

Orchard Townhomes Association

Profit & Loss Prev Year Comparison

October 2014 through September 2015

2016 APPROVED BUDGET

	Oct '13 - Sep 14	Oct '14 - Sep 15	2015 Approved Budget	2016 Approved Budget
Ordinary Income/Expense				
Income				
Fine Assessment	0.00	50.00		
Interest Income	273.77	321.49		
Late Charges	560.11	367.53		
Annual Assessments	106,576.64	104,023.63		105,696.00
Parking Space Revenue	1,440.00	1,410.00		1,440.00
Pet application fee	0.00	500.00		
Total Income	108,850.52	106,672.65		107,136.00
Gross Profit	108,850.52	106,672.65		107,136.00
Expense				
Capital Improvement Fund				31,760.00
Insurance	31,756.23	5,500.50		17,000.00
Landscape Maint.				
Aerating	0.00	787.55		800.00
Fertilizing/weeding	1,183.00	1,276.00		1,300.00
Leaf removal/Fall clean up	0.00	3,350.00		2,000.00
Mowing	4,517.15	8,889.00		9,000.00
Spring Clean Up	860.00	0.00		
Tree Spraying	0.00	1,500.00		1,500.00
Tree Trimming/Removal	1,175.00	1,482.47		1,000.00
Landscape Maint. - Other	2,716.00	0.00		
Total Landscape Maint.	10,451.15	17,285.02		15,600.00
Repairs/Maint.				
Deck Staining	0.00	376.16		401.00
Ditch Fees	1,758.25	1,758.25		1,800.00
Fence Repair	950.00	0.00		1,000.00
Gutter Clean-up	0.00	1,220.00		1,000.00
Gutter Repair	7,533.40	424.45		500.00
Heat Tapes	1,969.10	0.00		500.00
Lattice Repair/Staining	377.07	893.07		900.00
	1,770.00	190.93		
Parking Lot Maintenance	2,040.00	0.00		500.00

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Pump Maintenance/Repair	0.00	3,282.09		0.00
	2,275.50	271.10		
Retaining Wall Repair	1,755.00	0.00		2,000.00
Roof Repairs	0.00	80.00		200.00
Shutter Repair	0.00	318.10		400.00
Siding Repair	1,379.18	7,435.27		
Misc. Repairs/Maint. - Other	0.00	160.00		
Total Repairs/Maint.	21,807.50	16,409.42		9,201.00
Office Expense				
Bank/Check Charges	-7.00	0.00		475.00
Reporting Fees	15.00	25.00		100.00
Office Supplies, postage, copies	45.00	164.00		
	27.44	21.76		
Website	25.00	0.00		
Total Office Expense	105.44	210.76		575.00
Professional Fees				
Board of Directors	1,200.00	1,200.00		1,200.00
Legal/Professional Fees	550.00	0.00		1,000.00
Management Fees	9,282.00	7,854.00		9,300.00
Additional Admin	0.00	27.70		3,000.00
Total Professional Fees	11,032.00	9,081.70		14,500.00
Snow Removal				
Shoveling	350.00	100.00		500.00
Snowplowing	15,605.00	2,825.00		5,500.00
Total Snow Removal	15,955.00	2,925.00		6,000.00
Sprinkler Expense				
Ditch	835.00	500.00		500.00
Repairs	5,560.50	16,494.29		3,000.00
Spring Start Up	165.00	0.00		
Aeration	0.00	0.00		500.00
Total Sprinkler Expense	6,560.50	16,994.29		4,000.00
Utilities				
Electric	440.41	359.91		500.00

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Trash	7,152.98	7,514.10	#	8,000.00
Total Utilities	7,593.39	7,874.01 #		8,500.00
Total Expense	105,261.21	76,280.70		107,136.00
Net Ordinary Income	3,589.31	30,391.95		0.00

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Ordinary Income/Expense

Income

Fine Assessment

Interest Income

Late Charges

Annual Assessments

Parking Space Revenue

Pet application fee

Total Income

Gross Profit

Expense

Capital Improvement Fund

Insurance

Landscape Maint.

Aerating

Fertilizing/weeding

Leaf removal/Fall clean up

Mowing

Spring Clean Up

Tree Spraying

Tree Trimming/Removal

Landscape Maint. - Other

Total Landscape Maint.

Repairs/Maint.

Deck Staining

Ditch Fees

Fence Repair

Gutter Clean-up

Gutter Repair

Heat Tapes

Lattice Repair/Staining

Parking Lot Maintenance

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Pump Maintenance/Repair

Retaining Wall Repair

Roof Repairs

Shutter Repair

Siding Repair

Misc. Repairs/Maint. - Other

Total Repairs/Maint.

Office Expense

Bank/Check Charges

Reporting Fees

Office Supplies, postage, copies

Website

Total Office Expense

Professional Fees

Board of Directors

Legal/Professional Fees

Management Fees

Additional Admin

Total Professional Fees

Snow Removal

Shoveling

Snowplowing

Total Snow Removal

Sprinkler Expense

Ditch

Repairs

Spring Start Up

Aeration

Total Sprinkler Expense

Utilities

Electric

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Trash
Total Utilities
Total Expense
Net Ordinary Income