · Waste Removal							
50251 · Miscellaneous Trash Removal	752.50	333.33	419.17	2,065.00	1,333.36	731.64	4,000.00
50252 · Dumpsters	642.73	485.00	157.73	2,020.37	1,940.00	80.37	5,820.00
50250 · Waste Removal - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 50250 · Waste Removal	1,395.23	818.33	576.90	4,085.37	3,273.36	812.01	9,820.00
50276 · Snow Removal							
50271 · Plowing	0.00	0.00	0.00	2,920.00	3,900.00	-980.00	8,400.00

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50272 · Roof Snow Removal	0.00	0.00	0.00	5,015.83	2,500.00	2,515.83	4,000.00
50276 · Snow Removal - Other	0.00	500.00	-500.00	7,537.32	6,500.00	1,037.32	11,500.00
Total 50276 · Snow Removal	0.00	500.00	-500.00	15,473.15	12,900.00	2,573.15	23,900.00
50320 · General Building Maintenance							
50321 · General Bldg. Maint. Supplies	16.75	100.00	-83.25	67.22	200.00	-132.78	700.00
50322 · Front Deck/Entryway Repairs	0.00	700.00	-700.00	316.25	700.00	-383.75	1,000.00
50320 · General Building Maintenance - O...	122.50	500.00	-377.50	852.28	500.00	352.28	2,500.00
Total 50320 · General Building Maintenance	139.25	1,300.00	-1,160.75	1,235.75	1,400.00	-164.25	4,200.00
50330 · Plumbing & Heating	0.00	250.00	-250.00	201.67	500.00	-298.33	1,000.00
50350 · Workday Supplies	0.00	0.00	0.00	0.00	0.00	0.00	500.00
50360 · Grounds & Parking							
50361 · G&P Maintenance	227.50	325.00	-97.50	1,795.88	1,300.00	495.88	3,900.00
50362 · G&P Supplies	0.00	100.00	-100.00	422.16	400.00	22.16	1,200.00
50360 · Grounds & Parking - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 50360 · Grounds & Parking	227.50	425.00	-197.50	2,218.04	1,700.00	518.04	5,100.00
50400 · Utilities							
50402 · HOA signs elec. reimbursement	0.00	0.00	0.00	1,620.00	1,530.00	90.00	1,530.00
50400 · Utilities - Other	281.70	223.06	58.64	1,135.27	925.23	210.04	3,251.23
Total 50400 · Utilities	281.70	223.06	58.64	2,755.27	2,455.23	300.04	4,781.23
50406 · Water and Sewer	3,427.60	3,773.89	-346.29	13,775.76	15,095.56	-1,319.80	45,286.68
50500 · Chimney Inspections/Cleans	0.00	0.00	0.00	0.00	0.00	0.00	2,065.00
51000 · Miscellaneous Expense							
51001 · Bank Service Charges	149.82	170.50	-20.68	309.64	443.39	-133.75	1,190.58
51002 · Licenses and Permits	0.00	0.00	0.00	10.00	10.00	0.00	10.00
51003 · Postage and Delivery	0.00	0.00	0.00	0.00	0.00	0.00	40.32
51005 · Legal and Professional Fees	310.00	0.00	310.00	742.00	1,000.00	-258.00	2,000.00
51006 · HOA CO. Reg. Fee Bill10-2078	0.00	0.00	0.00	0.00	20.00	-20.00	20.00
51000 · Miscellaneous Expense - Other	0.00	0.00	0.00	492.42	100.00	392.42	200.00
Total 51000 · Miscellaneous Expense	459.82	170.50	289.32	1,554.06	1,573.39	-19.33	3,460.90
Total Operating Expenses	12,258.24	16,866.96	-4,608.72	81,265.27	76,953.30	4,311.97	213,579.01
60000 · Reserve Expenses							
60050 · Asphalt							
60052 · Overlay	0.00	75,000.00	-75,000.00	0.00	75,000.00	-75,000.00	150,000.00
60054 · Striping	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 60050 · Asphalt	0.00	75,000.00	-75,000.00	0.00	75,000.00	-75,000.00	150,000.00
60060 · Siding Resurfacing	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60070 · Entry Decks	0.00	10,000.00	-10,000.00	0.00	20,000.00	-20,000.00	20,000.00

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Accrual Basis

Villamont at Dillon Condominiums
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May 2020

	May 20	Budget	$ Over B...	Feb - Ma...	YTD Bu...	$ Over B...	Annual B...
60120 · Grounds							
60121 · Tree Removal	0.00	0.00	0.00	0.00	0.00	0.00	800.00
60122 · Cribbing Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60123 · Water & Sewer Line Replacements	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60120 · Grounds - Other	0.00	0.00	0.00	0.00	2,500.00	-2,500.00	5,000.00
Total 60120 · Grounds	0.00	0.00	0.00	0.00	2,500.00	-2,500.00	5,800.00
60190 · US Bank Loan Interest	0.00	0.00	0.00	6.35	45.00	-38.65	45.00
60191 · Loan Repayment	0.00	0.00	0.00	1,513.25	1,334.10	179.15	1,334.10
60500 · Reserve Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 60000 · Reserve Expenses	0.00	85,000.00	-85,000.00	1,519.60	98,879.10	-97,359.50	177,179.10
Total Expense	12,258.24	101,866.96	-89,608.72	82,784.87	175,832.40	-93,047.53	390,758.11
Net Income	**9,984.78**	**-79,614.64**	**89,599.42**	**5,928.52**	**-87,273.09**	**93,201.61**	**-119,231.61**