

# Budget - Comparative

Exported On: 06/03/2020 05:14 PM

Properties: Forest Haus - Po Box 1055 Breckenridge, CO 80424

Period Range: Jun 2019 to May 2020

Comparison Period Range: Jun 2020 to May 2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Period Actual	Period Budget	Period \$ Variance	Proposed Budget
<b>Income</b>				
Late Fee	106.66	0.00	106.66	0.00
Interest	145.25	240.00	-94.75	240.00
Clean up day fund	800.00	0.00	800.00	0.00
Association Owner Dues Operating	108,800.00	112,800.00	-4,000.00	105,800.00
Garage Rental	1,200.00	1,800.00	-600.00	1,800.00
Locker Rental	100.00	300.00	-200.00	300.00
Reserve Dues	14,000.00	12,000.00	2,000.00	19,000.00
Miscellaneous Inc	225.00	0.00	225.00	0.00
Laundry Income	1,315.75	1,920.00	-604.25	1,920.00
<b>Total Budgeted Operating Income</b>	<b>126,692.66</b>	<b>129,060.00</b>	<b>-2,367.34</b>	<b>129,060.00</b>
				no dues increase
<b>Expense</b>				
<b>Utilities</b>				
Cable	13,548.80	14,400.00	851.20	14,400.00
Water	6,058.20	8,000.00	1,941.80	8,000.00
Sewer	8,137.00	9,000.00	863.00	9,000.00
Electric	21,299.31	24,000.00	2,700.69	24,000.00
Internet	1,022.76	1,080.00	57.24	1,080.00
Trash Removal	4,365.06	3,600.00	-765.06	4,080.00
Recycling	1,079.74	1,320.00	240.26	1,320.00
<b>Total Utilities</b>	<b>55,510.87</b>	<b>61,400.00</b>	<b>5,889.13</b>	<b>61,880.00</b>

Landscaping	11.90	360.00	348.10	360.00	
Insurance	12,350.28	11,650.00	-700.28	12,970.00	
Irrigation System	310.00	350.00	40.00	350.00	
Hot water Tank	0.00	7,000.00	7,000.00	0.00	if replaced this will come out of reserves.
Mechanical Maintenance	8,647.28	2,000.00	-6,647.28	2,000.00	
Snow melt Boiler	453.47	1,000.00	546.53	1,000.00	
Pool Maintenance	5,013.95	1,200.00	-3,813.95	1,200.00	
Boiler Inspection	0.00	300.00	300.00	300.00	
Legal & Professional fees	698.63	600.00	-98.63	600.00	
Office Expenses & Supplies	1.50	100.00	98.50	100.00	
Taxes and Licenses	73.00	40.00	-33.00	40.00	
Management Fees	23,400.00	20,700.00	-2,700.00	21,000.00	
Bird Clean-up	4,206.76	0.00	-4,206.76	0.00	
Miscellaneous	524.20	0.00	-524.20	0.00	
Postage	118.00	150.00	32.00	150.00	
Roof Repair	300.00	2,000.00	1,700.00	2,000.00	
Repairs and Maintenance General	23,507.15	5,000.00	-18,507.15	5,000.00	
Supplies & Chemicals	9.75	180.00	170.25	180.00	
<b>Total Budgeted Operating Expense</b>	<b>135,136.74</b>	<b>114,030.00</b>	<b>-21,106.74</b>	<b>109,130.00</b>	
Total Budgeted Operating Income	126,692.66	129,060.00	-2,367.34	129,060.00	
Total Budgeted Operating Expense	135,136.74	114,030.00	-21,106.74	109,130.00	
<b>NOI - Net Operating Income</b>	<b>-8,444.08</b>	<b>15,030.00</b>	<b>-23,474.08</b>	<b>19,930.00</b>	
<b>Other Expense</b>					
Reserve Transfer	0.00	0.00	0.00	19,000.00	
<b>Total Budgeted Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>19,000.00</b>	
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-19,000.00</b>	
Total Budgeted Income	126,692.66	129,060.00	-2,367.34	129,060.00	
Total Budgeted Expense	135,136.74	114,030.00	-21,106.74	128,130.00	

<b>Net Income</b>	<b>-8,444.08</b>	<b>15,030.00</b>	<b>-23,474.08</b>	<b>930.00</b>
<b>Cash</b>				
Operating Account	4,424.51	0.00	-4,424.51	0.00
Reserve Account	47,943.06	0.00	-47,943.06	0.00
<b>Total Budgeted Cash</b>	<b>52,367.57</b>	<b>0.00</b>	<b>-52,367.57</b>	<b>0.00</b>