**Buck Creek Profit & Loss Financials 2022 & 2023 Comparison**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  |   |   |   |   | Draft |   |
|   |   |   |   | Jul '22 - Jun 23 | Jul '23 - Jun 24 | Variance |
|   | Ordinary Income/Expense |   |   |   |   |   |
|   |   | Income |   |   |   |   |
|   |   |   | Assessment Income | 155,936.00  | 155,936.00  | 0.00  |
|   |   |   | Comcast Reimbursements | 29,897.40  | 29,898.24  | 0.84  |
|   |   |   | Interest income | 0.00  | 1,200.00  | 1,200.00  |
|   |   | Total Income |   | 185,833.40  | 187,034.24  | 1,200.84  |
|   |   | Expense |   |   |   |   |
|   |   |   | Administrative Costs | 250.00  | 900.00  | 650.00  |
|   |   |   | Bank fees | 12.00  | 0.00  | (12.00) |
|   |   |   | Cable & Internet | 29,897.40  | 29,898.24  | 0.84  |
|   |   |   | Electricity | 7,600.00  | 8,300.00  | 700.00  |
|   |   |   | Grounds Cleaning | 2,700.00  | 2,688.00  | (12.00) |
|   |   |   | Insurance | 38,450.00  | 39,150.00  | 700.00  |
|   |   |   | Lawn Care | 18,900.00  | 19,500.00  | 600.00  |
|   |   |   | Legal & Accounting | 6,000.00  | 5,800.00  | (200.00) |
|   |   |   | Management Fees | 12,600.00  | 13,200.00  | 600.00  |
|   |   |   | Pest Control | 970.00  | 985.00  | 15.00  |
|   |   |   | Repairs & Maintenance | 14,500.00  | 15,500.00  | 1,000.00  |
|   |   |   | Security | 0.00  | 400.00  | 400.00  |
|   |   |   | Snow Removal | 8,100.00  | 10,000.00  | 1,900.00  |
|   |   |   | Supplies | 682.00  | 640.00  | (42.00) |
|   |   |   | Trash Removal | 4,872.00  | 5,728.00  | 856.00  |
|   |   |   | Water & Sewer | 40,300.00  | 46,000.00  | 5,700.00  |
|   |   | Total Expense |   | 185,833.40  | 198,689.24  | 12,855.84  |
|   | Net Ordinary Income |   |   | 0.00  | (11,655.00) | (11,655.00) |
|   | Other Income/Expense |   |   |   |   |   |
|   |   | Other Income |   |   |   |   |
|   |   |   | Capital Reserve Assessments | 57,469.00  | 57,469.00  | 0.00  |
|   |   |   | Capital Reserve Expenditures | (85,000.00) |  | 85,000.00  |
|   |   |   | (Increase)/Decrease in Reserves | 27,531.00  | (57,469.00) | (85,000.00) |
|   |   | Total Other Income |   | 0.00  | 0.00  | 0.00  |
|   | Net Other Income |   |   | 0.00  | 0.00  | 0.00  |
| Net Income |   |   |   | 0.00  | (11,655.00) | (11,655.00) |

As you can see, it does not equal zero at year end. So, some expenses will need to be cut, due raised, or capital reserves assessments allocated to operating.

Notes: Insurance calculated 7% increase, Snow Removal budget in 2022-2023, going $7,600 over. Since it is likely costs will not decease Laura increased it from $7,980 to $10,000 which may be a bit too high a budget, but we will see. Trash Removal, now with Vail Valley Waste. Water & Sewer -fixed cost. Currently we are $11,655 short.

