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Accrual Basis

Gore Trail at Wildercrest HOA
Profit & Loss Budget Performance
June 2019

	<u>Jun 19</u>	<u>Budget</u>	<u>Jul '18 - J...</u>	<u>YTD Bud...</u>	<u>Annual B...</u>
Ordinary Income/Expense					
Income					
Operating Income					
40000 · Operating Dues	25,576.00	25,576.00	306,912.00	306,912.00	306,912.00
40100 · Late Fees	0.00	25.00	20.00	300.00	300.00
40500 · Interest Income	0.00		0.00	0.00	0.00
41000 · Miscellaneous Income					
41002 · Annual Assessment	0.00	0.00	4,700.00	7,600.00	7,600.00
41000 · Miscellaneous Income - Other	0.00	0.00	0.00	0.00	0.00
Total 41000 · Miscellaneous Income	<u>0.00</u>	<u>0.00</u>	<u>4,700.00</u>	<u>7,600.00</u>	<u>7,600.00</u>
Total Operating Income	<u>25,576.00</u>	<u>25,601.00</u>	<u>311,632.00</u>	<u>314,812.00</u>	<u>314,812.00</u>
Reserve Income					
45000 · Replacement Reserve Dues	4,900.00	4,900.00	58,800.00	58,800.00	58,800.00
45050 · Replacement Reserve Interest	8.48	5.21	83.27	62.52	62.52
45060 · Reserve Contribution	2,538.00	1,269.00	9,492.00	5,949.00	5,949.00
45100 · Special Assessment	0.00	0.00	0.00	0.00	0.00
Total Reserve Income	<u>7,446.48</u>	<u>6,174.21</u>	<u>68,375.27</u>	<u>64,811.52</u>	<u>64,811.52</u>
Total Income	<u>33,022.48</u>	<u>31,775.21</u>	<u>380,007.27</u>	<u>379,623.52</u>	<u>379,623.52</u>
Gross Profit	<u>33,022.48</u>	<u>31,775.21</u>	<u>380,007.27</u>	<u>379,623.52</u>	<u>379,623.52</u>
Expense					
Operating Expenses					
50010 · Accounting					
50015 · Tax preparation	0.00	0.00	300.00	300.00	300.00
50016 · Monthly Rec. Charges	0.00		0.00	0.00	0.00
50010 · Accounting - Other	0.00		0.00	0.00	0.00
Total 50010 · Accounting	<u>0.00</u>	<u>0.00</u>	<u>300.00</u>	<u>300.00</u>	<u>300.00</u>
50070 · Meeting Expense	0.00	70.00	96.34	160.00	160.00
50100 · Management Fees	4,463.33	4,463.00	53,559.96	53,556.00	53,556.00
50210 · Insurance	1,720.76	1,409.71	18,612.08	16,916.52	16,916.52
50230 · In-Unit Amenities					
50231 · In-Unit Cable	2,691.15	2,796.57	32,395.44	33,558.84	33,558.84
50232 · In-Unit Internet	861.63	1,434.92	12,284.58	17,219.04	17,219.04
50230 · In-Unit Amenities - Other	682.22		6,139.98		
Total 50230 · In-Unit Amenities	<u>4,235.00</u>	<u>4,231.49</u>	<u>50,820.00</u>	<u>50,777.88</u>	<u>50,777.88</u>
50250 · Waste Removal					
50251 · Misc. Trash	230.07	0.00	300.07	0.00	0.00
50252 · Dumpsters	394.80	765.00	6,743.15	7,805.00	7,805.00
50250 · Waste Removal - Other	0.00	75.00	572.50	900.00	900.00

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Total 50250 · Waste Removal	624.87	840.00	7,615.72	8,705.00	8,705.00
50276 · Snow Removal					
50269 · Ice Chipping & Scraping	0.00	0.00	385.00	0.00	0.00
50270 · Carport Plowing	0.00	0.00	1,125.00	1,100.00	1,100.00
50271 · Plowing	0.00	0.00	21,000.00	21,000.00	21,000.00
50272 · Window wells	0.00	0.00	8,277.50	6,500.00	6,500.00
50273 · Roof Raking	0.00	0.00	8,181.25	6,500.00	6,500.00
50274 · Boiler Walks	0.00	0.00	5,987.80	2,628.00	2,628.00
50275 · Roof Snow and Ice Removal	0.00	0.00	16,054.04	2,000.00	2,000.00
50276 · Snow Removal - Other	0.00	0.00	11,226.25	4,500.00	4,500.00
Total 50276 · Snow Removal	0.00	0.00	72,236.84	44,228.00	44,228.00
50290 · Security & Fire Safety					
50291 · Alarm phone	32.26	30.00	363.08	360.00	360.00
50292 · Alarm Monitoring	989.10	989.10	3,913.40	3,956.40	3,956.40
50293 · Fire Place Inspections	4,875.00	0.00	4,875.00	0.00	0.00
50294 · Sprinkler R&M	0.00	450.00	3,541.74	5,400.00	5,400.00
50295 · Alarm System Repairs	0.00	0.00	1,020.20	500.00	500.00
50290 · Security & Fire Safety - Other	0.00		0.00	0.00	0.00
Total 50290 · Security & Fire Safety	5,896.36	1,469.10	13,713.42	10,216.40	10,216.40
50320 · General Building Maintenance					
50321 · Gen. Bldg. Maint. Supplies	0.00	433.33	554.03	2,600.00	2,600.00
50322 · Pest Control	0.00	400.00	1,200.00	1,600.00	1,600.00
50320 · General Building Maintenance - Other	52.50	1,166.67	6,095.00	7,000.00	7,000.00
Total 50320 · General Building Maintenance	52.50	2,000.00	7,849.03	11,200.00	11,200.00
50330 · Plumbing & Heating	640.00	700.00	20,575.31	8,400.00	8,400.00
50360 · Grounds and Parking					
50361 · G&P Maintenance	0.00	400.00	1,550.92	2,000.00	2,000.00
50362 · G&P Supplies	0.00	250.00	1,804.57	1,500.00	1,500.00
Total 50360 · Grounds and Parking	0.00	650.00	3,355.49	3,500.00	3,500.00
50370 · Roof Maintenance	0.00	0.00	501.67	500.00	500.00
50400 · Utilities					
50401 · Clbhs Electric	457.17	393.22	4,429.99	5,002.48	5,002.48
50402 · Clbhs Natural Gas	104.91	82.28	1,795.49	1,679.38	1,679.38
50403 · Natural Gas	2,154.92	1,694.83	37,221.09	33,128.12	33,128.12
50404 · Electric	675.05	725.62	11,327.62	9,354.45	9,354.45
50405 · Clbhs Water & Sewer	117.30	110.40	1,871.25	1,324.80	1,324.80
50406 · Water & Sewer	3,621.00	3,510.24	42,505.13	42,122.88	42,122.88
Total 50400 · Utilities	7,130.35	6,516.59	99,150.57	92,612.11	92,612.11
51000 · Miscellaneous Expense					

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51001 · Bank Service Charges	58.61	70.00	1,079.83	840.00	840.00
51002 · Licenses and Permits	0.00	0.00	35.00	50.00	50.00
51003 · Postage and Delivery	0.00	0.00	0.00	50.00	50.00
51004 · Check Stock	0.00	0.00	0.00	0.00	0.00
51005 · Legal and Professional Fees	0.00		0.00	0.00	0.00
51007 · Phone number for BOD contact	0.00		0.00	0.00	0.00
51000 · Miscellaneous Expense - Other	0.97	10.00	10.31	100.00	100.00
Total 51000 · Miscellaneous Expense	59.58	80.00	1,125.14	1,040.00	1,040.00
54000 · Clubhouse					
54005 · Clbhs General Maintenance	0.00	0.00	735.00	1,000.00	1,000.00
54010 · Clbhs Pool & Hot Tub Maint.	0.00	0.00	350.00	800.00	800.00
54020 · Clbhs Pool & Hot Tub Supp.	0.00	40.00	32.83	480.00	480.00
54040 · Clbhs Supplies & Materials	0.00	10.00	644.76	120.00	120.00
Total 54000 · Clubhouse	0.00	50.00	1,762.59	2,400.00	2,400.00
Total Operating Expenses	24,822.75	22,479.89	351,274.16	304,511.91	304,511.91
60000 · Reserve Expenses					
60010 · Siding Resurfacing & Repair					
60011 · Bldgs. 1-6	0.00	0.00	0.00	6,100.00	6,100.00
60012 · Clbhs.	0.00	0.00	0.00	0.00	0.00
60013 · Carports	0.00		540.72		
60014 · Touch-ups	0.00	0.00	0.00	0.00	0.00
60015 · Building Walkways	0.00	0.00	12,753.38	1,000.00	1,000.00
60010 · Siding Resurfacing & Repair - Other	0.00		0.00	0.00	0.00
Total 60010 · Siding Resurfacing & Repair	0.00	0.00	13,294.10	7,100.00	7,100.00
60020 · Roof					
60023 · Bldgs. all North Side	0.00	0.00	0.00	0.00	0.00
60024 · Carports	0.00	0.00	402.50	0.00	0.00
60025 · Clubhouse	0.00	0.00	0.00	500.00	500.00
60026 · RIM system- heat tape	0.00	0.00	0.00	0.00	0.00
60027 · Misc. Repairs	0.00	0.00	5,064.50	6,500.00	6,500.00
Total 60020 · Roof	0.00	0.00	5,467.00	7,000.00	7,000.00
60030 · Plumbing & Heating					
60032 · Misc. Repairs	1,291.89	0.00	5,822.55	0.00	0.00
60030 · Plumbing & Heating - Other	0.00	0.00	0.00	0.00	0.00
Total 60030 · Plumbing & Heating	1,291.89	0.00	5,822.55	0.00	0.00
60040 · Windows					
60042 · Window Replacement	0.00	0.00	1,743.33	1,800.00	1,800.00

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Total 60040 · Windows	0.00	0.00	1,743.33	1,800.00	1,800.00
60050 · Asphalt					
60053 · Crack fill	0.00	0.00	933.00	2,500.00	2,500.00
60050 · Asphalt - Other	0.00		0.00	1,500.00	1,500.00
Total 60050 · Asphalt	0.00	0.00	933.00	4,000.00	4,000.00
60060 · Clbhs Bldg.					
60063 · Furnishings	0.00	0.00	0.00	0.00	0.00
60060 · Clbhs Bldg. - Other	0.00	0.00	3,212.50	0.00	0.00
Total 60060 · Clbhs Bldg.	0.00	0.00	3,212.50	0.00	0.00
60070 · Fire Supression System					
60073 · Fire Control Panel	0.00	0.00	0.00	0.00	0.00
60070 · Fire Supression System - Other	0.00		2,503.00	1,789.62	1,789.62
Total 60070 · Fire Supression System	0.00	0.00	2,503.00	1,789.62	1,789.62
60100 · Hot Tubs	0.00	0.00	3,585.00	2,500.00	2,500.00
60110 · Contingency					
60111 · Roof Leak Damages	0.00	0.00	946.00	850.00	850.00
60110 · Contingency - Other	0.00	0.00	0.00	10,000.00	10,000.00
Total 60110 · Contingency	0.00	0.00	946.00	10,850.00	10,850.00
60120 · Grounds	0.00	0.00	3,443.76	0.00	0.00
60140 · Carport Enclosure	0.00		2,587.00		
60000 · Reserve Expenses - Other	0.00		0.00	0.00	0.00
Total 60000 · Reserve Expenses	1,291.89	0.00	43,537.24	35,039.62	35,039.62
Total Expense	26,114.64	22,479.89	394,811.40	339,551.53	339,551.53
Net Ordinary Income	6,907.84	9,295.32	-14,804.13	40,071.99	40,071.99
Net Income	<u>6,907.84</u>	<u>9,295.32</u>	<u>-14,804.13</u>	<u>40,071.99</u>	<u>40,071.99</u>