

Fort Marcy Compound Condominium Association
Profit & Loss Budget Overview
January through December 2017

	<u>Jan 17</u>	<u>Feb 17</u>	<u>Mar 17</u>	<u>Apr 17</u>	<u>May 17</u>	<u>Jun 17</u>	<u>Jul 17</u>	<u>Aug 17</u>	<u>Sep 17</u>	<u>Oct 17</u>	<u>Nov 17</u>	<u>Dec 17</u>	<u>TOTAL</u> <u>Jan - Dec 17</u>
Income													
Income													
41000-001 Owner Assessments	28,833.37	28,833.33	28,833.33	28,833.33	28,833.33	28,833.33	28,833.33	28,833.33	28,833.33	28,833.33	28,833.33	28,833.33	346,000.00
41300-001 Owner Reserve	15,325.87	15,325.83	15,325.83	15,325.83	15,325.83	15,325.83	15,325.83	15,325.83	15,325.83	15,325.83	15,325.83	15,325.83	183,910.00
48000-001 Storage Locker Rent	13,534.00	0.00	0.00	13,534.00	0.00	0.00	13,534.00	0.00	0.00	13,534.00	0.00	0.00	54,136.00
47000-001 Clubhouse Rent	1,300.00	1,250.00	2,500.00	2,214.00	2,300.00	2,300.00	3,000.00	3,000.00	2,400.00	2,400.00	1,800.00	2,000.00	26,464.00
45000-001 Unit 99/100 Rent	2,020.00	2,020.00	2,020.00	2,020.00	2,020.00	2,020.00	2,020.00	2,020.00	2,020.00	2,020.00	2,020.00	2,020.00	24,240.00
43000-001 Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
43100-001 Interest Homeowners	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
43300-001 Interest Operating	17.83	17.85	17.85	17.83	17.83	17.83	17.83	17.83	17.83	17.83	17.83	17.83	214.00
Total Income	<u>61,031.07</u>	<u>47,447.01</u>	<u>48,697.01</u>	<u>61,944.99</u>	<u>48,496.99</u>	<u>48,496.99</u>	<u>62,730.99</u>	<u>49,196.99</u>	<u>48,596.99</u>	<u>62,130.99</u>	<u>47,996.99</u>	<u>48,196.99</u>	<u>634,964.00</u>
Total Income	<u>61,031.07</u>	<u>47,447.01</u>	<u>48,697.01</u>	<u>61,944.99</u>	<u>48,496.99</u>	<u>48,496.99</u>	<u>62,730.99</u>	<u>49,196.99</u>	<u>48,596.99</u>	<u>62,130.99</u>	<u>47,996.99</u>	<u>48,196.99</u>	<u>634,964.00</u>
Gross Profit	61,031.07	47,447.01	48,697.01	61,944.99	48,496.99	48,496.99	62,730.99	49,196.99	48,596.99	62,130.99	47,996.99	48,196.99	634,964.00
Expense													
Administration													
59500-001 Misc Admin Expenses	50.00	73.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	623.00
57500-001 Franchise Filing Fee	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
57000-001 Taxes - Corp	0.00	0.00	0.00	0.00	2,055.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,055.00
Total Administration	<u>50.00</u>	<u>83.00</u>	<u>50.00</u>	<u>50.00</u>	<u>2,105.00</u>	<u>50.00</u>	<u>50.00</u>	<u>50.00</u>	<u>50.00</u>	<u>50.00</u>	<u>50.00</u>	<u>50.00</u>	<u>2,688.00</u>
Facilities and Equipment													
68500-001 Landscape	0.00	0.00	0.00	0.00	2,985.00	300.00	200.00	0.00	200.00	1,500.00	0.00	0.00	5,185.00
60500-001 Compound Maintenance	2,200.00	2,200.00	3,450.00	2,200.00	4,700.00	2,200.00	2,100.00	2,100.00	2,100.00	2,100.00	1,300.00	1,000.00	27,650.00
61000-001 Lighting Repair	500.00	500.00	500.00	400.00	200.00	150.00	150.00	600.00	500.00	500.00	500.00	500.00	5,000.00
61500-001 Painting & Stucco	500.00	500.00	400.00	600.00	500.00	3,000.00	3,000.00	3,000.00	3,000.00	2,000.00	500.00	500.00	17,500.00
62000-001 Parking Lot Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,410.00	0.00	500.00	0.00	0.00	1,910.00
62200-001 Roof Repair	400.00	400.00	400.00	500.00	500.00	1,750.00	1,750.00	1,750.00	800.00	750.00	1,000.00	0.00	10,000.00
64500-001 Clubhouse Repair	0.00	700.00	700.00	0.00	1,500.00	0.00	0.00	1,300.00	1,200.00	1,400.00	1,400.00	1,000.00	9,200.00
62250-001 Sewer Repair	200.00	200.00	500.00	500.00	600.00	700.00	700.00	500.00	500.00	200.00	200.00	200.00	5,000.00
62500-001 Snow Removal	4,500.00	3,000.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	3,500.00	13,750.00
68200-001 Irrigation Repair	0.00	0.00	0.00	0.00	0.00	250.00	250.00	250.00	250.00	0.00	0.00	0.00	1,000.00
69000-001 Pool Maintenance	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	9,000.00
69200-001 Pool Supplies	250.00	250.00	200.00	200.00	200.00	200.00	200.00	200.00	0.00	0.00	0.00	500.00	2,200.00
Total Facilities and Equipment	<u>9,550.00</u>	<u>8,750.00</u>	<u>7,900.00</u>	<u>5,400.00</u>	<u>12,185.00</u>	<u>9,550.00</u>	<u>9,350.00</u>	<u>12,110.00</u>	<u>8,550.00</u>	<u>8,950.00</u>	<u>6,900.00</u>	<u>8,200.00</u>	<u>107,395.00</u>
Operations													
56000-001 Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
54250-001 Donations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00
53500-001 Website	180.00	0.00	0.00	180.00	0.00	0.00	180.00	0.00	0.00	180.00	0.00	0.00	720.00
52000-001 Bank Charges	90.00	92.00	96.00	67.00	75.00	75.00	100.00	100.00	100.00	100.00	100.00	100.00	1,095.00
52500-001 Postage & Copies	171.00	124.00	0.00	132.00	0.00	74.00	7.00	7.00	0.00	62.00	0.00	62.00	639.00
52100-001 Bad Debt	0.00	500.00	0.00	0.00	500.00	0.00	0.00	0.00	500.00	500.00	500.00	0.00	2,500.00
Total Operations	<u>441.00</u>	<u>716.00</u>	<u>96.00</u>	<u>379.00</u>	<u>575.00</u>	<u>149.00</u>	<u>287.00</u>	<u>107.00</u>	<u>600.00</u>	<u>1,842.00</u>	<u>600.00</u>	<u>162.00</u>	<u>5,954.00</u>

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Outside Services													
81500-001 Alarm Monitoring	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	25,800.00
80000-001 Security	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	2,500.00	950.00	950.00	950.00	12,950.00
50000-001 Accounting CPA	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
55000-001 Legal Fees	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	2,000.00
68000-001 Landscape Contract	3,016.50	3,016.50	3,016.50	3,016.50	3,016.50	3,016.50	3,016.50	3,016.50	3,016.50	3,016.50	3,016.50	3,016.50	36,198.00
70500-001 Property Insurance	3,583.00	3,583.00	3,583.00	3,583.00	3,583.00	3,585.00	3,585.00	3,583.00	3,583.00	3,583.00	3,583.00	3,583.00	43,000.00
71000-001 Mgt & Acct Fee	2,573.00	2,573.00	2,573.00	2,573.00	2,573.00	2,573.00	2,573.00	2,573.00	2,573.00	2,573.00	2,573.00	2,573.00	30,876.00
Total Outside Services	<u>12,272.50</u>	<u>12,272.50</u>	<u>13,972.50</u>	<u>12,272.50</u>	<u>12,272.50</u>	<u>12,774.50</u>	<u>12,274.50</u>	<u>12,272.50</u>	<u>14,322.50</u>	<u>12,272.50</u>	<u>12,272.50</u>	<u>12,772.50</u>	<u>152,024.00</u>
Travel and Meetings													
51000-001 Administrative Bd Mtg	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95.00	0.00	0.00	95.00	190.00
51500-001 Annual Mtg Exp	0.00	0.00	0.00	0.00	750.00	61.00	0.00	0.00	0.00	0.00	0.00	0.00	811.00
54000-001 Directors Exp BOD Mtg	0.00	3,750.00	0.00	0.00	3,750.00	0.00	0.00	0.00	3,750.00	0.00	0.00	3,750.00	15,000.00
Total Travel and Meetings	<u>0.00</u>	<u>3,750.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,500.00</u>	<u>61.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,845.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,845.00</u>	<u>16,001.00</u>
Utilities													
75500-001 Electric	1,811.00	2,452.00	1,544.00	1,427.00	1,380.00	2,353.00	1,997.00	2,083.00	1,647.00	1,845.00	2,563.00	3,895.00	24,997.00
76500-001 Waste Removal	1,921.00	2,247.00	1,571.00	1,722.00	2,146.00	2,154.00	2,219.00	2,560.00	3,864.00	2,255.00	2,040.00	2,040.00	26,739.00
77500-001 Gas	1,180.00	558.00	526.00	454.00	297.00	204.00	239.00	276.00	332.00	412.00	618.00	1,133.00	6,229.00
78500-001 Water	2,718.00	3,337.00	2,625.00	2,864.00	3,468.00	3,307.00	3,626.00	5,338.00	4,674.00	4,402.00	4,326.00	4,326.00	45,011.00
78750-001 Comcast	1,778.00	1,778.00	1,778.00	1,778.00	1,778.00	1,778.00	1,778.00	1,778.00	1,778.00	1,778.00	1,778.00	1,778.00	21,336.00
79500-001 Internet	466.75	466.75	466.50	466.75	466.75	466.50	466.75	466.75	466.50	466.75	466.75	466.50	5,600.00
Total Utilities	<u>9,874.75</u>	<u>10,838.75</u>	<u>8,510.50</u>	<u>8,711.75</u>	<u>9,535.75</u>	<u>10,262.50</u>	<u>10,325.75</u>	<u>12,501.75</u>	<u>12,761.50</u>	<u>11,158.75</u>	<u>11,791.75</u>	<u>13,638.50</u>	<u>129,912.00</u>
Unit Expenses													
87000-001 Unit Dues	1,270.00	0.00	0.00	1,270.00	0.00	0.00	1,270.00	0.00	0.00	1,270.00	0.00	0.00	5,080.00
86000-001 Unit Prop Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,150.00	0.00	1,150.00
85000-001 Unit Repair & Maint	0.00	125.00	0.00	0.00	125.00	0.00	0.00	125.00	0.00	0.00	125.00	0.00	500.00
Total Unit Expenses	<u>1,270.00</u>	<u>125.00</u>	<u>0.00</u>	<u>1,270.00</u>	<u>125.00</u>	<u>0.00</u>	<u>1,270.00</u>	<u>125.00</u>	<u>0.00</u>	<u>1,270.00</u>	<u>1,275.00</u>	<u>0.00</u>	<u>6,730.00</u>
58000-001 Reserve Study	0.00	0.00	4,520.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,520.00
88500-001 Debt Service Interest	1,050.00	1,050.00	1,050.00	1,045.00	1,045.00	1,045.00	1,040.00	1,040.00	1,040.00	1,035.00	1,035.00	1,035.00	12,510.00
89000-001 Contingency	1,110.00	1,110.00	1,110.00	1,110.00	1,110.00	1,110.00	1,110.00	1,110.00	1,110.00	1,110.00	1,110.00	1,110.00	13,320.00
90000-001 Reserve Fund	15,325.87	15,325.83	15,325.83	15,325.83	15,325.83	15,325.83	15,325.83	15,325.83	15,325.83	15,325.83	15,325.83	15,325.83	183,910.00
Total Expense	<u>50,944.12</u>	<u>54,021.08</u>	<u>52,534.83</u>	<u>45,564.08</u>	<u>58,779.08</u>	<u>50,327.83</u>	<u>51,033.08</u>	<u>54,642.08</u>	<u>57,604.83</u>	<u>53,014.08</u>	<u>50,360.08</u>	<u>56,138.83</u>	<u>634,964.00</u>
Net Income	<u>10,086.95</u>	<u>-6,574.07</u>	<u>-3,837.82</u>	<u>16,380.91</u>	<u>-10,282.09</u>	<u>-1,830.84</u>	<u>11,697.91</u>	<u>-5,445.09</u>	<u>-9,007.84</u>	<u>9,116.91</u>	<u>-2,363.09</u>	<u>-7,941.84</u>	<u>0.00</u>