

Fort Marcy Compound Condominium Association
Profit & Loss Budget Overview
January through December 2018

	<u>Jan 18</u>	<u>Feb 18</u>	<u>Mar 18</u>	<u>Apr 18</u>	<u>May 18</u>	<u>Jun 18</u>	<u>Jul 18</u>	<u>Aug 18</u>	<u>Sep 18</u>	<u>Oct 18</u>	<u>Nov 18</u>	<u>Dec 18</u>	<u>TOTAL</u> <u>Jan - Dec 18</u>
Income													
Income													
41000-001 Owner Assessments	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	336,000.00
41300-001 Owner Reserve	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	210,000.00
48000-001 Storage Locker Rent	14,682.50	0.00	0.00	14,682.50	0.00	0.00	14,682.50	0.00	0.00	14,682.50	0.00	0.00	58,730.00
47000-001 Clubhouse Rent	1,150.00	1,150.00	2,500.00	1,750.00	2,200.00	1,900.00	3,490.00	3,500.00	2,650.00	2,100.00	1,600.00	2,500.00	26,490.00
45000-001 Unit 99/100 Rent	2,086.25	2,086.25	2,086.25	2,086.25	2,086.25	2,086.25	2,086.25	2,086.25	2,086.25	2,086.25	2,086.25	2,086.25	25,035.00
43000-001 Late Fees	310.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	3,775.00
43100-001 Interest Homeowners	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	30.00
43300-001 Interest Operating	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	285.00
Total Income	<u>63,755.00</u>	<u>49,077.50</u>	<u>50,427.50</u>	<u>64,360.00</u>	<u>50,127.50</u>	<u>49,827.50</u>	<u>66,100.00</u>	<u>51,427.50</u>	<u>50,577.50</u>	<u>64,710.00</u>	<u>49,527.50</u>	<u>50,427.50</u>	<u>660,345.00</u>
Total Income	<u>63,755.00</u>	<u>49,077.50</u>	<u>50,427.50</u>	<u>64,360.00</u>	<u>50,127.50</u>	<u>49,827.50</u>	<u>66,100.00</u>	<u>51,427.50</u>	<u>50,577.50</u>	<u>64,710.00</u>	<u>49,527.50</u>	<u>50,427.50</u>	<u>660,345.00</u>
Gross Profit	63,755.00	49,077.50	50,427.50	64,360.00	50,127.50	49,827.50	66,100.00	51,427.50	50,577.50	64,710.00	49,527.50	50,427.50	660,345.00
Expense													
Facilities and Equipment													
68500-001 Landscape	0.00	0.00	750.00	1,500.00	2,000.00	2,000.00	2,000.00	2,000.00	1,000.00	750.00	0.00	0.00	12,000.00
60500-001 Compound Maintenance	1,500.00	2,000.00	3,000.00	3,000.00	4,000.00	4,000.00	4,500.00	4,500.00	4,000.00	4,122.00	3,000.00	1,500.00	39,122.00
61000-001 Lighting Repair	425.50	425.50	425.50	425.50	425.50	425.50	425.50	425.50	425.50	425.50	425.50	425.50	5,106.00
61500-001 Painting & Stucco	0.00	0.00	350.00	700.00	700.00	1,500.00	1,500.00	1,300.00	979.00	661.00	250.00	0.00	7,940.00
62000-001 Parking Lot Repair	0.00	0.00	300.00	300.00	436.00	550.00	550.00	550.00	450.00	300.00	0.00	0.00	3,436.00
62200-001 Roof Repair	150.00	150.00	150.00	150.00	150.00	153.00	150.00	150.00	150.00	150.00	150.00	150.00	1,803.00
64500-001 Clubhouse Repair	375.00	375.00	1,000.00	750.00	1,000.00	1,000.00	1,070.00	1,000.00	1,000.00	750.00	375.00	375.00	9,070.00
62250-001 Sewer Repair	758.00	758.00	758.00	758.00	758.00	758.00	765.00	758.00	758.00	758.00	758.00	758.00	9,103.00
62500-001 Snow Removal	1,100.00	1,100.00	582.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	1,100.00	4,632.00
68200-001 Irrigation Repair	0.00	0.00	0.00	200.00	300.00	300.00	300.00	300.00	300.00	176.00	0.00	0.00	1,876.00
69000-001 Pool Maintenance	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	12,600.00
69200-001 Pool Supplies	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Total Facilities and Equipment	<u>5,458.50</u>	<u>5,958.50</u>	<u>8,465.50</u>	<u>8,933.50</u>	<u>10,919.50</u>	<u>11,836.50</u>	<u>12,410.50</u>	<u>12,133.50</u>	<u>10,212.50</u>	<u>9,242.50</u>	<u>6,858.50</u>	<u>5,458.50</u>	<u>107,888.00</u>
Operations													
53500-001 Website	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
52000-001 Bank Charges	96.00	96.00	96.00	96.00	96.00	97.00	97.00	96.00	96.00	96.00	96.00	96.00	1,154.00
52500-001 Postage & Copies	89.25	89.25	89.25	89.25	89.25	89.25	89.25	89.25	89.25	89.25	89.25	89.25	1,071.00
Total Operations	<u>200.25</u>	<u>200.25</u>	<u>200.25</u>	<u>200.25</u>	<u>200.25</u>	<u>201.25</u>	<u>201.25</u>	<u>200.25</u>	<u>200.25</u>	<u>200.25</u>	<u>200.25</u>	<u>200.25</u>	<u>2,405.00</u>
Outside Services													
81500-001 Alarm Monitoring	2,599.00	2,596.00	2,596.00	2,596.00	2,596.00	2,596.00	2,596.00	2,596.00	2,596.00	2,596.00	2,596.00	2,596.00	31,155.00
80000-001 Security	853.00	853.00	853.00	853.00	853.00	858.00	853.00	853.00	853.00	853.00	853.00	853.00	10,241.00
50000-001 Accounting CPA	0.00	0.00	1,200.00	1,200.00	1,200.00	1,200.00	0.00	0.00	200.00	0.00	0.00	0.00	5,000.00
55000-001 Legal Fees	268.00	268.00	268.00	270.00	270.00	269.00	268.00	268.00	268.00	268.00	268.00	268.00	3,221.00
68000-001 Landscape Contract	3,206.00	3,206.00	3,206.00	3,206.00	3,206.00	3,206.00	3,206.00	3,206.00	3,206.00	3,206.00	3,206.00	3,206.00	38,472.00
70000-001 Pest Control	404.00	404.00	404.00	404.00	404.00	404.00	404.00	404.00	404.00	404.00	404.00	404.00	4,848.00
70500-001 Property Insurance	2,321.00	2,321.00	2,321.00	2,321.00	2,321.00	2,321.00	2,321.00	2,321.00	2,321.00	2,321.00	2,321.00	2,321.00	27,852.00
71000-001 Mgt & Acct Fee	2,590.00	2,591.00	2,591.00	2,591.00	2,591.00	2,591.00	2,591.00	2,591.00	2,591.00	2,591.00	2,591.00	2,590.00	31,090.00
72000-001 Consulting	1,016.00	1,016.00	2,032.00	2,032.00	2,032.00	2,035.00	2,032.00	2,032.00	2,032.00	2,032.00	1,016.00	1,016.00	20,323.00
Total Outside Services	<u>13,257.00</u>	<u>13,255.00</u>	<u>15,471.00</u>	<u>15,473.00</u>	<u>15,473.00</u>	<u>15,480.00</u>	<u>14,271.00</u>	<u>14,271.00</u>	<u>14,471.00</u>	<u>14,271.00</u>	<u>13,255.00</u>	<u>13,254.00</u>	<u>172,202.00</u>

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Travel and Meetings													
51000-001 Administrative Bd Mtg	0.00	3,750.00	0.00	0.00	3,750.00	0.00	0.00	3,750.00	0.00	0.00	3,750.00	0.00	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>3,750.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,750.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,750.00</u>	<u>0.00</u>	<u>15,000.00</u>
Utilities													
75500-001 Electric	1,626.00	1,452.00	1,547.00	1,497.00	1,587.00	2,098.00	2,520.00	2,252.00	1,904.00	1,667.00	1,732.00	1,659.00	21,541.00
76500-001 Waste Removal	2,663.45	2,663.40	2,663.40	2,663.45	2,663.40	2,663.40	2,663.45	2,663.40	2,663.40	2,663.45	2,663.40	2,663.40	31,961.00
77500-001 Gas	921.00	863.00	564.00	451.00	427.00	311.00	253.00	260.00	271.00	395.00	323.00	568.00	5,607.00
78500-001 Water	3,474.00	2,795.00	3,392.00	3,654.00	4,396.00	4,546.00	4,904.00	4,622.00	4,427.00	4,604.00	3,521.00	3,085.00	47,420.00
78750-001 Comcast	1,452.65	1,452.65	1,452.65	1,452.70	1,452.70	1,452.65	1,452.70	1,452.65	1,452.70	1,452.65	1,452.65	1,452.65	17,432.00
79500-001 Internet	367.25	367.25	367.00	367.25	367.25	367.00	367.25	367.25	367.00	367.25	367.25	367.00	4,406.00
Total Utilities	<u>10,504.35</u>	<u>9,593.30</u>	<u>9,986.05</u>	<u>10,085.40</u>	<u>10,893.35</u>	<u>11,438.05</u>	<u>12,160.40</u>	<u>11,617.30</u>	<u>11,085.10</u>	<u>11,149.35</u>	<u>10,059.30</u>	<u>9,795.05</u>	<u>128,367.00</u>
Unit Expenses													
87500-001 Unit Insurance	484.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	484.00
86000-001 Unit Prop Tax	1,137.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,137.00
85000-001 Unit Repair & Maint	317.25	317.25	317.25	317.25	317.25	317.25	317.25	317.25	317.25	317.25	317.25	317.25	3,807.00
82000-001 Misc Operating Exp	452.25	452.50	452.25	452.25	452.50	452.25	452.25	452.50	452.25	452.25	452.50	452.25	5,428.00
Total Unit Expenses	<u>2,390.50</u>	<u>769.75</u>	<u>769.50</u>	<u>769.50</u>	<u>769.75</u>	<u>769.50</u>	<u>769.50</u>	<u>769.75</u>	<u>769.50</u>	<u>769.50</u>	<u>769.75</u>	<u>769.50</u>	<u>10,856.00</u>
88500-001 Debt Service Interest	1,072.00	1,070.00	1,069.00	1,067.00	1,065.00	1,061.00	1,058.00	1,057.00	1,055.00	1,053.00	1,051.00	1,050.00	12,728.00
89000-001 Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	899.00	899.00
90000-001 Reserve Fund	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	210,000.00
Total Expense	<u>50,382.60</u>	<u>52,096.80</u>	<u>53,461.30</u>	<u>54,028.65</u>	<u>60,570.85</u>	<u>58,286.30</u>	<u>58,370.65</u>	<u>61,298.80</u>	<u>55,293.35</u>	<u>54,185.60</u>	<u>53,443.80</u>	<u>48,926.30</u>	<u>660,345.00</u>
Net Income	<u><u>13,372.40</u></u>	<u><u>-3,019.30</u></u>	<u><u>-3,033.80</u></u>	<u><u>10,331.35</u></u>	<u><u>-10,443.35</u></u>	<u><u>-8,458.80</u></u>	<u><u>7,729.35</u></u>	<u><u>-9,871.30</u></u>	<u><u>-4,715.85</u></u>	<u><u>10,524.40</u></u>	<u><u>-3,916.30</u></u>	<u><u>1,501.20</u></u>	<u><u>0.00</u></u>