

			OVER/UNDER	
	BUDGET	ACTUAL	BUDGET	BUDGET
	Jul '20 - Jun 21	Jul '20 - Jun 21	Jul '20 - Jun 21	Jul '21 - Jun 22
Ordinary Income/Expense				
Income				
4000 · Maintenance Fee Income	256,599.72	257,119.00	519.28	\$309,837
4030 · Parking Pass Income	\$800.00	\$1,075.00	275.00	\$800
4055 · Electric Co-op Member income	\$120.00	\$406.00	286.00	\$120
4150 · Dues Late Fees/Penalties	\$400.00	\$1,015.00	615.00	\$400
4175 · Rules Violation Income	\$200.00	\$25.00	(175.00)	\$200
4995 · Miscellaneous Income	\$50.00	\$65.00	15.00	\$50
Total Income	258,169.72	259,705.00	1,535.28	\$311,407
Expense				
OPERATING EXPENSES				
5000 · MAINTENANCE & REPAIRS				
5010 · Boilers - Garage Ceiling	2,500.00	907.00	(1,593.00)	\$2,500
5020 · Building - Plumbing	2,500.00	52.00	(2,448.00)	\$2,500
5030 · Building Repair - Bldg/Subs	4,000.00	2,362.00	(1,638.00)	\$4,000
5040 · Chimney Sweep Expense	1,000.00		(1,000.00)	\$1,000
5050 · Common/Office Area	1,000.00	352.00	(648.00)	\$1,000
5060 · Fire Extinguisher Systems Maint	-	987.00	987.00	
5070 · Grill Maintenance	200.00		(200.00)	\$200
5080 · Grounds/Irrigation Repair	2,500.00	34.00	(2,466.00)	\$2,500
5090 · River Pump maintenance	3,000.00	1,254.00	(1,746.00)	\$3,000
5100 · Landscape Maintenance	3,600.00	8,399.00	4,799.00	\$3,600
5110 · Outside Labor - Maintenance	3,000.00	382.00	(2,618.00)	\$3,000
5120 · Pest Control	250.00	88.00	(162.00)	\$250
5140 · Pool - Chemicals	800.00	38.00	(762.00)	\$800
5150 · Pool/Spa Equipment/Repairs	6,000.00	15,262.00	9,262.00	\$6,000
5160 · Roof Repairs	5,000.00	2,262.00	(2,738.00)	\$5,000
5165 · Snow Removal	4,800.00	4,621.00	(179.00)	\$5,000
5170 · Truck Repairs/Expenses	-	-	0.00	\$0
5180 · Vent Cleanout	1,200.00	1,125.00	(75.00)	\$1,200
Total 5000 · MAINTENANCE & REPAIRS	41,350.00	38,125.00	(3,225.00)	\$41,550
5500 · PROPERTY MANAGEMENT EXPENSES				
5505 · Onsite Manager			0.00	
5510 · Building Maintenance	-		0.00	\$0
5520 · Grounds Maintenance	-		0.00	\$0
5530 · Pool/Spa Maintenance	-	715.00	715.00	\$0
5540 · Snow Clearance	-		0.00	\$0
5550 · Management Fees	\$36,000.00	\$35,750.00	(250.00)	\$37,200
Total 5500 · PROPERTY MANAGEMENT EXPENSES	36,000.00	36,465.00	465.00	\$37,200
6000 · UTILITIES				
6005 · Electric				
6010 · Elect A	1,500.00	1,355.00	(145.00)	\$1,400
6020 · Elect B Office/Common	500.00	517.00	17.00	\$500
6030 · Elect C	800.00	641.00	(159.00)	\$700
6040 · Elect D	4,200.00	815.00	(3,385.00)	\$800
6050 · Elect E	900.00	891.00	(9.00)	\$900
6060 · Elect F	1,100.00	947.00	(153.00)	\$1,000
6070 · Elect Pool/Manager Apt.	3,800.00	3,744.00	(56.00)	\$3,900
Total 6005 · Electric	12,800.00	8,910.00	(3,890.00)	\$9,200
6100 · Gas				
6110 · Gas A	1,100.00	1,283.00	183.00	\$1,300
6120 · Gas C	1,100.00	1,380.00	280.00	\$1,400
6130 · Gas D	1,000.00	1,730.00	730.00	\$1,800
6140 · Gas E	1,800.00	2,011.00	211.00	\$2,100
6150 · Gas F	2,200.00	2,360.00	160.00	\$2,400
6160 · Mgr unit	1,000.00	1,007.00	7.00	\$1,000
6170 · Office	700.00	648.00	(52.00)	\$700

	OVER/UNDER			
	BUDGET	ACTUAL	BUDGET	BUDGET
	Jul '20 - Jun 21	Jul '20 - Jun 21	Jul '20 - Jun 21	Jul '21 - Jun 22
6180 · Pool	1,000.00	802.00	(198.00)	\$800
6190 · Spa	1,900.00	4,403.00	2,503.00	\$4,500
Total 6100 · Gas	11,800.00	15,624.00	3,824.00	\$16,000
6200 · Telephone/Internet			0.00	
6210 · Conference Calls	180.00	-	(180.00)	\$0
6220 · Internet and Office Phone	1,500.00	1,830.00	330.00	\$1,900
6230 · Cell Service	540.00	540.00	0.00	\$600
Total 6200 · Telephone/Internet	2,220.00	2,370.00	150.00	\$2,500
6300 · Trash Removal	9,000.00	8,912.00	(88.00)	\$9,000
6400 · Water	57,000.00	69,526.00	12,526.00	\$71,000
Total 6000 · UTILITIES	92,820.00	105,342.00	12,522.00	\$107,700
7000 · OTHER OVERHEAD COSTS			0.00	
7010 · Accounting	6,000.00	295.00	(5,705.00)	\$6,000
7015 · Bookkeeping	2,500.00	2,175.00	(325.00)	\$2,200
7020 · Bank/Late Charges	120.00	20.00	(100.00)	\$0
7040 · Furniture & Equipment/Game Room	-	-	0.00	\$0
7050 · Insurance			0.00	\$0
7051 · Building	30,000.00	33,137.00	3,137.00	\$41,160
7055 · Truck	-	-	0.00	\$0
Total 7050 · Insurance	30,000.00	33,137.00	3,137.00	\$41,160
7060 · Software Fees/Dues	950.00	357.00	(593.00)	\$950
7070 · Legal Fees	1,200.00	10.00	(1,190.00)	\$1,200
7080 · Licenses & Permits	275.00	-	(275.00)	\$275
7100 · Manager's Unit			0.00	
7110 · Office/Annual Meeting	350.00	134.00	(216.00)	\$350
7120 · Office/Computer Supplies	750.00	1,232.00	482.00	\$750
7130 · Postage & Delivery	25.00	-	(25.00)	\$25
7141 · Water Shares Annual Fee	750.00	774.00	24.00	\$750
7150 · Towing	250.00	250.00	0.00	\$250
7200 · Uncategorized Expense	500.00	2,950.00	2,450.00	\$500
Total 7000 · OTHER OVERHEAD COSTS	\$43,670.00	\$41,334.00	(\$2,336.00)	\$54,410
Total OPERATING EXPENSES	\$213,840.00	\$221,266.00	7,426.00	\$240,860
8000 · MAJOR REPAIRS & REPLACEMENT			0.00	
8010 · Asphalt Patching/Sealing		53,100.00		
8030 · Railing Repairs	8,000.00	-	(8,000.00)	\$8,000
8040 · Engineering/Architect Consult	4,000.00		(4,000.00)	\$4,000
8045 · Building E Deck Repair	\$0.00		0.00	\$0
8050 · Fire Prevention Systems	3,000.00	-	(3,000.00)	\$3,000
8080 · Grounds Improvements			0.00	
8083 · Irrigation System	\$0.00		0.00	\$0
8084 · Plants/Trees	\$8,000.00		(8,000.00)	\$8,000
8085 · Concrete trail in front of the Office	4,000.00	-	(4,000.00)	\$4,000
8086 · River Path Improvements	3,000.00	-	(3,000.00)	\$3,000
8088 · Parking Lot Fencing	\$12,000.00	\$16,000.00	4,000.00	\$4,000
Total 8080 · Grounds Improvements	\$27,000.00	\$16,000.00	(11,000.00)	\$19,000
8090 · Heated Garage Ceilings 8091 · Boiler System	\$0.00			
8091 · Boiler System/Plumbing		\$805.00		
8090 · Heated Garage Ceilings		\$805.00		
8110 · Painting			0.00	
8112 · Paint Buildings	12,000.00	47.00	-11,953.00	\$12,000
8088 · Parking Lot Fencing		56.00		
Total 8110 · Painting	\$12,000.00	\$103.00	-11,953.00	\$12,000
8120 · Pool				
8124 · Pool Spa Repair/Subs		\$6,558.00		
Total 8120 · Pool		6,558.00		
8150 · Security/Surveillance Systems	3,000.00	-	(3,000.00)	\$1,500

	BUDGET		OVER/UNDER	
	Jul '20 - Jun 21	Jul '20 - Jun 21	Jul '20 - Jun 21	Jul '21 - Jun 22
			0.00	
8300 Addition of Utility Submeters				\$0
Total 8000 · MAJOR REPAIRS & REPLACEMENT	69,000.00	76,566.00	7,566.00	\$59,500
8500 · Reconciliation Discrepancies			0.00	
Total Expense	\$282,840.00	\$297,832.00	14,992.00	\$300,360
Net Ordinary Income	(24,670.28)	(38,127.00)	(13,456.72)	\$11,047
Other Income			0.00	
9005 · Interest income	\$0.00	\$15.00	15.00	\$0
9050 · Reimb. Attorneys' Fees			0.00	
9400 · Chimney Sweep				
9401 · Chimney Sweep Income		\$960.00		
9400 · Chimney Sweep - Other		(\$1,740.00)		
Total 9400 · Chimney Sweep		(\$780.00)		
Total Other Income	\$0.00	(\$765.00)	\$15.00	\$0
Other Expense			0.00	
10000 · Reserve Fund Retaining Walls	\$0.00	\$0.00	0.00	\$0
10009 · Bank Service Charges	51.00	\$110.00		
10100 · Reserve Fund Siding Maintenance	\$0.00	\$0.00	0.00	\$0
10175 · Loss on Sale of Truck			0.00	
10200 · AR/AP Adjustments/jk			0.00	
10300 · Write Off Xcel Asset			0.00	
Total Other Expense	\$0.00	\$110.00	110.00	\$0
Net Other Income	\$0.00	(\$875.00)	(95.00)	\$0
NET INCOME	(24,670.28)	(39,002.00)	(13,551.72)	\$11,047