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04/18/24

Accrual Basis

LakeView Estates Venture HOA

Profit & Loss Budget vs. Actual

January through March 2024

	Jan - Mar 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4000 · Income			
4001 · HOA Membership Dues			
4002 · Membership Dues	75,951.00	75,951.00	0.00
4002-1 · Reserve Transfer	(10,476.00)	(10,476.00)	0.00
Total 4001 · HOA Membership Dues	65,475.00	65,475.00	0.00
4004 · Late Fees	375.00	500.00	(125.00)
4006 · Bank Interest	0.00	125.00	(125.00)
4008 · Community Room			
4008-1 · Community Room-1st	538.00		
4008 · Community Room - Other	0.00	1,500.00	(1,500.00)
Total 4008 · Community Room	538.00	1,500.00	(962.00)
4024 · Appleridge -LEVHA Services			
4024-6 · Management & Accounting	2,400.00	2,400.00	0.00
4024-5 · Grounds	400.00	400.00	0.00
Total 4024 · Appleridge -LEVHA Services	2,800.00	2,800.00	0.00
4025 · Terrace- LEVHA Services			
4025-6 · Management & Accounting	5,778.00	5,778.00	0.00
4025-5 · Grounds	237.50	237.50	0.00
Total 4025 · Terrace- LEVHA Services	6,015.50	6,015.50	0.00
4026 · Christianna- LEVHA Services			
4026-6 · Management & Accounting	4,173.00	4,173.00	0.00
4026-5 · Grounds	175.00	175.00	0.00
Total 4026 · Christianna- LEVHA Services	4,348.00	4,348.00	0.00
4028 · Custodial Service Labor	0.00	600.00	(600.00)
4050 · RV Park Annual Fee	4,250.00	4,875.00	(625.00)
Total 4000 · Income	83,801.50	86,238.50	(2,437.00)
4003 · Closings transfer fee	500.00	1,500.00	(1,000.00)
4011 · Liens placement & release/Fines	0.00	200.00	(200.00)
Total Income	84,301.50	87,938.50	(3,637.00)
Gross Profit	84,301.50	87,938.50	(3,637.00)
Expense			
5000 · Office Expense			
5073 · Employee Bonus & Christmas Bonu	0.00	0.00	0.00
5071 · Employee Goodwill	0.00	750.00	(750.00)
5056 · Terrace Condo Fee	825.00	3,300.00	(2,475.00)
5058 · Electricity	258.00	1,100.00	(842.00)
5060 · Janitorial Service	0.00	200.00	(200.00)
5065 · Office Equipment Purchase	94.53	6,000.00	(5,905.47)
5068 · Office Equip. Repairs & Service	572.95	1,000.00	(427.05)
5070 · Office Supplies	1,046.17	4,500.00	(3,453.83)
5072 · Communications	833.06	2,850.00	(2,016.94)
5074 · Fire Equipment	161.28	150.00	11.28
5078 · Postage	154.55	800.00	(645.45)
5080 · Special Projects (Annual Mtg.)	0.00	300.00	(300.00)
5085 · Professional/Contract Svcs	1,246.77	6,000.00	(4,753.23)
5099 · Depreciation-office equipment	0.00	500.00	(500.00)
5000 · Office Expense - Other	65.85		
Total 5000 · Office Expense	5,258.16	27,450.00	(22,191.84)

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6000 · Pool Expense			
6009 · Pool Service	1,310.00	4,680.00	(3,370.00)
6006 · Janitorial Service	1,155.12	4,290.00	(3,134.88)
6007 · Supplies	757.27	2,500.00	(1,742.73)
6008 · Repairs / Building (exterior)	45.00	500.00	(455.00)
6010 · Repairs/Building (Interior)	655.00	2,000.00	(1,345.00)
6011 · New Equipment	2,731.51	2,000.00	731.51
6012 · Repairs Equipment	684.42	1,200.00	(515.58)
6016 · Utilities	3,810.00	17,000.00	(13,190.00)
6020 · Water	300.79	1,100.00	(799.21)
6022 · Chemicals	239.18	1,100.00	(860.82)
6030 · Inspection (Boiler)	0.00	100.00	(100.00)
6099 · Depreciation--Pool Equipment	0.00	3,500.00	(3,500.00)
6000 · Pool Expense - Other	7.90		
Total 6000 · Pool Expense	11,696.19	39,970.00	(28,273.81)
6500 · Gross Wages	(1.67)		
7000 · Community Room/RV Park/Art Rm			
7010 · Art Room Terrace HOA Fee	825.00	3,300.00	(2,475.00)
7038 · Community Room Electricity	108.00	631.00	(523.00)
7040 · Community Room Terrace HOA Fees	2,475.00	9,900.00	(7,425.00)
7042 · Community Rm Janitorial Service	412.56	2,145.00	(1,732.44)
7044 · Community Room Repairs/Supplies	491.08	4,000.00	(3,508.92)
7046 · Com.Rm new purchases	2,049.08	4,500.00	(2,450.92)
7071 · RV Yard Repairs	5.86		
7075 · RV Yard Electricity	477.00	1,920.00	(1,443.00)
7099 · Depreciation-rec room equip	0.00	100.00	(100.00)
Total 7000 · Community Room/RV Park/Art Rm	6,843.58	26,496.00	(19,652.42)
8000 · Grounds			
8002 · Wages	17,442.75	19,908.75	(2,466.00)
8003 · Temporary Services	0.00	6,000.00	(6,000.00)
8004 · Landscaping/Mowing Supplies	68.60	1,500.00	(1,431.40)
8006 · Tree Service	0.00	3,000.00	(3,000.00)
8010 · Water	0.00	2,150.00	(2,150.00)
8012 · Electricity-Irrigation Pump	159.00	728.00	(569.00)
8014 · Chemicals & Fertilizers	174.38	2,500.00	(2,325.62)
8016 · Varmint & Pest Control	191.98	250.00	(58.02)
8018 · Equipment /Large Tools Purchase	1,383.80	1,500.00	(116.20)
8020 · Equipment Rental	1,327.80	2,500.00	(1,172.20)
8022 · Equipment Repairs	67.62	2,000.00	(1,932.38)
8024 · Supplies & Small Tools	1,000.63	2,500.00	(1,499.37)
8026 · Sprinkler Systems	0.00	4,700.00	(4,700.00)
8027 · Sprinkler System Labor	0.00	5,600.00	(5,600.00)
8030 · Truck Repairs/ Upkeep/License	366.01	1,200.00	(833.99)
8032 · Gas & Oil (Mowers/Truck)	614.23	3,000.00	(2,385.77)
8036 · Storage Shed Rental	150.00		
8040 · Special Projects	(455.13)	3,536.60	(3,991.73)
8099 · Depreciation exp-grds/truck	0.00	100.00	(100.00)
8000 · Grounds - Other	28.15		
Total 8000 · Grounds	22,519.82	62,673.35	(40,153.53)
9000 · Administrative Expense			
9081 · Federal tax Return	43.23		
9006-2 · Property Management Services.			
Operations	0.00	0.00	0.00
Accounting	0.00	0.00	0.00
Total 9006-2 · Property Management Services.	0.00	0.00	0.00
9001-2 · Christmas Bonus	0.00	0.00	0.00
9002-3 · Clerical-Office Support	4,845.60	4,845.00	0.60
9003 · Manager Salary	21,619.52	33,994.88	(12,375.36)
9001 · Accounting-Tax Returns	0.00	3,400.00	(3,400.00)
9002 · Finance Manager	11,749.98	16,387.67	(4,637.69)
9004 · Legal	32,941.00	5,000.00	27,941.00
9005 · Insurance (Package & Truck)			
Office Package	1,402.00	1,400.00	2.00
Pool Building	3,831.50	7,663.00	(3,831.50)
Vehicle	376.04	800.00	(423.96)
Total 9005 · Insurance (Package & Truck)	5,609.54	9,863.00	(4,253.46)

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9007 · Medicare (Employer)	807.05	2,600.00	(1,792.95)
9008 · Employer Share (FICA)	3,450.79	11,345.00	(7,894.21)
9010 · Workman's Comp Insurance	0.00	3,000.00	(3,000.00)
9012 · Federal Unemployment Tax	258.90	450.00	(191.10)
9014 · Colorado Unemployment Tax	709.63	1,200.00	(490.37)
9021 · Bank Service Charge	113.86	325.00	(211.14)
9024 · Dues & Publications	922.27	2,000.00	(1,077.73)
Total 9000 · Administrative Expense	83,071.37	94,410.55	(11,339.18)
9901 · Ask my Accountant	0.00		
Total Expense	129,387.45	250,999.90	(121,612.45)
Net Ordinary Income	(45,085.95)	(163,061.40)	117,975.45
Net Income	(45,085.95)	(163,061.40)	117,975.45