

**Sunset Road Condominium Association**  
**Profit & Loss Budget vs. Actual**  
January through December 2018

|   | Jan - Dec 18     | Budget           | \$ Over Budget   | % of Budget    | Projected Dec | Projected final  | Proposed 2019 Budget             |
|---|------------------|------------------|------------------|----------------|---------------|------------------|----------------------------------|
| <b>Ordinary Income/Expense</b>                      |                  |                  |                  |                |               |                  |                                  |
| <b>Income</b>                                       |                  |                  |                  |                |               |                  |                                  |
| Monthly Dues Payments                               | 32,888.71        | 34,400.00        | -1,511.29        | 95.61%         | 360           | 33,248.71        | \$34,560.00                      |
| <b>Other Income</b>                                 |                  |                  |                  |                |               |                  |                                  |
| Garage Rental                                       | 135.00           | 390.00           | -255.00          | 34.62%         |               |                  |                                  |
| Laundry Room Income                                 | 46.00            | 60.00            | -14.00           | 76.67%         | 4             | 50.00            | \$50.00                          |
| Other Income - Other                                | 24.41            | 0.00             | 24.41            | 100.0%         |               |                  |                                  |
| <b>Total Other Income</b>                           | 205.41           | 450.00           | -244.59          | 45.65%         |               |                  |                                  |
| 47900 · Returned Check Charges                      | 20.00            | 0.00             | 20.00            | 100.0%         |               |                  |                                  |
| <b>Total Income</b>                                 | <b>33,114.12</b> | <b>34,850.00</b> | <b>-1,735.88</b> | <b>95.02%</b>  |               | <b>33,298.71</b> | <b>\$34,610.00</b>               |
| <b>Gross Profit</b>                                 | <b>33,114.12</b> | <b>34,850.00</b> | <b>-1,735.88</b> | <b>95.02%</b>  |               |                  |                                  |
| <b>Expense</b>                                      |                  |                  |                  |                |               |                  |                                  |
| <b>Taxes and Fees</b>                               |                  |                  |                  |                |               |                  |                                  |
| Business Licenses and Permits                       | 0.00             | 10.00            | -10.00           | 0.0%           | 10            | 10               | \$10.00                          |
| State Sales Tax                                     | 37.61            | 0.00             | 37.61            | 100.0%         |               |                  |                                  |
| <b>Total Taxes and Fees</b>                         | <b>37.61</b>     | <b>10.00</b>     | <b>27.61</b>     | <b>376.1%</b>  |               |                  |                                  |
| 63300 · Insurance Expense                           | 3,555.78         | 3,600.00         | -44.22           | 98.77%         |               | 3,555.78         | \$3,600.00                       |
| 63700 · Landscaping and Groundskeeping              |                  |                  |                  |                |               |                  |                                  |
| Lawn Mowing   | 1,449.00         | 1,800.00         | -351.00          | 80.5%          |               | 1,449.00         | \$1,500.00                       |
| Misc groundskeeping                                 | 555.00           | 650.00           | -95.00           | 85.39%         |               | 555.00           | \$1,800.00 *weed barrier         |
| Snow Removal  | 2,771.08         | 2,500.00         | 271.08           | 110.84%        |               | 2,771.08         | \$2,800.00                       |
| Weed and Fertilizer                                 | 383.00           | 400.00           | -17.00           | 95.75%         |               | 383.00           | \$400.00                         |
| <b>Total 63700 · Landscaping and Groundskeeping</b> | <b>5,158.08</b>  | <b>5,350.00</b>  | <b>-191.92</b>   | <b>96.41%</b>  |               | <b>5,158.08</b>  | <b>\$6,500.00</b>                |
| 66700 · Professional Fees                           |                  |                  |                  |                |               |                  |                                  |
| Legal Fees  | 0.00             | 500.00           | -500.00          | 0.0%           |               | 0                | \$500.00                         |
| <b>Total 66700 · Professional Fees</b>              | <b>0.00</b>      | <b>500.00</b>    | <b>-500.00</b>   | <b>0.0%</b>    |               |                  |                                  |
| 66800 · Property Management Fees                    | 1,909.09         | 2,315.04         | -405.95          | 82.47%         | 220           | 2,129.09         | \$2,246.40                       |
| 66900 · Reconciliation Discrepancies                | 0.50             | 0.00             | 0.50             | 100.0%         |               |                  |                                  |
| 67200 · Repairs and Maintenance                     |                  |                  |                  |                |               |                  |                                  |
| Boiler Repairs                                      | 2,447.78         | 3,909.00         | -1,461.22        | 62.62%         |               | 2,447.78         | \$500.00                         |
| Building Repairs                                    | 2,831.87         | 2,000.00         | 831.87           | 141.59%        |               | 2,831.87         | \$3,000.00 * mailbox replacement |
| Fire Alarm/extinguisher Testing                     | 0.00             | 94.00            | -94.00           | 0.0%           |               | 0.00             | \$100.00                         |
| Plumbing Repairs                                    | 764.50           | 285.00           | 479.50           | 268.25%        |               |                  | \$0.00                           |
| <b>Total 67200 · Repairs and Maintenance</b>        | <b>6,044.15</b>  | <b>6,288.00</b>  | <b>-243.85</b>   | <b>96.12%</b>  |               |                  | <b>\$3,600.00</b>                |
| 68600 · Utilities                                   |                  |                  |                  |                |               |                  |                                  |
| Electric  | 1,898.23         |                  |                  |                |               |                  | \$1,900.00                       |
| Gas   | 2,430.28         | 2,700.00         | -269.72          | 90.01%         |               |                  | \$2,500.00                       |
| Recycling and Garbage                               | 1,616.83         | 1,500.00         | 116.83           | 107.79%        |               |                  | \$1,700.00                       |
| Water   | 5,772.32         |                  |                  |                |               |                  | \$6,700.00                       |
| Water and Electric                                  |                  | 7,599.96         | -7,599.96        | 0.0%           |               |                  |                                  |
| <b>Total 68600 · Utilities</b>                      | <b>11,717.66</b> | <b>11,799.96</b> | <b>-82.30</b>    | <b>99.3%</b>   |               |                  | <b>\$12,800.00</b>               |
| 68610 · Bank Service Charges                        |                  |                  |                  |                |               |                  |                                  |
| Pay Pal Fees  | 8.30             | 15.00            | -6.70            | 55.33%         |               |                  |                                  |
| 68610 · Bank Service Charges - Other                | 10.00            | 0.00             | 10.00            | 100.0%         |               |                  |                                  |
| <b>Total 68610 · Bank Service Charges</b>           | <b>18.30</b>     | <b>15.00</b>     | <b>3.30</b>      | <b>122.0%</b>  |               |                  |                                  |
| <b>Total Expense</b>                                | <b>28,441.17</b> | <b>29,878.00</b> | <b>-1,436.83</b> | <b>95.19%</b>  |               |                  | <b>\$29,256.40</b>               |
| Reserve Fund Deposit                                | 5,200.00         | 5,200.00         | 0.00             | 100.0%         |               |                  | \$5,200.00                       |
| <b>Total Budget expense with reserve</b>            | <b>33,641.17</b> | <b>35,078.00</b> | <b>-1,436.83</b> |                |               |                  | <b>\$34,456.40</b>               |
| <b>Net Ordinary Income</b>                          | <b>4,672.95</b>  | <b>4,972.00</b>  | <b>-299.05</b>   | <b>93.99%</b>  |               |                  | <b>\$103.60</b>                  |
| <b>Other Income/Expense</b>                         |                  |                  |                  |                |               |                  |                                  |
| <b>Other Income</b>                                 |                  |                  |                  |                |               |                  |                                  |
| <b>Interest</b>                                     |                  |                  |                  |                |               |                  |                                  |
| Interest Earned - Money Market                      | 116.16           | 100.00           | 16.16            | 116.16%        |               |                  |                                  |
| Interest income Checking                            | 3.25             | 6.00             | -2.75            | 54.17%         |               |                  |                                  |
| <b>Total Interest</b>                               | <b>119.41</b>    | <b>106.00</b>    | <b>13.41</b>     | <b>112.65%</b> |               |                  |                                  |
| Late Payment Finance Charges                        | 27.25            | 10.67            | 16.58            | 255.39%        |               |                  |                                  |
| <b>Total Other Income</b>                           | <b>146.66</b>    | <b>116.67</b>    | <b>29.99</b>     | <b>125.71%</b> |               |                  |                                  |
| <b>Net Other Income</b>                             | <b>146.66</b>    | <b>116.67</b>    | <b>29.99</b>     | <b>125.71%</b> |               |                  |                                  |
| <b>Net Income</b>                                   | <b>-380.39</b>   | <b>-111.33</b>   | <b>-269.06</b>   | <b>341.68%</b> |               |                  |                                  |