

Hayden Bay Condo

Profit & Loss Budget vs. Actual

January through December 2018

	Actual Jan - Dec 31th	2018 Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
3000 · Income			
3110 · Dues	124,516.80	124,517.00	(0.20)
3150 · Reserve Contribution	43,196.00	34,418.00	8,778.00
3210 · Late Fee	0.00	50.00	(50.00)
3820 · Bank Interest	392.93	80.00	312.93
Total 3000 · Income	168,105.73	159,065.00	9,040.73
Total Income	168,105.73	159,065.00	9,040.73
Expense			
4000 · Landscaping			
4010 · Landscape Contract	23,700.00	23,748.00	(48.00)
4001 - Landscape Supplies Expenses			
4015 · Landscape Maintenance	2,622.47	3,500.00	(877.53)
4050 · Irrigation Repairs	2,278.36	2,000.00	278.36
4060 · Spraying Contract	459.00	750.00	(291.00)
4070 · Tree Pruning	2,580.00	2,500.00	80.00
4080 · Landscape Misc	1,106.54	2,000.00	(893.46)
Total 4000 · Landscaping	32,746.37	34,498.00	(1,751.63)
4200 · Maintenance			
4230 · RZ Rec. Facility Maint	9,825.81	11,652.00	(1,826.19)
4235 · RZ Rec. Facility Major Projects	49,436.85	18,924.00	30,512.85
4250 · On-site Caretaker	800.00	4,800.00	(4,000.00)
4600 · HBC Property Maintenance	6,791.56	8,000.00	(1,208.44)
4601 - HBC Maintenance Supplies Expenses			
4625 · Property Maintenance Reserve	2,972.35	1,785.00	1,187.35
Total 4200 · Maintenance	69,826.57	45,161.00	24,665.57
5000 · Utilities			
5010 · Electricity	1,099.27	1,000.00	99.27
5020 · Garbage	6,660.00	6,800.00	(140.00)
5030 · Water & Sewer	12,086.63	14,500.00	(2,413.37)
5090 · Cable TV	9,179.70	9,225.00	(45.30)
Total 5000 · Utilities	29,025.60	31,525.00	(2,499.40)
6000 · Administration			
6010 · Insurance Expense	25,301.96	25,700.00	(398.04)
6050 · Management	3,900.00	3,900.00	0.00
6060 · Professional Fees	5,058.00	2,000.00	3,058.00
6070 · Tax Preperation	300.00	300.00	0.00
6100 · Taxes & Licences	50.00	50.00	0.00
6230 · Bank Charges	71.40	72.00	(0.60)
6240 · Office Supplies/Misc	565.35	500.00	65.35
6300 · Website	190.00	450.00	(260.00)
6500 · Contingency	0.00	1,000.00	(1,000.00)

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Total 6000 · Administration	35,436.71	33,972.00	1,464.71
64700 · Miscellaneous Expense	4,095.18	0.00	4,095.18
Total Expense	171,130.43	145,156.00	25,974.43
Net Ordinary Income	(3,024.70)	13,909.00	(16,933.70)
Net Income	(3,024.70)	13,909.00	(16,933.70)

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	Proposed Jan - Dec 19	Working Notes
Ordinary Income/Expense		
Income		
3000 · Income		
3110 · Dues	120,469.92	3.25% reduction
3150 · Reserve Contribution	31,514.00	Adjusted for the prepaid assessments received in 2018
3210 · Late Fee	0.00	Removed
3820 · Bank Interest	1,200.00	Estimated CD interest
Total 3000 · Income	153,183.92	
Total Income	153,183.92	
Expense		
4000 · Landscaping		
4010 · Landscape Contract	24,738.00	Increased 5% for 10 months.
4001 · Landscape Supplies Expenses	500.00	Added
4015 · Landscape Maintenance	3,500.00	Reduced by \$500
4050 · Irrigation Repairs	2,280.00	Increased 10%
4060 · Spraying Contract	750.00	
4070 · Tree Pruning	2,500.00	
4080 · Landscape Misc	2,000.00	
Total 4000 · Landscaping	36,268.00	
4200 · Maintenance		
4230 · RZ Rec. Facility Maint	11,123.00	
4235 · RZ Rec. Facility Major Projects	2,077.00	
4250 · On-site Caretaker	0.00	Required for 2019?
4600 · HBC Property Maintenance	8,000.00	Reduced by \$500
4601 · HBC Maintenance Supplies Expenses	500.00	Added
4625 · Property Maintenance Reserve	55,200.00	4-plex roofs & upper decks?
Total 4200 · Maintenance	76,900.00	
5000 · Utilities		
5010 · Electricity	1,000.00	
5020 · Garbage	6,996.00	Increased 5%
5030 · Water & Sewer	14,500.00	
5090 · Cable TV	9,490.00	~3.4% increase
Total 5000 · Utilities	31,986.00	
6000 · Administration		
6010 · Insurance Expense	25,840.00	2019 premium increases
6050 · Management	3,900.00	
6060 · Professional Fees	2,000.00	\$3000 for VF Settlement
6070 · Tax Preperation	300.00	
6100 · Taxes & Licences	50.00	
6230 · Bank Charges	72.00	
6240 · Office Supplies/Misc	500.00	
6300 · Website	450.00	
6500 · Contingency	1,000.00	

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	Proposed Jan - Dec 19	Working Notes
Total 6000 · Administration	34,112.00	
64700 · Miscellaneous Expense	0.00	The \$4100 in 2018 was to account for 4 plex dues refund
Total Expense	179,266.00	
Net Ordinary Income	(26,082.08)	
Net Income	(26,082.08)	