**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.

