

**Empire Lodge Homeowners' Association, Inc.**  
**Operating Income & Expense Budget vs. Actual**  
**May through September 2016**

	May - Sep 16	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4050 · Dues - Owners	167,840.47	168,350.00	-509.53	99.7%
4300 · Late Charges	229.70	700.00	-470.30	32.8%
4500 · Cabin Rentals	5,446.92	6,000.00	-553.08	90.8%
4540 · Fees - Guest fishing	0.00	0.00	0.00	0.0%
4550 · Fees - Hookups	177.00	100.00	77.00	177.0%
4600 · Legal Fee reimbursement	3,182.07	825.00	2,357.07	385.7%
4800 · Interest	334.63	333.36	1.27	100.4%
4910 · Other Income	362.39	419.00	-56.61	86.5%
<b>Total Income</b>	<b>177,573.18</b>	<b>176,727.36</b>	<b>845.82</b>	<b>100.5%</b>
<b>Cost of Goods Sold</b>				
5000 · Salary expense	16,722.00	15,450.00	1,272.00	108.2%
5010 · Payroll Taxes - FICA	1,036.76	1,250.00	-213.24	82.9%
5020 · Payroll taxes - Medicare	242.47	291.69	-49.22	83.1%
5030 · Payroll taxes - Futa	7.63	83.38	-75.75	9.2%
5040 · Payroll taxes - SUTA	12.66	229.20	-216.54	5.5%
5200 · Contract Labor	1,881.01	5,000.00	-3,118.99	37.6%
<b>Total COGS</b>	<b>19,902.53</b>	<b>22,304.27</b>	<b>-2,401.74</b>	<b>89.2%</b>
<b>Gross Profit</b>	<b>157,670.65</b>	<b>154,423.09</b>	<b>3,247.56</b>	<b>102.1%</b>
<b>Expense</b>				
5060 · Caretaker Health Insurance	1,750.00	1,750.00	0.00	100.0%
6250 · Repairs & Maint. - Cabins	8,725.81	7,000.00	1,725.81	124.7%
6255 · Repairs & Maint - Other	139.02	312.50	-173.48	44.5%
6261 · Lake Dam Maint.	0.00	1,000.00	-1,000.00	0.0%
6270 · Lake Stocking	3,000.00	3,000.00	0.00	100.0%
6290 · Collection/Bad Debt expense	1,134.50	800.00	334.50	141.8%
6360 · Fees & permits	127.77	750.00	-622.23	17.0%
6370 · Office supplies & expense	408.69	312.50	96.19	130.8%
6380 · Postage	238.76	213.00	25.76	112.1%
6390 · Copies & printing	9.58	95.00	-85.42	10.1%
6400 · Vehicle fuel	1,491.42	3,750.00	-2,258.58	39.8%
6410 · Repairs & maint - vehicles	11,880.11	6,250.00	5,630.11	190.1%
6420 · Small Tools & Shop Supplies	1,114.21	312.50	801.71	356.5%
6430 · Miscellaneous expense	785.63	350.00	435.63	224.5%
6450 · Prof fees - accounting	595.00	900.00	-305.00	66.1%
6460 · Prof fees - legal	0.00	800.00	-800.00	0.0%
6470 · Repairs & Maint - buildings	1,114.41	4,250.00	-3,135.59	26.2%
6480 · Repairs & maint - roads	12,089.30	22,000.00	-9,910.70	55.0%
6650 · Taxes - other	23.00			
6700 · Bank Charges	142.82	110.00	32.82	129.8%
6800 · Electricity	2,371.46	2,050.00	321.46	115.7%
6850 · Propane	1,176.63	700.00	476.63	168.1%
6900 · Water Expense - Water	0.00	0.00	0.00	0.0%
6920 · Property Taxes	0.00	0.00	0.00	0.0%
6930 · Special fees (loans/liens/etc)	0.00	110.00	-110.00	0.0%
6950 · Telephone & Internet	743.30	950.00	-206.70	78.2%
7120 · Interest expense -	0.00			
7200 · Insurance - workers comp	1,267.00	1,000.00	267.00	126.7%
7210 · Insurance - General	4,585.20	4,720.00	-134.80	97.1%
<b>Total Expense</b>	<b>54,913.62</b>	<b>63,485.50</b>	<b>-8,571.88</b>	<b>86.5%</b>
<b>Net Ordinary Income</b>	<b>102,757.03</b>	<b>90,937.59</b>	<b>11,819.44</b>	<b>113.0%</b>
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