TRAILS END CONDOMINIUM OWNERS ASSOCIATION

Operating Profit & Loss

September 2019

	Jan - Sep 19	YTD Budget	Annual Budget	2019 Projected	2020 Approved
Ordinary Income/Expense					
Income					
Owners Dues	285,663.00	285,663.00	378,684.00	$ 378,684.00	$ 378,684.00
Owners Dues-Garage Spaces	1,368.00	1,368.00	1,368.00	$ 1,368.00	$ 1,368.00
Operating-Interest Income	16.96	14.00	20.00	$ 22.61	$ 20.00
TE103 Rental Income - NET	12,269.33	11,000.00	14,000.00	$ 16,359.11	$ 16,000.00
Late Fees & Interest	0.00	0.00	0.00	$ -	$ -
Vending Income	1,545.10	2,350.00	2,800.00	$ 2,060.13	$ 2,000.00
Ski Locker Income	0.00	0.00	150.00	$ -	$ 100.00
Owner Reimbursements	293.75	0.00	0.00	$ 488.75	$ -
Total Income	301,156.14	300,395.00	397,022.00	$ 398,982.60	$ 398,172.00
Gross Profit	301,156.14	300,395.00	397,022.00	$ 398,982.60	$ 398,172.00
Expense					
Owner Expenses	488.75	0.00	0.00	$ 488.75	$ -
Access System Maintenance	1,134.46	1,530.00	2,040.00	$ 1,512.61	$ 2,000.00
Administrative Expense	1,717.50	100.00	4,200.00	$ 2,290.00	$ 4,000.00
Audit/Financial Review Fees	6,404.38	6,400.00	6,400.00	$ 6,404.38	$ 6,500.00
Cable	30,483.05	27,900.00	37,200.00	$ 36,579.66	$ 38,410.60
Directors	0.00	0.00	5,200.00	$ 5,200.00	$ 5,200.00
Elevator Repairs & Maintenanc	14,993.85	9,900.00	12,900.00	$ 19,991.80	$ 13,000.00
Fireplace Inspections	0.00	0.00	10,100.00	$ 9,700.00	$ 10,000.00
General Maintenance					
Garage Expenses	3,152.68	0.00	0.00	$ 4,203.57	$ -
General Maintenance Labor	3,614.45	0.00	0.00	$ 4,819.27	$ -
General Maintenance - Othe	17,832.83	22,303.00	30,303.00	$ 23,777.11	$ 20,943.89
Total General Maintenance	24,599.96	22,303.00	30,303.00	$ 32,799.95	$ 20,943.89
Insurance	10,933.18	21,500.00	21,500.00	$ 14,577.57	$ 23,083.83
Internet Service	22,750.00	21,651.75	28,905.00	$ 27,300.00	$ 28,665.00
Landscaping	5,078.25	5,470.00	5,470.00	$ 6,771.00	$ 6,470.00
Legal Fees	750.00	1,000.00	1,000.00	$ 1,000.00	$ 1,000.00
Management Fees	51,138.00	51,138.00	68,184.00	$ 68,184.00	$ 68,184.00
Miscellaneous Expenses	823.51	675.00	900.00	$ 1,098.01	$ 900.00
Postage	638.39	390.00	620.00	$ 851.19	$ 900.00
Snow Removal	8,243.25	6,500.00	9,500.00	$ 10,991.00	$ 9,500.00
Sewer	24,253.40	24,247.50	32,330.00	$ 32,337.87	$ 33,308.00
Spa maintenance/supplies	5,324.25	9,000.00	12,000.00	$ 7,099.00	$ 11,900.00
Supplies	1,023.42	2,250.00	3,000.00	$ 1,364.56	$ 3,000.00
Telephone	3,206.50	1,836.00	2,450.00	$ 4,275.33	$ 2,450.00
Trash Removal	6,260.85	5,775.00	7,880.00	$ 8,347.80	$ 7,880.00
Upper Village HOA	16,733.09	11,925.00	15,900.00	$ 20,565.79	$ 14,887.87
Utilities					
Natural Gas	15,728.60	18,000.00	21,400.00	$ 20,971.47	$ 22,020.04
Electric	18,131.03	18,100.00	23,100.00	$ 24,174.71	$ 25,383.44
Total Utilities	33,859.63	36,100.00	44,500.00	$ 45,146.17	$ 47,403.48
Water	17,196.66	16,567.00	19,880.00	$ 22,928.88	$ 24,075.32
Condo #101/#103 Expenses					
#101/#103 Association Dues	8,135.00	8,135.00	8,135.00	$ 8,135.00	$ 8,135.00
#101 Repairs & Maintenanc	0.00	500.00	500.00	$ -	$ 500.00
#101 Electric	842.38	1,095.00	1,395.00	$ 1,123.17	$ 1,395.00
#103 Electric	618.21	625.00	780.00	$ 824.28	$ 780.00
#103 Repairs & Maintenanc	0.00	900.00	1,200.00	$ -	$ 1,000.00
Property Taxes	2,689.60	2,650.00	2,650.00	$ 2,689.60	$ 2,700.00
Total Condo #101/#103 Expens	12,285.19	13,905.00	14,660.00	$ 12,772.05	$ 14,510.00
Total Expense	300,319.52	298,063.25	397,022.00	$ 400,577.38	$ 398,172.00
Net Ordinary Income	836.62	2,331.75	0.00	$ (1,594.78)	$ 0.00
Net Income	**836.62**	**2,331.75**	**0.00**	**$ (1,594.78)**	**$ 0.00**

TRAILS END CONDOMINIUM OWNERS ASSOCIATION

Reserve Budget

September 2019

	2020 Approved Budget
Other Income/Expense	
Other Income	
Reserve Dues	$ 85,920.00
Reserve Special Assessments	$ -
Reserve-Interest Income	$ 200.00
Total Other Income	$ 86,120.00
Other Expense	
Reserve Expenses	
Resurface Decks	$ 11,000.00
Replace Deck Rail Caps	$ 8,487.00
Spa HVAC Renovations	$ 90,000.00
Lobby Heater	$ -
Elevator Floors	$ 5,000.00
Replace Roof P9	$ 22,550.00
Spa Renovations/Chem Montr.	$ 35,010.00
Elevator Car Modernization	$ -
Total Reserve Expenses	$ 172,047.00
Total Other Expense	$ 172,047.00
Net Other Income	$ (85,927.00)
Net Income	**$ (85,927.00)**